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Certified that the Documents
 is Admitted to Registration the
 Lease Deed and the Endri-
 weement and that the said
 Documents are the Part of this
 Instrument.

[Signature]
 Registrar

18 MAY 2018

DEVELOPMENT AGREEMENT

Under the Jurisdiction of Molandighi Gram Panchayet, P.S.-Kankoa,
 Dist-Paschim Bardhaman within Mouza-Arrah, Area of Land 27 Decime

[Handwritten signature]

ENTERED INTO AMONG

- (1) **MRS SHANTIMOYEE SINGHA [PAN: DCHPS1511L]** W/o Late Sukumar Singha, by Occupation: House-wife, by faith: Hindu; Resident of Vill + PO.: Arrah, Kanksa, Durgapur - 713212, Dist.: Paschim Bardhaman, West Bengal, India;
- (2) **MRS KRISHNA SINGHA [PAN: GFDPS5868N]** W/o Mr Uttam Singha, by Occupation: House-wife, by faith: Hindu; Resident of Mouza: Bikna, Sonamukhi, Dist.: Bankura, West Bengal, India;
- (3) **MR BISHNU CHARAN SINGHA [PAN: CFOPS7703D]** S/o Late Sukumar Singha, by Occupation: Service, by faith: Hindu; Resident of Vill + PO.: Arrah, Kanksa, Durgapur - 713212, Dist.: Paschim Bardhaman, West Bengal, India;
- (4) **MRS JYOTSNA SINGHA [PAN: HDJPS8245G]** D/o Kameshwar Singha W/o Late Biswarup Singha, by Occupation: House-wife, by faith: Hindu; Resident of Mouza: Rampur, Hamirhati, Sonamukhi, Dist.: Bankura, Pin - 722207, West Bengal, India; hereinafter jointly and severally referred to as the **LAND OWNER(s) / VENDOR(s)** (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the **FIRST PARTY**.

AND

M/s. BANERJEE BUILDERS [PAN: AAOFB3173H] a Partnership Firm having its Registered office at D-Mart, Karangapara, P.O.: Durgapur, P.S.: Coke-oven, Durgapur - 713201, Dist.: Paschim Bardhaman, West Bengal, India; **(1) MR MAHADEV CHAKRABORTY [PAN: AHPPC7982B]** S/o Sri Ajoy Chakraborty, by Occupation: Business and being the resident of Bandra, P.O.: Gopalpur, P.S.: Kanksa, Durgapur: 713212, Dist.: Paschim Bardhaman, West Bengal, India, **(2) MR SURJA SEKHAR BANERJEE [PAN: AQWPB7272R]** S/o Mr Sunil Banerjee, by faith: Hindu, by occupation: Business, being the Resident at Santiban Park, Sanjiv Sarani, Durgapur, Pin: 713201, Dist.: Paschim Bardhaman, West Bengal, India, AND; **(3) MR PINTU SINGH [PAN: BNLPS1321P]** S/o Mr Jiten Singh, by faith: Hindu, by occupation: Business, being the Resident at D- Mart, Karangapara, P.O.: Durgapur, P.S.: Coke-oven, Durgapur - 713201, Dist.: Paschim Bardhaman, West Bengal, India; hereinafter referred to as the **DEVELOPER(s) / SECOND PARTY(s)** (unless repugnant to the context shall mean and include their representatives, heirs, successors, executors, administrators, trustees, legal representatives and assigns).

WHEREAS the aforesated Vendor(s) No.: 01 is the absolute owner of the below schedule property as she purchased the said property from Debendranath Chattaraj S/o Lt. Bholanath Chattaraj by virtue of Deed of Sale being Deed No.: I-4901 for the year 1970 Dt.: 24/09/1970 and subsequently recorded her name in the LR,R.O.R. being LR Khatian No.: 01127. And furthermore the other part and parcel of the said premises as below mentioned being the property of Sukumar Singha S/o Lt. Nandalal Singha which is duly recorded in the ROR being LR Khatian No.: 680/1; moreover after the demise of the one said Sukumar Singha S/o Lt. Nandalal Singha Dt.: 24/08/2009 the said property was inherited by his legal heirs being Vendor No.: 01 to 04 as stated above as per Hindu Law of Succession; as they (legal heirs of Late Sukumar Singha) have claimed to be the deceased's only and surviving legal heirs as shown in the Affidavit which was executed by one of his legal heirs Dt.: 15/03/2018 before the Ld. First Class Judicial Magistrate at Durgapur Court. Having said that and since then the aforesated Vendor(s) has been in possession and enjoyment of the Schedule property and paying taxes and levies thereon & is free from all such encumbrances, liens and appendages thereto and without any interferences, objection or interruption from anybody having

permanent, heritable and transferrable right, title and interest therein as he/they became the owner(s) of the land and forming part of the R.S Plot No.: 01596(P) more-fully described in the schedule hereto.

WHEREAS the First Party(s) as aforementioned are the absolute and lawful owners of the immovable property as schedule below and since then they are in absolute, lawful, peaceful, physical possession and occupation over the same without any kind of let, hindrance or disturbances from any corner, which is a recorded property in the R.O.R; of which the said property was entered in the name(s) of the First Party in the records of the landlord, the State and which has been exercising all acts of ownership over said landed property without any disturbances from any corners and by the payment of due land revenue for the said property to the Landlord the State and obtain receipts thereof in its own name and have been occupying the said landed property by exercise of all acts of ownership thereto.

AND WHEREAS the first party(s) is desired to get the aforesaid landed property developed into a Multi-storied Housing / commercial complex constructed thereon through any Sincere, Responsible and Reputed Builder and the Second Party after having come to know of such intentions of the First party; approached the First Party and therefore the First party(s) agreed to the proposal of the Second Party with regard to the development & construction of the proposed Multi-storied Housing / commercial complex upon the said below schedule landed property.

NOW THEREFORE the desire to develop the First schedule property by construction of a multi-storied building up to the maximum limit of floor consisting of so many flats, unit(s), complex(s), and parking space(s), space(s), etc. as per plan approved by Zila Parishad / Panchayat and/or other competent authority(s); and the owners / vendors of not having sufficient funds and source for the development and construction work and for the said reason the First Party(s) is in search of a Developer / Promoter for the said development and construction work and as such & after prolong discussion among the party(s) assign and appoint the second party(s) as Developer(s) to develop and construct the said property forming into a residential / commercial complex(s).

NOW THIS INDENTURE WITNESSETH AND IS AGREED AMONG THE PARTIES AND THEREFORE REDUCED IN WRITING AS HERETO:

I - OWNER(S) / VENDOR(S) / LANDLORD(S) & DEVELOPER(S): - Shall mean names and details as envisaged above as First and Second Party thereto.

II - LAND:- Shall mean the area admeasuring 27 decimals (as per L.R.R.O.R.) be the same a little more or less at Mouza: Arrah, R.S. Plot No.: 01596(P) under the jurisdiction of Molandighi Gram Panchayat, District: Paschim Bardhaman, in the State of West Bengal, India; more-fully described in the Schedule below, being conveyed by the First Party/Owner in favour of Second Party, for its Development into a Multi-storied residential / commercial complex, more-fully described in Schedule below, is the subject matter of this Development Agreement.

1.1 BUILDING: - Building shall mean the building to be constructed at the said premises with the maximum Floor Area Ratio (F.A.R.) available or permissible under the rules and regulations of the Panchayat / Zila Parishad and/or other concerned authorities for the time being in force as per the plan(s) to be sanctioned by the Panchayat / Zila Parishad and/or by the competent authorities.



- 1.2 ARCHITECT(S):** - Shall mean such Architect(s) / Structural Engineer whom the Developer(s) may from time-to-time, appoint as the Architect(s) / Structural Engineer for the said Building.
- 1.3 COMPETENT AUTHORITY:** - Shall mean Zila Parishad / Molandighi Gram Panchayat / PNRD / ADDA and shall also include other concerned, competent and appropriate authority(s) either State, public body(s) and/or Central Govt. that may recommend, comment upon, approve, sanction, modify and/or revise such Plans.
- 1.4 PLAN:** - Shall mean the sanctioned and approved Plan of the said building(s) sanctioned by the Zila Parishad / Panchayat / PNRD and shall also include variations / modifications, alterations therein that may be made by the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
- 1.5 OWNER CONSIDERATION PLUS AREA:** - In consideration of the Vendor(s) having appointed the Second Party(s) as Developers of the said property and the Vendor(s) agreeing to allow the Developers to appropriate themselves the profits arising from the said development as is hereinafter provided. As acknowledged by the Vendor(s), the Developer agrees to pay to the Vendors a sum of **Rs. 05, 00, 000/- (Rupees Five Lacs) only** lump sum being the full and final consideration in terms of money which shall therefore be made refundable and/or accountable as per the then market value of the said understated share in the following manner:
- (a) **Rs. 2, 00, 000/- (Rupees Two Lacs) only** being the part / advance consideration and/or earnest money paid by the Developer in the name of Vendor No.: 01 as aforesaid vide Cheque being No.: 245603 drawn on United Bank of India, Bidhannagar Br. Dated 21/03/2018 as token advance towards the said premises; and subsequently, **Rs. 3, 00, 000/- (Rupees Three Lacs) only** also to be paid to Vendor No.: 01 vide NEFT transfer Dt.: 03/04/2018 in which the remaining Vendor(s) being 02 to 04 grants no-objection for the same to this deed and is being delivered on this the date of execution of this agreement (the payment and receipt whereof the Vendor(s) doth hereby admit, acknowledge, acquit, release and discharge the Developers forever). On execution of these presents the Vendors shall handover the vacant and peaceful possession of the said property and such the original papers / documents pertaining against the below schedule property to the Developers for the purpose of development.
- (b) **40% (forty) percent** share of the Super Built-up Area of such sanctioned and approved Plan together with undivided, impartible and proportionate interest over the said landed property. Needless to mention that the above-stated payment and such other payments (if any) during the course of construction / development shall therefore be made refundable and as such calculated and/or accounted for as per the then market value of each flat which shall be evaluated on or before taking possession over the said percentage of share.
- 1.6 DEVELOPER'S AREA:** Shall mean the entire proposed multi-storied building except the said aforesaid owner's part with such maximum floors as may be sanctioned and approved by the competent authority(s) together with undivided, impartible and proportionate interest unto the said land.
- 1.7 UNIT:** Shall mean any Unit(s) / Flat(s) / Garage(s) /spaces, etc. in the Building(s) lying erected at and upon the premises and the right to common use of the common portions appurtenant thereto & the concerned Unit(s) and wherever and whenever the context



so intends or permits, shall include the undivided, proportionate share and/or portion attributable to such Unit/Flat and such other areas.

- 1.8 PROJECT:** Shall mean the work of development or construction, undertake and to be done solely by the aforesaid Developer(s) herein with utmost assistance and assurance from the Owner(s) / Vendor(s) in terms of anything and everything whatsoever in respect of the said premises in pursuance of the Development Agreement and/or any modification / alteration or extension thereof till such development, erection, promotion, construction and building of building(s) at and upon the said premises till completion and handover of the same.
- 1.9 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 / Panchayat or any other statutory Body or any Court, Government Regulations, new and/or changes in any Panchayat 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(s).
- 1.10 PURCHASER(S):** shall mean and include:
- i. If he / she / they be an individual then his / her / their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
 - ii. If it be a Hindu Undivided Family (HUF) then its members for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns
 - iii. If it be a Company then its successor or successors-in-interests and/or permitted assigns;
 - iv. 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;
 - v. If it be a Trust then its Trustees / members for the time being in force and their successor(s)-in-interest and assigns.

III - COMMENCEMENT AND EFFECTIVENESS: - This indenture has commenced and shall be effective on and from and with effect from the date of execution of this indenture.

IV - DURATION: - That the Developer(s) shall develop and/or construct the said schedule below landed property in its own name and account and at its own expenses, expertise in its own right, interest and shall alone be liable and responsible for the development of the said property; if required then demolishing the existing structures (if any) over the said landed property thereon. The new multi-storied Building Complex comprising of Ground plus such Maximum floors as may be approved by the local Panchayat / Zila Parishad / PNRD and such concerned authorities consisting of Flats / apartments / units / garages and works-men room, spaces, etc. shall be erected by the Developer unto the Schedule below property of the First Party(s) / Owner(s) / Vendor(s), by 36 Months with a grace period of 06 Months and that shall be calculated from the date of approval and sanction of plan for such development works unto the said property by the Developer(s). However, the said period may get extended by reasons of proven causes beyond the control and authority of the Developer(s) viz. unusual price hike or non-availability of the materials / labours, riot, flood, earth quake, political instability / disturbances, Act of God, etc.



V:- SCOPE OF WORK:- The Developer(s) shall construct / erect the multi-storied residential building comprising of Ground plus such Maximum floors and shall be according to the sanctioned plan from Zila Parishad / Panchayat / PNRD followed by such other requisites from the Asansol Durgapur Development Authority (ADDA) and/or other competent authority(s) over the First Schedule Land.

VI: - OWENER DUTY, OBLIGATION & LIABILITY:-

1. That the owner has offered the total area of land thereon measuring 27 decimal for development and construction of a multi-storied residential / commercial building consisting of flats / apartments, parking spaces and such spaces, etc.
2. That the Owner / Vendor hereby declares and acknowledges that :-
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no such indenture / legal document among the Owners / Vendors and/or any other party(s) / person(s) except **M/s. BANERJEE BUILDERS** either for Sale and otherwise or for development and construction of multi-storied residential /commercial building and the said land is free from all such encumbrances and appendages.
3. That the Owner has agreed that either he/they shall be in-person present before the Registering Authority and/or to such other authority(s) to sign all the agreement for sale and all deeds and agreements of conveyance for selling the Flats to the prospective buyer(s) as Land Owners maintaining all terms & conditions or whatsoever or shall execute a Development Power of Attorney in favour of the Developers for execution of such documents followed by such other works. The Developer shall be in liberty to allocate the share of Vendor as per their will and on the same note the Vendors grant no-objection for the same and shall not raise any such objection thereto. The Owner / Vendor hereby acknowledges not to interfere on any portion / share being one hundred percent and as such shall not intrude / anything whatsoever with the amount so received from the prospective buyer(s).
4. That the Vendors shall make out a clear and marketable title to the said property, hereditaments and premises agreed to be developed and ultimately to be conveyed free from all reasonable doubts and all such encumbrances and shall at their own costs and expenses get in all outstanding estates and clear all defects in the title and all encumbrances and claims on or to the said property including all claims by way of sale, exchange, mortgage, gifts, trust, hereditaments, possession or otherwise.
5. That the First party(s) hereby assures the Second party(s) that neither he / she / they nor any of the legal heirs and successors shall, due to any reason and/or cause whatsoever; ever cause any interferences or unwanted disturbances in the smooth progress of the intended project. Above all the legal heir of Vendor No.: 01 through herself hereby undertakes that they or an person(s) claiming under her shall not raise any question and / or objection upon the stipulated share of the Vendors upon her demise; if they do the same then the Developers shall be at liberty to claim damages and with further costs and consequences thereto.
6. That on and from the time of execution of these presents, the vendors shall deliver or cause to be delivered all such title deeds, parcha, other requisite documentations / papers, plans, approvals, etc. in original in relation to the said landed property which is hereby agreed to be developed by the Builder / Developer. The Owners / Vendors further assures to extend maximum co-operation for obtaining N.O.C. and for giving declarations, affidavits, other requisite documentations / papers, approvals, etc. whatsoever required.



7. That the Vendors hereby declare that no notice from Government or any other body or authority or under the Zila Parishad / Panchayat Act or Land Acquisition Act or The Defence of India Act or under any other legislative enactments, Government Ordinances, Order or Notification (including any notice for acquisition or requisition of plots or any part thereof) has been received by or served upon them or any other person/s interested therein nor is the said plot or any part thereof included in any intended or publishes scheme of improvement of the Municipal / Panchayat, Government body or Public Body or authority.
8. That the Owners / Vendors agrees and acknowledges that she/he/they gives her/them full authority & power to Second Party to do & execute all lawful acts, deeds things for the owners and on his / their behalf in respect of all activities related to developing and construction of the multi-storied residential building cum complex(s) on the said land i.e., to receive the sanctioned plan and other documents from Zila Parishad / Panchayat, and such other statutory authority / authorities or public body(s).
9. That immediately on the execution of these presents, the Vendor herein has decided to execute a Development Power of Attorney in favour of the Developers or their Nominee(s) as the case may be for the purpose of signing and/or executing all the applications, indenture(s), agreement to sale and deed of sale to such intending purchaser(s), proceedings, plans, other requisite documentations / papers, execute and verify all application and/or objection to appropriate authorities for all and any license permission, NOC or consent etc.; to obtain necessary approval(s) from various authorities in connection with the development and such papers to be submitted by the Developers on behalf of the Vendors to the Competent Authority, Urban Land Ceiling, Panchayat / Zila Parishad, ADDA, PNRD or any other Government or Semi-Government authority in connection with the development to facilitate the development of the property hereby agreed to be developed by the Developers on behalf of the Vendors. If any such delay is caused in developing the said property hereby agreed to be developed or such other whereabouts, the consequences arising thereof shall be at the costs & consequences on the part of the Vendor alone.
10. That the Vendor hereby authorize the Developers to sign banking documentations regarding bank finance and other requisite formalities and execute applications, writings, undertakings for amalgamation, layout, sub-division, building plans and other assurances and submit the same to the Panchayat and Public authorities and to obtain commencement certificate, etc. for obtaining different types of applications and other proformas. It is also agreed that all the costs, charges and expenses to be incurred in pursuance of this clause save and except as provided otherwise in this Agreement shall be borne and paid by the Developers. The Second Party shall be entitled to mortgage the subject noted landed property to avail bank finance and First Party hereby admits that she shall have no-objection in this regard in any manner.
11. That the Vendor declares that the property in question is the recorded property in the LR.R.O.R at the concerned BL&LRO Dept. However, there is no minor interested in the said property and hence the question of obtaining the sanction from the competent Court / authority(s) relating to minor's interest along and with the said property does not even arise.
12. That the Developers can take and initiate legal proceedings which are required to be taken in connection with the work of development and construction on behalf of the owners.



Furthermore, if any legal action is taken against land owner(s) in connection with the same and said project; to prosecute and defend such legal proceedings, affidavit, application, etc. and to engage Ld. Advocate and to do all such act, deed and things required to be done on behalf and as such on sale of flats / apartments / etc. to the prospective buyers save and except owner's allocation and accept booking money, advance and consideration money. Wherefore, it is also noted hitherto that the Attorney 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 owners and the owners shall agree to ratify all acts and things la fully done by the developer.

VII- DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-

1. That the Developer confirms and assures the owners that they're fully acquainted with and aware of the process / formalities related to similar project in Municipal / Panchayat Area or at the Sub-Div. and was satisfied with the papers / documentations related to ownership, measurement of the said land, possessory right, title, interest and suitability of the site and viability of such proposed project thereto.
2. That the developer confirms and assures the owners that they have financial sources and other resources to meet and comply with financial and other obligations required for execution of the project within such time-frame and the owners do not have any liability and/or responsibility of any such financing and execute the project or part thereof except such consideration for each flats as detailed under.
3. That the developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision and security of reputed Architect / Planner, Advocate(s), and such other professionals authorized and licensed by appropriate authority(s). The building plan should comply with the standard norms of the multi-storied building/s including structural design and approval from local sanctioning authority / Panchayat / Govt. agencies. Any variation / alteration / modification from the original approved drawing / plan need approval from the owner or her attorney and the architect before submission to the Panchayat / 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 owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden / water / drainage will remain intact unless agreed by both the parties.
4. That the Developer shall be asking for help / assistance from the owners / such other person(s) to do all the necessary paper work, etc. for getting necessary approvals in relation to the sanctioning of plan followed by such other legalities or such documents and the owner(s) have acknowledge to deliver their maximum co-operation towards the same.
5. That the Developers shall be at liberty to allot the dwelling units of flats / such other spaces in the said buildings to be constructed on the said property or to enter into any package deal agreement for allotment of completed units / building or buildings to be constructed on the said land with such party or parties and at such price and on such terms and conditions as the Developers may deem fit and proper. All such allotments and arrangements shall, however, be made by the Developers at their own costs and expenses and at their own risk, the intention being that the Developers shall alone be liable and responsible to such party or parties, provided, however, that the price and the terms and conditions at or on which the said building or buildings or part thereof are to be allotted



shall not in any manner be inconsistent with or in contravention of any law, norms, rules and conditions imposed in N.O.C.

6. That the Developer(s) shall not have any rights of delegation of such right created in its favour by virtue of this Development Agreement and the First party / owner(s) nor shall any person claiming through her / them have any right, authority or interest in the development of the said property except in relation to the owner's share. Only the Developer(s) above-named shall be entitled to develop the said property by constructing thereon the multi-storied building consisting of dwelling units / flats / apartment, parking space(s) / space(s), etc. and other structures at the sweet will and discretion of the developer(s).
7. The Developers shall be entitled to enter into usual Agreement within the Developers share and allocation for sale of units / flats / apartment, parking space(s) / space(s), etc. with various intending buyers, on what is known as ownership basis, on such terms and conditions and at such price as the Developers thinks fit and proper.
8. That the Developer shall be responsible for any acts, deeds or things done towards any fund collection from one or more prospective buyer of the proposed flats.
9. 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 subsistence 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.
10. That it is agreed that the Vendors and all other necessary parties claiming through her / them shall execute Deed of Conveyance / Sale document and/or all other writings in favour of such person(s) as the Developers may direct and in the event of Conveyance/s it can also be given in favour of the Nominee/s of the Developers or a proposed Co-op Housing Society. The Developers shall also join as a Confirming Party to the said Conveyance.
11. That the Developer shall complete the Development / Construction work of building/flat at its own cost and expenses in pursuance of the sanctioned plan by 36 Months as stated above and after getting all such relevant papers / documentation with further additional grace period of 06 months.
12. That the Developer shall not make the 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 cases the Developer shall be the entire responsibility; needless to mention that the Owner(s) shall in every way assist the Developer.
13. That Developer agrees to indemnify the land owner and vice-versa from the obligation and/or such other liabilities of paying Income Tax, GST or any other duties / levies either by the State Government or Central Government or statutory local authorities forming part which are required to pay for the profits which are derived after selling the flats to the prospective buyer(s) / investor(s) / purchaser(s).



14. That in any event, the owner without prejudice to the foregoing declarations, irrevocably and unconditionally agrees and undertakes to remove all the obstacles and clear all outstanding, doubts and/or defects, if any, save as herein-above provided, at its/his own cost so as to ultimately vest the said property unto the Developer or his nominees free from all encumbrances and defects.

VIII- CANCELLATION: -

The Owner(s) / Vendor(s) has every right to cancel and/or rescind this indenture after 24 (twenty-four) months from the date of ground breaking ceremony and submission of all such necessary papers / documentations and/or getting all such approvals to the developer(s) by the owner(s) / vendor(s); if the developer fails / neglects to construct such initial stage of work over the said property. Furthermore, it is expressly mentioned and broached that the Developer(s) has every right to cancel and/or rescind this agreement if the Landowners / First Party fails or neglect to resolve the land related problem (if any) and other problem(s) whatsoever in relation to the said below schedule property.

IX- MISCELLANEOUS: -

- a) Indian Law: This agreement / indenture shall be subject to lex-loci and lex-foi to such prevailing laws of the State and under the Jurisdiction of Durgapur Court.
- b) Confidentiality & Non-disclosure: Both parties shall keep all non-public information and documents concerning the transaction herewith confidential unless compelled / required by Law for the time being in force.
- c) Disputes: Differences in opinion in relation to or arising out during execution of the multi-storied residential building / commercial complex(s) 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 or person(s) from legal fraternity, to be nominated by either the parties or their legal advisors.
- d) Photo copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, installation of passenger lift or connection of water, fire & electricity, sewerage disposal etc. with due approval and or any other clearances from competent authority are to be supplied by the developers to the owners time to time and vice-versa.
- e) The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with site supervisor but shall not disturb the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and its architect / advocate for discussion and necessary corrective action.
- f) In case the Building Plan under G+8 standard is not approved by the Zila Parishad / Panchayat and/or competent authority, in that context the consideration/value/portion has to be reduced proportionately on the basis of total area and storied approved by the Zila Parishad / Panchayat and/or the competent authority under the approved standard and the said share percentage as stated above shall be deemed to be termed as profit percentage of the then share of the said owner's allocation which is hereby acknowledged by the Vendors.
- g) 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 & moral obligations during execution of project to render the first party free from legal obligations and all other risks & hazards whatsoever



- related to the project. And the owner shall not be liable for same in any manner whatsoever whether during construction or after construction.
- h) 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. Also it is noted that in future if there arises any circumstances in relation to the roof right on the said building or building(s); then the same shall be allocated / divided as per the ratio as stated above with all such rights.
- i) A successful project completion certificate from 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 cost/expense after handing over of physical possession of the flats.
- j) 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.
- k) The owners shall have no right, title, interest; claim whatsoever in the consideration received by the developers or its nominees out of the developers' allocation.
- l) The landowners and the developers have entered into the agreement purely 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.
- m) 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 development 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.

THE FIRST SCHEDULE ABOVE REFERRED
DESCRIPTION OF THE LAND

ALL THAT Piece and Parcel of the Plot of Land situated under the jurisdiction of Molandighi Gram Panchayat, P.S.: Kanksa, within Mouza: Arrah, J.L. No.: 091 over R.S. Plot No.: 01596(P) appertaining to L.R. Plot No.: 02133 (twenty-one hundred thirty-three) within A.D.S.R. Office and Sub-Div. at Durgapur, District: Burdwan (Now Paschim Bardhaman), West Bengal, India; described with land details under following heads as hereto:

1. C.S. Khatian No.: 021 appertaining to L.R. Khatian No.: 01127 (Eleven hundred Twenty Seven) measuring an area of 16 decimals;
2. L.R. Khatian No.: 0680/1 measuring an area of 11 decimals;

That the total land measuring an area of **27 Decimals** (as per L.R.R.O.R.) be the same a little more or less classified under the nature and character as 'Bastu' to be used as 'residential purpose' being delivered to the said Developer(s) for construction of multi-storied housing / commercial complex(s) by the Vendor(s) which is **Butted and Bounded as hereto:-**

On the North	12" ft wide Road
On the South	Premises of Santiram Mondal
On the East	40" ft wide Metal Road
On the West	Plot No.: 1596

(TENTATIVE SCHEDULE MENTIONING TYPE OF CONSTRUCTION AND SPECIFICATION)

- | | | |
|----|-------------------------|--|
| 1 | Foundation | : Reinforced cement concrete |
| 2 | Super Structure | : Reinforced cement concrete covert
Columns, beams and slabs |
| 3 | Plinth | : Brick Work with sand and cement |
| 4 | Walls | : External Wall 200 mm, thick brick work,
internal partition wall 75/125 mm, thick
brick work with cement mortar |
| 5 | Finishing walls | : Finishing internally all walls and ceiling
shall plaster cover which shall be finished
with plaster of parish. |
| 6 | Flooring | : Marble/Ceramic floor tiles flooring in 3
inch skirting at the bed room, drawing
cum dining, balcony, toilet and kitchen. |
| 7 | Toilet | : 4 ft." height glazed tiles on the wall |
| 8 | Kitchen | : 2 ft., height glazed tiles on the wall over
the kitchen slab. Kitchen slab will be
made by Black stone, Steel sink will be
provided. |
| 9 | Doors | : All Door frames will be made of Sal wood
and all door panels are made by got
press commercial ply 37.5 mm thick. |
| 10 | Window | : Aluminium window with glass fittings |
| 11 | Painting | : All doors and window shall be finished
with painting |
| 12 | Electrical Installation | : I.S.I. standard concealed wiring up to
points but without light and fan fittings |
| | a. Bed room | : Two light points, one fan point, one plug
point (5 amp) |
| | b. Dining | : One light point, one fan point, one 15
amp and one 5 amp plug point |
| | c. Toilet | : One light point, one exhaust fan point
and one 15 amp plug point. |
| | d. Kitchen | : One light point, one exhaust fan point
and one 15 amp plug point. |
| | e. Main Entrance | : One bell point |
| 13 | Water Supply | : Water will be supplied from
Panchayat Water Supply Connection of
Zila Parishad / Panchayat within the
premises through underground and
overhead water reservoir. |
| 14 | Plumbing Work | : Commode with L.D.P.V.C. cistern, one
basin, and all fittings will be standard
made white in colour. |
| 15 | Roof | : Roof of the building to be finished with
net cement or otherwise. |



[The above specification(s) may change / alter as per the then requirement and as per reliability of such specification(s) as specified; demand and improved / updated quality (better than today) of such materials / substance(s).]

It is hereby declared that the full names, colour passport size photographs and finger prints of each finger of both the hands of Owner(s) / Vendor(s) and Developers are attested in the additional pages in this the Development Agreement or Construction Agreement being No. 1 (a) and therefore these shall be treated as part of this Legal Document.

IN WITNESS WHEREOF the Owners / Vendors and Developer hereto have set their hands on being aware of such legal terminology on this the **03rd Day of April, 2018** in presence of the undersigned witness and as such explained this indenture in mother-tongue before all parties and thereafter have affix and formulated their respective signatures after satisfaction with full of mental and physical competencies.

**SIGNED, SEALED & DELIVERED
IN PRESENCE OF: -**

WITNESS:

1. *[Signature]*
S/o *[Signature]*
P-22 *[Signature]*

2. *[Signature]*
S/o *[Signature]*
Vill. *[Signature]*
Dist - *[Signature]*
P. S. *[Signature]*
Dist - 12.

[Signature]
Suraj Sekhar Banerjee

- 1) *[Signature]*
- 2) *[Signature]*
- 3) *[Signature]*
- 4) *[Signature]*

**SIGNATURE OF FIRST PARTY
OWNER / VENDOR**

[Signature]
Maha dev Chatterorty

[Signature]

**SIGNATURE OF SECOND PARTY
DEVELOPER**

Drafted by me & computerized at my Office as per requisition, proforma, information received and such stipulations from the Vendor(s); Read-over, Made-over, Explained and Interpreted to each one of the party(s) in Mother-tongue until unmitigated contentment to this Document:

[Signature]
RAKESH CHAKRABORTY
ADVOCATE
E. NO. - 22/06 of 2013
Member at Bar Association (Durgapur)
Durgapur Court

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

Challan No.: 19-201718-020797947-2

Payment Mode

Counter Payment

GRN Date: 28/03/2018 16:30:36

Bank : United Bank

BRN : S75235262

BRN Date: 29/03/2018 00:00:00

DEPOSITOR'S DETAILS

Id No. : 02060000504522/2/2018

(Query No./Query Year)

Name : BANERJEE BUILDERS

Contact No. :

Mobile No. : +91 9474777815

E-mail :

Address : KARANGAPARA DGPO

Applicant Name : Mr Bishnu Charan Singha

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02060000504522/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	950
2	02060000504522/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	508

Total

14508

In Words : Rupees Fourteen Thousand Five Hundred Eight only

THE EXISTING POSITION OF R.S.PLOT NO-1596 I.R. 2133 OF
 LA-ARRAH J.L. NO-91 P.S. KANKSHA DIST- PASCHIM BARDHAMAN
 AREA- 27 DECIMAL.



PREVIOUS MAP COPY

B.P. VERMA-9333924898
 R. NO-2823-14
 DATE- 27-2-2018

B.P. Verma
B. P. VERMA
 Surveyor
 Danachity, Durgapur-73

Santirajee Singh
Krishna Singh
Mahadev Chakraborty
Sursa Sankar Banerjee
Rina Singh

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাঁ হাত Left Hand						
	বৃহদঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠ Small Finger	
ডান হাত Right Hand						

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

স্বাক্ষর
Signature Shantimoyee Singh

বাঁ হাত Left Hand						
	বৃহদঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠ Small Finger	
ডান হাত Right Hand						

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

স্বাক্ষর
Signature Krishna Singh

বাঁ হাত Left Hand						
	বৃহদঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠ Small Finger	
ডান হাত Right Hand						

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

স্বাক্ষর
Signature Shantanu Singh

বাঁ হাত Left Hand						
	বৃহদঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠ Small Finger	
ডান হাত Right Hand						

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









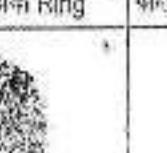

স্বাক্ষর
Signature Jyotsna Singh

হস্তাসূত্রী টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand						 
	বৃহদঙ্গুল Thumbs	তড়নী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠ Small Finger	
ডান হাত Right Hand						

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

স্বাক্ষর
Signature Mahabir Chandra

বাম হাত Left Hand						 
	বৃহদঙ্গুল Thumbs	তড়নী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠ Small Finger	
ডান হাত Right Hand						

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

স্বাক্ষর
Signature Surja Sekhar Banerjee

বাম হাত Left Hand						 
	বৃহদঙ্গুল Thumbs	তড়নী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠ Small Finger	
ডান হাত Right Hand						

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

স্বাক্ষর
Signature Surjit Singh

বাম হাত Left Hand						<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;">ফটো</div>
	বৃহদঙ্গুল Thumbs	তড়নী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠ Small Finger	
ডান হাত Right Hand						

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

স্বাক্ষর
Signature _____

भारतीय गैर न्यायिक

दस
रुपये

₹.10

भारत

INDIA

TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

17AB 886475

Before the Id. Judicial Magistrate 1st class at Durgapur Court

A f f i d a v i t


I, Bishnu Charan Singha, aged about 47 yrs, son of late Sukum. Singha, residing at -Vill. & P.O.- Arraha, Durgapur-12, P.S.- Kanksa, Dist.- Paschim Bardhaman, do hereby solemnly affirm & declare as under :-

1. That deceased 'Sukumar Singha' was my father who expired on :24/08/2009 at Panagarh Military Hospital.

2. That 'Biswarup Singha' was my younger brother who was missing since 25/07/2005.

3. That deceased 'Sukumar Singha' died leaving behind the following persons as his only heir according to Hindu Law of Succession.

....p/2.


Bishnu Charan Singha
Durgapur

17

Sr. no.	Name	Age	Relationship with decea
a.	Shanti Moyee Singha	74 yrs.	Wife.
b.	Krishna Singha	52 yrs.	Married Daught
c.	Bishnu Charan	47 yrs.	Son.

4. That 'Biswarup Singha' missing over a period of 13 years and he leaving behind the following persons as his only legal heir according to Hindu Law of Succession.

sr. no.	Name	age	Relationship with Missir
d.	Jyotsna Singha	36 yrs.	Wife



5. That I further declare that there are no other legal heirs except above noted persons left by my deceased Father & missing younger brother.

That the statements made above are true to my knowledge I sign this Affidavit on this 15th March, 2018 at Durgapur Court.

sign in my presence & identified by me.

Anand Kumar Dasgupta
Advocate.

Solemnly Affirmed before me by

Declarant

Who is identified by Sir

Bishnu Charan Singha
Declarant.

BISHNU CHARAN SINGHA

His name is

15 MARCH 2018

[Signature]

Judicial Magistrate 1st Class
DURGAPUR



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue













OFFICE OF THE A.D.S.R. DURGAPUR, District Name :Burdwan

Signature / LTI Sheet of Query No/Year 02060000504522/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Shantimoyee Singha Arrah, P.O:- Arrah, P.S:- Kanksa, Durgapur, District -Burdwan, West Bengal, India, PIN - 713212	Land Lord	 309 Shantimoyee Singha		Shantimoyee Singha 4/6/18
2	Mrs Krishna Singha Mouza: Bikna, P.O:- Bikna, P.S:- Sonamukhi, Bankura, District:- Bankura, West Bengal, India. PIN - 722155	Land Lord	 310 Krishna Singha		Krishna Singha 4/6/18
3	Mr Bishnu Charan Singha Arrah, P.O:- Arrah, P.S:- Kanksa, Durgapur, District:- Burdwan, West Bengal, India. PIN - 713212	Land Lord	 311 Bishnu Charan Singha		Bishnu Charan Singha 4/6/18

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Jyotsna Singha Mouza: Rampur, Hamirhati, P.O:- Sonamukhi, P.S:- Sonamukhi, District:- Bankura, West Bengal, India, PIN - 722207	Land Lord	 312		 9/4/18
5	Mr Mahadev Chakraborty VIII - Bandra, P.O:- Gopalpur, P.S:- Kanksa, District:- Burdwan, West Bengal, India, PIN - 713212	Represent ative of Developer [Banerjee Builders]	 313		 4/6/18
6	Mr Surja Sekhar Banerjee Santban Park, Sanjiv Sarani, P.O:- Durgapur, P.S:- Coke Oven, Durgapur, District-Burdwan, West Bengal, India, PIN - 713201	Represent ative of Developer [Banerjee Builders]	 314 Surja Sekhar Banerjee		 9/4/18
7	Mr Pintu Singh D-Math, Karangapara, P.O:- Durgapur, P.S:- Coke Oven, Durgapur, District-Burdwan, West Bengal, India, PIN - 713201	Represent ative of Developer [Banerjee Builders]	 315		 4/4/18

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Bidhan Mondal Son of Mr Biren Mondal B/22, Subhash Pally, P.O:- ABL Township, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206	Mrs Shantimoyee Singha, Mrs Krishna Singha, Mr Bishnu Charan Singha, Mrs Jyotsna Singha, Mr Mahadev Chakraborty, Mr Surja Sekhar Banerjee, Mr Pintu Singh	<i>Bidhan Mondal</i> 11/4/18

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

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

2

BRN: 19-201819-023656859-2

Payment Mode

Counter Payment

GRN Date: 10/05/2018 18:57:03

Bank : United Bank

BRN : S53345241

BRN Date: 15/05/2018 00:00:00

DEPOSITOR'S DETAILS

Id No. : 02060000504522/10/2018

(Query No./Query Year)

Name : Banerjee Builders

Contact No. :

Mobile No. : +91 9732202990

E-mail :

Address : Karangapara Durgapur 713201

Applicant Name : Mr Bishnu Charan Singha

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 10

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	02060000504522/10/2018	Property Registration- Stamp duty	0030-02-103-003-02	65000

In Words : Rupees Sixty Five Thousand only

Total

65000

Major Information of the Deed

Deed No :	I-0206-02625/2018	Date of Registration	18/05/2018
Query No / Year	0206-0000504522/2018	Office where deed is registered	
Query Date	27/03/2018 10:47:00 AM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Bishnu Charan Singha Arrah, Thana : Kanksa, District : Burdwan, WEST BENGAL, PIN - 713212, Mobile No. : 9474777815, Status : Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
	Rs. 3,44,25,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,001/- (Article:49(g))	Rs. 5,007/- (Article:E, B)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-2133	LR-1127	Other Commercial Usage	Vastu	16 Dec		2,04,00,000/-	Width of Approach Road: 52 Ft., Adjacent to Metal Road,
L2	LR-2133	LR-680/1	Other Commercial Usage	Vastu	11 Dec		1,40,25,000/-	Width of Approach Road: 52 Ft., Adjacent to Metal Road,
		TOTAL :			27Dec	0 /-	344,25,000 /-	
	Grand Total :				27Dec	0 /-	344,25,000 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<p>Mrs Shantimoyee Singha (Presentant) Wife of Late Sukumar Singha 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.: DCHPS1511L, Status : Individual, Executed by: Self, Date of Execution: 03/04/2018 , Admitted by: Self, Date of Admission: 04/04/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/04/2018 , Admitted by: Self, Date of Admission: 04/04/2018 ,Place : Pvt. Residence</p>
2	<p>Mrs Krishna Singha Wife of Mr Uttam Singha Mouza: Bikna, P.O:- Bikna, P.S:- Sonamukhi, Bankura, District:-Bankura, West Bengal, India, PIN - 722155 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: GFDP55888N, Status : Individual, Executed by: Self, Date of Execution: 03/04/2018 , Admitted by: Self, Date of Admission: 04/04/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/04/2018 , Admitted by: Self, Date of Admission: 04/04/2018 ,Place : Pvt. Residence</p>

Major Information of the Deed :- I-0206-02625/2018-18/05/2018

Mr Bishnu Charan Singha

Son of Late Sukumar Singha Arrah, 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.:: CFOPS7703D, Status :Individual, Executed by: Self, Date of Execution: 03/04/2018
 , Admitted by: Self, Date of Admission: 04/04/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/04/2018
 , Admitted by: Self, Date of Admission: 04/04/2018 ,Place : Pvt. Residence

4 Mrs Jyotsna Singha

Daughter of Kameshwar Singha Mouza: Rampur, Hamirhati, P.O:- Sonamukhi, P.S:- Sonamukhi, District:- Bankura, West Bengal, India, PIN - 722207 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: HDJPS8245G, Status :Individual, Executed by: Self, Date of Execution: 03/04/2018
 , Admitted by: Self, Date of Admission: 04/04/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/04/2018
 , Admitted by: Self, Date of Admission: 04/04/2018 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Banerjee Builders D-Mart, Karangapara, P.O:- Durgapur, P.S:- Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713201 , PAN No.:: AAOFB3173H, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Mahadev Chakraborty Son of Mr Ajoy Chakraborty Vill - Bandra, P.O:- Gopalpur, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHPPC7982B Status : Representative, Representative of : Banerjee Builders (as Partner)
2	Mr Surja Sekhar Banerjee Son of Mr Sunil Banerjee Santiban Park, Sanjiv Sarani, 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.:: AQWPB7272R Status : Representative, Representative of : Banerjee Builders (as Partner)
3	Mr Pintu Singh Son of Mr Jiten Singh D-Math, Karangapara, 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.:: BNLPS1321P Status : Representative, Representative of : Banerjee Builders (as Partner)

Identifier Details :

Name & address
Mr Bidhan Mondal Son of Mr Biren Mondal B/22, Subhash Pally, P.O:- ABL Township, P.S - New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mrs Shantimoyee Singha, Mrs Krishna Singha, Mr Bishnu Charan Singha, Mrs Jyotsna Singha, Mr Mahadev Chakraborty, Mr Surja Sekhar Banerjee, Mr Pintu Singh

Major Information of the Deed :- I-0206-02625/2018-18/05/2018

Transfer of property for L1		
No	From	To. with area (Name-Area)
1	Mrs Shantimoyee Singha	Banerjee Builders-4 Dec
2	Mrs Krishna Singha	Banerjee Builders-4 Dec
3	Mr Bishnu Charan Singha	Banerjee Builders-4 Dec
4	Mrs Jyotsna Singha	Banerjee Builders-4 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Shantimoyee Singha	Banerjee Builders-2.75 Dec
2	Mrs Krishna Singha	Banerjee Builders-2.75 Dec
3	Mr Bishnu Charan Singha	Banerjee Builders-2.75 Dec
4	Mrs Jyotsna Singha	Banerjee Builders-2.75 Dec

Endorsement For Deed Number : I - 020602625 / 2018

On 26-03-2018

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 3,44,25,000/-



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

On 04-04-2018

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

Presented for registration at 17:49 hrs on 04-04-2018, at the Private residence by Mrs Shantimoyee Singha, one of the Executants.

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

Execution is admitted on 04/04/2018 by 1. Mrs Shantimoyee Singha, Wife of Late Sukumar Singha, Arrah, P.O: Arrah Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife, 2. Mrs Krishna Singha, Wife of Mr Uttam Singha, Mouza: Bikna, P.O: Bikna, Thana: Sonamukhi, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722155, by caste Hindu, by Profession House wife, 3. Mr Bishnu Charan Singha, Son of Late Sukumar Singha, Arrah, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Service, 4. Mrs Jyotsna Singha, Daughter of Kameshwar Singha, Mouza: Rampur, Hamirhati, P.O: Sonamukhi, Thana: Sonamukhi, , Bankura, WEST BENGAL, India, PIN - 722207, by caste Hindu, by Profession House wife

Major Information of the Deed :- I-0206-02625/2018-18/05/2018

Identified by Mr Bidhan Mondal, , Son of Mr Biren Mondal, B/22, Subhash Pally, P.O: ABL Township, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Business

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

Execution is admitted on 04-04-2018 by Mr Mahadev Chakraborty. Partner, Banerjee Builders (Partnership Firm), D-Mart, Karangapara, P.O:- Durgapur, P.S:- Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713201

Identified by Mr Bidhan Mondal, , Son of Mr Biren Mondal, B/22, Subhash Pally, P.O: ABL Township, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Business

Execution is admitted on 04-04-2018 by Mr Surja Sekhar Banerjee. Partner, Banerjee Builders (Partnership Firm), D-Mart, Karangapara, P.O:- Durgapur, P.S:- Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713201

Identified by Mr Bidhan Mondal, , Son of Mr Biren Mondal, B/22, Subhash Pally, P.O: ABL Township, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Business

Execution is admitted on 04-04-2018 by Mr Pintu Singh. Partner, Banerjee Builders (Partnership Firm), D-Mart, Karangapara, P.O:- Durgapur, P.S:- Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN- 713201

Identified by Mr Bidhan Mondal, , Son of Mr Biren Mondal, B/22, Subhash Pally, P.O: ABL Township, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Business



Abhijit Chatterjee

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR**

Burdwan, West Bengal

On 08-05-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,007/- (B = Rs 5,000/- ,E = Rs 7/-) and Registration Fees paid by by online = Rs 5,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/03/2018 12:00AM with Govt. Ref. No: 192017180207979472 on 28-03-2018, Amount Rs: 5,007/-, Bank: United Bank (UTBI00CH175), Ref. No. S75235262 on 29-03-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 9,501/- and Stamp Duty paid by by online = Rs. 9,501/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/03/2018 12:00AM with Govt. Ref. No: 192017180207979472 on 28-03-2018, Amount Rs: 9,501/-, Bank: United Bank (UTBI00CH175), Ref. No. S75235262 on 29-03-2018, Head of Account 0030-02-103-003-02



Abhijit Chatterjee

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR**

Burdwan, West Bengal

On 18-05-2018

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-0206-02625/2018-18/05/2018

Amount of Fees

Certified that required Registration Fees payable for this document is Rs 5,007/- (B = Rs 5,000/- .E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/05/2018 12:00AM with Govt. Ref. No: 192018190236568592 on 10-05-2018, Amount Rs: 0/-, Bank: United Bank (UTBI00CH175), Ref. No. S53345241 on 15-05-2018, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,001/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 65,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 100, Amount: Rs.500/-, Date of Purchase: 03/04/2018, Vendor name: Subrata Kumar Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/05/2018 12:00AM with Govt. Ref. No: 192018190236568592 on 10-05-2018, Amount Rs: 65,000/-, Bank: United Bank (UTBI00CH175), Ref. No. S53345241 on 15-05-2018, Head of Account 0030-02-103-003-02



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

Major Information of the Deed :- I-0206-02625/2018-18/05/2018

Deed of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0206-2018, Page from 48551 to 48583
being No 020602625 for the year 2018.



Digitally signed by ABHIJIT
CHATTERJEE
Date: 2018.05.21 16:24:15 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 21-05-2018 16:23:35
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)