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AD.S.R. Durgapur  
Bardhaman

25 FEB 2019

## **\*\*DEVELOPMENT AGREEMENT\*\***

Dist. -Paschim Bardhaman, P.S.-New Township,

Mouza- Shankarpur (শংকরপুর), J.L. NO.109

Under The Area of Jemua Gram Panchayat

by  
[Signature]

No. 7292 Date 27.12.18  
Spec Durgapur Real Estate Pvt. Ltd.  
Address Durgapur-12  
Value of Stamp 5000/-  
Date of Impression of the Stamp 19 DEC 2018  
Paper of the Treasury  
Name of the Treasury from Where  
Muzooaset- Durgapur

JITENDRANATH MONDAL  
Stamp Vender  
Durgapur Court, Durgapur-16  
Licence No-1/69



*M*

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This Development Agreement is made on this the 25<sup>th</sup> day of February 2019.

**BETWEEN**

- 1) **SMT. SABITA CHATTERJEE [ALIAS SABITA CHATTOPADHYAY]**  
[PAN No.ARLPC7912K] w/o Sri Haradhan Chattopadhyay, by faith -Hindu, by occupation-Housewife, Indian Citizen, resident of - Fuljhore, P.O.-Fuljhore, P.S.-N.T.S., Dist.-Burdwan(now Paschim Bardhaman), W.B., Pin-713206,
- 2) **SRI BUDHAN MONDAL** [PAN No.AUCPM9716B] son of Sri Kartick Mondal, by faith- Hindu, by occupation-Business, Indian Citizen, resident of - Vill.-Shankarpur, P.O.-Arrah, P.S.-N.T.S., Dist.-Burdwan(now Paschim Bardhaman), W.B., Pin-713212,
- 3) **SRI DHANANJOY PAL** [PAN No.APVPP1366C] son of Sadhan Pal, by faith- Hindu, by occupation-Business, Indian Citizen, resident of - Vill.-Arrah, P.O.-Arrah, P.S.-Kanksa, Dist.-Burdwan(now Paschim Bardhaman), W.B., Pin-713212,
- 4) **SRI MUKTI PADA GHOSH** [PAN No. AQYPG8711G] son of Late Rabi Lochan Ghosh, by faith- Hindu, by occupation-Business, Indian Citizen, resident of - Vill.-Shankarpur, P.O.-Arrah, P.S.-N.T.S., Dist.-Burdwan(now Paschim Bardhaman), W.B., Pin-713212,
- 5) **SMT. RINA GHOSH** [PAN No.BMGPG3308E] wife of Sri Mukti Pada Ghosh, by faith- Hindu, by occupation-Housewife, Indian Citizen, resident of - Vill.-Shankarpur, P.O.-Arrah, P.S.-N.T.S., Dist.-Burdwan(now Paschim Bardhaman), W.B., Pin-713212,
- 6) **S S SOLUTIONS PVT. LTD.** [PAN No.AAUCS4988C], a company constituted & incorporated under the Companies Act, having its office at Flat No.5C, 5<sup>th</sup> Floor, Abhilasa Apartment, Vill. & P.O.-Bamunara, P.S.-Kanksa, Dist.-Burdwan(now Paschim Bardhaman), Pin-713212 (W.B.), represented by its' Directors; (1)**Sri Sanjib Samanta**, [PAN No.AVXPS0160M] son



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of Late Haradhan Samanta, (2) **Smt. Soma Samanta**, [PAN No.FJEPS9162P] wife of Sri. Sanjib Samanta, both are by faith-Hindu, by occupation-Business, Indian Citizen, resident of Flat No.5C, 5<sup>th</sup> Floor, Abhilasa Apartment, Vill. & P.O.-Bamunara, P.S.-Kanksa, Dist.-Burdwan(now Paschim Bardhaman), Pin-713212 (W.B.).

Hereinafter referred to & called as the "**Landowners**" (which the terms & expressions shall unless excluded by or repugnant to the context be deemed to mean & include their legal heirs, successors, executors, legal representatives and assigns) on the First Part.

**AND**

**DURGAPUR REAL ESTATE PVT. LTD.** [PAN No. AADCD2414K] a company constituted & incorporated under the Companies Act, having its' office at A/17, Meghmallar Sarani, Sector-2C, Bidhannagar, P.O.-Bidhannagar, P.S.-N.T.S., Dist.-Burdwan(now Paschim Bardhaman), (W.B.), Pin-713212, represented by one of its' Director; **Sri Subodh Kumar Dutta** [PAN No.ADRPD0439Q] S/o Late Bimalakanta Dutta, by faith- Hindu, by occupation-Business, Indian Citizen, resident of A/17, Meghmallar Sarani, Sector-2C, Bidhannagar, P.O.-Bidhannagar, P.S.-N.T.S., Dist.-Burdwan(now Paschim Bardhaman), (W.B.), Pin-713212,

Hereinafter referred to & called as "**Developer**" (which the expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, legal representatives, administrators, executors, and assigns) on the Second Part.

**WHEREAS** the Landowners are seized, owned and possessed of and/or/otherwise well and sufficient entitled to ALL THAT piece and parcel of land measuring an area of land 88(Eighty Eight) Decimal, in the Dist.-Burdwan(now Paschim Bardhaman), under P.S.-N.T.P.S., within Mouza-Shankarpur, J.L. No.109, R.S. Khatian no.246 & 180, L.R. Khatian No.290, 1795, 1794, 919, 1161, &





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2281, of R.S. Plot No.19 (Nineteen), & 20(Twenty) and L.R. Plot No.40(Forty) & 41(Forty One), by virtue of inheritance & Regd. Deeds, which is herein after mentioned in the "First Schedule", and hereinafter called as "said property", the Landowners above have been exercising their right, title, interest & possession over the same, and the concerned authority has issued Conversion Certificate in respect of the "First Schedule" property.

**AND WHEREAS** the Landowner no.1 namely; Smt. Sabita Chattopadhyay is the owner & possessor of 30(thirty) decimal land in the R.S. Plot No.19 & L.R. Plot No.41, by virtue of Regd. Sale Deed vide No.332 of 1978, which was registered before the Addl. Dist. Sub-Registrar Raniganj-Durgapur, and her name has duly been recorded in the L.R. record of rights in Khatian No.290 of Mouza-Shankarpur.

**AND WHEREAS** the Landowner no. 2, & 3 namely; Budhan Mondal, & Dhananjoy Pal are the owner & possessor of 19(Nineteen) decimal land in the R.S. Plot No.19 & L.R. Plot No.41, by virtue of Regd. Sale Deed vide No.3852/2011, & vide Regd. Sale Deed No.7802/2010 of A.D.S.R. Durgapur, and by virtue of Regd. Sale Deed vide No.419/2011 of D.S.R.-I Burdwan, and their names have duly been recorded in the L.R. record of rights in Khatian No.1795, & 1794 of Mouza-Shankarpur.

**AND WHEREAS** the Landowner no.4 namely; Sri Mukti Pada Ghosh is the owner & possessor of 17(Seventeen) decimal land in the R.S. Plot No.20 & L.R. Plot No.40, by virtue of four Regd. Sale Deed vide Nos.4891/2012, 4654/2012, 994/2009 & 5885/2009 of A.D.S.R. Durgapur, and his name has duly been recorded in the L.R. record of rights in Khatian No.919 of Mouza-Shankarpur.

**AND WHEREAS** the Landowner no.5 namely; Smt. Rina Ghosh is the owner & possessor of 13(Thirteen) decimal land in the R.S. Plot No.20 & L.R. Plot No.40, by virtue of two Regd. Sale Deed vide No.2837/2008 & 5155/2008 of A.D.S.R. Durgapur, and her name



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has duly been recorded in the L.R. record of rights in Khatian No.1161 of Mouza-Shankarpur.

**AND WHEREAS** the Landowner no.6 namely; S. S. Solutions Pvt. Ltd. is the owner & possessor of 9(Nine) decimal land in the R.S. Plot No.19 & L.R. Plot No.41, by virtue of Regd. Sale Deed vide No.I-020101876/2016, of D.S.R.-I, Burdwan, and his name has duly been recorded in the L.R. record of rights in Khatian No.2281 of Mouza-Shankarpur.

**AND WHEREAS** the Developer; Durgapur Real Estate Pvt. Ltd. is the owner & possessor of 12(Twelve) decimal land in the R.S. Plot No.20 & L.R. Plot No.40, by virtue of Regd. Sale Deed vide No.4820/2013, of A.D.S.R. Durgapur, and his name has duly been recorded in the L.R. record of rights in Khatian No.1921 of Mouza-Shankarpur.

**AND WHEREAS** the Landowner no.1 to 5 herein and a previous Landowner namely; Ujjal Mondal s/o Lt. Lakhi Narayan Mondal and the Developer herein, being the co-owner of 100(one Hundred) Decimal land in respect of "First Schedule" mentioned Plots, had desired to develop the "Said Property", amicable, as per their mutual understanding by amalgamating their respective properties into one unit, by construction of multi-storied building/s up to maximum limit of floor, consisting of as many as flat, apartment, garages, parking space etc., with the permissions of the Jemua Gram Panchayat, and/or Asansol Durgapur Development Authority and/or any other concern Authority/Authorities, and after due discussions, the landowners no.1 to 5, & the previous Landowner namely;Ujjal Mondal s/o Lt. Lakhi Narayan Mondal, had authorized the Developer herein, by entered into a Development Agreement dtd.14/12/2012, Notarized before the Notary Public Durgapur on 14/08/2013, to do the development construction works over the entire First Schedule plots.

**AND WHEREAS** the DEVELOPER; **DURGAPUR REAL ESTATE PVT. LTD.**, represented by one of its' Director Sri Subodh Kumar Dutta



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S/o Late Bimalakanta Dutta, by virtue of his ownership & Development Agreement dtd.14/12/2012, has taken necessary permissions & approvals from the concerned authorities i.e. N.O.C. of ADDA dtd.23/04/2014 for Development Construction work in respect of R.S. Plot No.19 & 20 / L.R. Plot No.40 & 41 of Mouza-Shankarpur, & N.O.C. of W.B. Fire & Emergency Service dtd.01/08/2013, Soil Investigation Report, Electricity Connection vide Consumer No.211199, Meter No.DPP54784, in his name & also jointly in the names of other Landowners, and had done some development construction works over the "First Schedule" plots.

**AND WHEREAS** the DEVELOPER HEREIN; **DURGAPUR REAL ESTATE PVT. LTD.**, due to unavoidable circumstances & due to otherwise busy for project works, after due discussion with the Landowners no.1 to 5 & the previous landowner; Ujjal Mondal, had decided to appoint/authorized a new Developer to do the development construction work at the "First Schedule" hereunder, and to that effect, the Notarized Development Agreement dtd.14/12/2012, has been cancelled, by executing a Notarized Deed of Cancellation dtd. 09/05/2016, and the previous Landowner; Ujjal Mondal has transferred his co-ownership in respect of 9 decimal land out of the entire "First Schedule" plots, in favour of "S.S. Solutions Pvt. Ltd." by executing a Regd. Sale Deed vide No.I-020101876 of 2016 before the D.S.R.-I Burdwan, and the Landowner no.1 to 5 along with the Landowner cum Developer herein; Durgapur Real Estate Pvt. Ltd., jointly, have executed a Regd. Development Agreement cum Power of Attorney vide No.I-020101877 of 2016 before the D.S.R.-I Burdwan, in favour of "S.S. Solutions Pvt. Ltd." i.e. the Landowner No.6 herein.

**AND WHEREAS** said "**S S SOLUTIONS PVT. LTD.**", by virtue of his ownership & on the basis of Regd. Development Agreement cum Power of Attorney, has started further development construction work/ project nameiy; "Anurag Tower" at the entire "First Schedule" hereunder, after got the NOC & permissions from the P & RD Kolkata, Bardhaman Zilla Parisad & Jemua Gram Panchayat





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in respect of Building Plan, & carried all the expenses for the same, since 11/05/2016 till the execution of these presents. But due to unavoidable circumstances and due to otherwise busy for the project works, "**S S SOLUTIONS PVT. LTD.**" i.e. the Landowner no.6 herein, became unable to continue the development construction work, and after due discussion with the Landowner No.1 to 5 & the Developer herein, it is decided & agreed all the parties herein, that the further construction works/completion of the project namely; 'Anurag Tower' consisting of G+7 Three Blocks vide Block No.1, 2 & 3, will be done by "Durgapur Real Estate Pvt. Ltd." at his own cost & expenses, being a co-owner as well as Developer herein, in respect of the entire "First Schedule" hereunder.

**AND WHEREAS** for the aforesaid reasons, all the parties herein, after executed a Regd. Deed of Cancellation of Development Agreement vide No.I-020100811/2019 & Regd. Deed of Cancellation of Power of Attorney vide No.IV-020100019/2019 before the DSR-I Burdwan, (in connection with Regd. Development Agreement cum Power of Attorney vide No.I-020101877/2016 of DSR-I Burdwan), have entered into these presents in favour of Developer herein, for further construction works/completion of the project namely; 'Anurag Tower' consisting of G+7 Three Blocks vide Block No.1, 2 & 3, with the existing permissions & approvals, including any further permissions & approvals, and/or any addition / alteration / modification / renewal for the same if required, by the Jemua Gram Panchayat, and/or Asansol Durgapur Development Authority and / or any other concern Authority/Authorities, and/or any change or addition or alteration by the Developer herein, as deem fit & proper, and Developer herein agreed for the same, and to avoid any future dispute, both the parties AGREED to prepare and execute this written agreement on terms & conditions having been settled by & between the parties after mutual discussion.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED**  
**& AGREED BY THE PARTIES AS FOLLOWS:-**



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1) That this agreement shall be deemed to have commenced on and with effect from the date, month and the year first above written.

**2) GENERAL MEANING OF THE TERMS:-**

i) BUILDING: shall mean the "Anurag Tower", consisting of G+VII Three Blocks vide Block No.1, 2 & 3, and / or the maximum limit of floors consisting of as many as flats, garages etc., to be construct according to the existing permissions, & approved documents, and the permissions & approvals, which will be received by the Landowners/Developer in respect of "Anurag Tower", and including any addition / alteration / modification / renewal for the same, if required, by the concerned authority/authorities, which is/will be sanctioned by the Jemua Gram Panchayat and/or Asansol Durgapur Development Authority and/or any other concern Authority/Authorities, from time to time and to be constructed on the 'said property' more-fully and specifically describe in the "First Schedule" written hereunder, and the said building herein after referred to as the "SAID BUILDING".

ii) PREMISES as well as SAID PROPERTY: shall mean ALL THAT piece and parcel of land measuring an area of land 88(Eighty Eight) Decimal, in the Dist.-Burdwan(now Paschim Bardhaman), under P.S.-N.T.P.S., within Mouza-Shankarpur, J.L. No.109, R.S. Khatian No.246 & 180, L.R. Khatian No.290, 1795, 1794, 919, 1161, & 2281, of R.S. Plot No.19(Nineteen), & 20(Twenty) and L.R. Plot No.40(Forty) & 41(Forty One), more-fully and particularly mentioned, described, explained, enumerated and provided in the 'First Schedule' hereunder written and/or given, and the premises herein after referred to as the "SAID PREMISES as well as SAID PROPERTY".

iii) PLAN: shall mean the plan for construction of the 'said building' on the 'said premises', which are approved and/or permitted by the Jemua Gram Panchayat &/or by the concerned Authorities,



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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 extension thereof, made or caused by the Developer and/or the Landowners with mutual consent.

iv) DEVELOPMENT AGREEMENT: shall mean the date of Execution of this Agreement Between the Landowners herein and the Developer herein relating to the development, promotion, construction, erection of building/s at and upon the 'said premises', and shall include all modifications, alterations, and changes, if any, made therein and all extensions, if any, thereof from time to time.

v) THE UNIT/FLAT: shall mean any Unit/Flat/apartment or any other covered space in the Buildings, which is capable of being exclusively owned, used and/or enjoyed, and Unit/Flat in the Buildings lying/erected at and upon the said premises, and the right of common use of the common portion apartment 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.


vi) PARKING SPACE: shall mean the space at the Ground Floor of the said Building/s and also surrounding the said Building/s, if any, that may be earmarked by the Developer herein, at the proportionate ratio of 70:30(Developer : Landowner).

vii) ARCHITECT(S): shall mean such Architect(s) whom the Developer may from time to time, appoint for execution of the development of the schedule mentioned land.

viii) PROJECT: shall mean the "Anurag Tower", consisting of G+VII Three Blocks vide Block No.1, 2 & 3, and / or the maximum limit of floors consisting of as many as flats, garages etc. i.e. the works of development, undertake and to be done by the Developer herein, over the "said premises" in pursuance of





  
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the Development Agreement and /or any modification or extension thereof, till the completion of such development, erect, promotion, construction of building/s at and upon the said premises.

ix) COMMON PURPOSES: shall include the purpose of maintaining the premises, the Building/s & in particular the common portions rendition of services in common to the unit/flat/apartment, collection and disbursement of the common expenses and dealing with the matters of common interest of the unit/flat owners & occupiers relating to their mutual, rights and obligations for the beneficial use and enjoyment of their respective unit's/ flat's exclusively common portion in common.

x) LANDOWNERS:- shall mean 1) **SMT. SABITA CHATTOPADHYAY** w/o Sri Haradhan Chattopadhyay, 2) **SRI BUDHAN MONDAL** son of Sri Kartick Mondal, 3) **SRI DHANANJOY PAL** son of Sadhan Pal, 4) **SRI MUKTI PADA GHOSH** son of Late Rabi Lochan Ghosh, 5) **SMT. RINA GHOSH** w/o Sri Mukti Pada Ghosh, 6) **S. S. SOLUTIONS PVT. LTD.**, as mentioned herein above.

xi) DEVELOPER: shall mean **DURGAPUR REAL ESTATE PVT. LTD.**, a company constituted & incorporated under the Companies Act, represented by its' Director; **Sri Subodh Kumar Dutta** [PAN No.ADRPD0439Q] S/o Late Bimalakanta Dutta, & its' successors-in-office, successors in interest and assigns, representatives.

xii) FORCE MAJEURE: shall mean & include natural calamities, act of god, fire, civil commotion, riot, war, strike, lockout, notice or prohibitory order from any authority, shortage of essential commodities, and/or any other act or commission or circumstance beyond the control of the Developer.

xiii) EFFECTIVENESS:- This agreement shall became effective from the date of execution of this agreement.



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- xiv) WORDS COMMONLY USED TO REFER THE MASCULINE GENDER: Shall include the feminine and neuter gender and vice versa.
- xv) SINGULAR NUMBER: Shall include the plural and vice-versa unless the context states otherwise.

### **3) LANDOWNERS' & DEVELOPER'S ALLOCATION**

- i) That it has been agreed between the parties that the tune of share or division of the units/Flats/apartment to be construct by the Developer herein on the entire 'First Schedule' below property, will be in this way, that the Landowners together will get 30% of the constructed area on the actual coverage/usage of the land in the project of "Anurag Tower" as per sanction plan duly approved & permitted by the Jemua Gram Panchayat and/or by the concerned authority, i.e. the Landowners together will get different numbers of Flats/Units/Apartments in total area more or less 35,415(Thirty Five Thousand Four Hundred Fifteen) Sq. Ft. Super Built-Up area of the project "Anurag Tower", at the First Schedule hereunder, as more fully mentioned in the "Second Schedule" hereunder.
- ii) That the Developer will get the remaining constructed area i.e. more or less 85,627(Eighty Five Thousand Six Hundred Twenty Seven) Sq. Ft. Super Built-Up area of the project of "Anurag Tower" at the "said property", as per sanction plan duly approved & permitted by the Jemua Gram Panchayat and/or by the concerned authority, after excluding/deducting the allotted Flats / Units / Apartment of the Landowners as mentioned herein.
- iii) That it has also been agreed between the Developer & the Landowner No.6, that as the Landowner No.6 has been carried all the costs & expenses for the development construction works of the "said building" at the "said property", since 11/05/2016 till the execution of these

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presents, as such, by including the above mentioned allocation as per para-3(i), the Landowner No.6 will also get different numbers of Flats/Units/Apartments in all total area more or less 6772(Six Thousand Seven Hundred Seventy Two) Square Feet Super Built-Up area, (i.e. for Landowner's allocation + for his Investment till execution of these presents + Part Profit as agreed with the Developer herein) of the project of "Anurag Tower" as per sanction plan duly approved & permitted by the Jemua Gram Panchayat and/or by the concerned authority, as more fully mentioned in the "Second Schedule" hereunder.

- iv) That the allocation of Parking Space in the said project of "Anurag Tower" at the "said Property" is to be distributed between the Developer & Landowners, according to their proportionate share i.e. in the ratio of 70:30 respectively, being both at the cover & open space, if any, of the project at the "said Property".


**4) Rights, Duties & Liabilities of the Landowners, and it is hereby undertake & agreed by the Landowners as follows:-**

- i) That the Landowners are now absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises as the absolute owners with free from all encumbrance having marketable title thereof and without receiving any notice for acquisition and requisition from any authority having been beyond the ceiling limit under the Urban Land (Ceiling and Regulation Act, 1976) and being not attached with any suit, decree or order of any court of law or due Income Tax or Revenue or any public demand whatsoever, in spite of that if there is an dispute in respect of the said property then the landowners shall be fully responsible and shall be solve the same at their own costs and expenses as early as possible from the date of raising out of the said dispute.

by  
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- ii)** That the Landowners in pursuance of this agreement, hand-over the peaceful physical vacate possession of the 'said premises' as mentioned in the "First Schedule" hereunder, to the Developer herein, for the proposed development project/construction of multistoried building/s, simultaneously within the 7(seven) days from the execution of this agreement, and the same shall remain under the possession of the Developer till the completion of the said proposed development project/construction of building/s, and till handover the possession of flat/unit/apartment thereof, with registered deed of conveyance(s)/sale by each of unique intended owner/s thereof.
- iii)** That the Landowners shall pay all taxes, fees, outgoings and etc. including arrears of the Government/ Jemua Gram Panchayat and/or any other authority/ authorities before the concerned authority/authorities in respect of said premises till the date of signing of these presents.
- iv)** That if any dispute arises regarding the title and ownership & possession in respect of the said premises of the landowners herein, from any person/s or any other then the landowners, then the Landowners at their own costs and expenses to be clear the "said property" having establishing of right and marketable title in their name, with free from all encumbrance, though the landowners admit that no suits and /or proceedings and /or litigations are finding before any court of law of the said property or any part thereof, and if any dispute arise in future in respect of the said property & against the development works thereon, & for which if the Developer became unable to complete the said project thereon, then the Landowners shall be liable to pay to the Developer, the entire costs and expenses of the Developer incurred for the said project / development works at the "said property", till that date, as assessed by the Developer in accordance with the market value.





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- v) That the Landowners shall not claim any manner save & except that written in the "Second Schedule" herein below in respect of their allocation in respect of the "said Building"
- vi) That the Landowners during the continuance of the development work, of the project shall not cause any impediment of hindrance or obstruction in whatsoever nature and / or manner in the construction of the proposed building and /or project caused by the developer.
- vii) That the Landowners shall pay cost & expenses for electric meter installation, security deposit and connection in their respective unit/ flat/s, at their own responsibility.
- viii) That the landowners shall not sell, lease, mortgage, let-out and /or charge the said premises and/or any part thereof towards any third party on and from the date of execution of this Agreement till the date of completion of the project including subsisting of this Agreement, and, also the landowners shall not, do any acts, deeds or things, where by the Developer may be prevented from selling, assigning and /or disposing of any portion fallen under the Developer's allocation as well as Landowners' allocation in the said proposed building. It is further-declared by the landowners that they did not sign and/or execute any agreement in any manner with any third party in respect of the First Schedule property and subsequently if any sort of agreement /s is/are found then the same will be treated as cancelled.
- ix) That the landowners shall have no right or power to terminate these presents, till the completion of the aforesaid development project including to sell the Developer's Allocation/Landowners' allocation written in the "Second Schedule" herein towards the intending purchaser/s, subject to the mutual understanding of the parties/ terms & conditions & time limit of these presents.

by  
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- x)** That the Landowners shall handover to the Developer the original title Deeds, Parcha / land records of rights / Tax Receipts & other relevant documents / papers, what they possess in respect of the First Schedule hereunder, simultaneously with the signing of these presents.
- xi)** That the Landowners by these presents shall have every right and power in respect of their respective allocated flats/apartments, as mentioned in the "Second Schedule" hereunder, including the common portions & amenities thereof at the project namely; "Anurag Tower" consisting with Blocks/Multistoried Buildings vide Block No.1, 2 & 3.
- xii)** That the Landowners by these presents, shall have every right and power in respect of their respective allocated flats/apartments, as mentioned in the "Second Schedule" hereunder, to sell, transfer, assign and dispose of their respective unit/s or flat/s, as mentioned in the "Second Schedule" hereunder, at the said multistoried building/s or project at the "said premises", on ownership basis, towards any intending purchaser/s or buyer/s, and/or in any other manner as may be deem fit and proper, and accept final consideration money in regards to the unit/flat/apartment/portion with common facilities at the said proposed project namely; "Anurag Tower" consisting with Three Blocks/Multistoried Building/s vide Block-1, 2 & 3, at the entire "First Schedule" herein.
- xiii)** That the Landowners by these presents, shall have every right and power, to execute, from time to time, agreement for sale, deed of sale/conveyance, in respect of their respective unit/s or flat/s, as mentioned in the "Second Schedule" hereunder, and to execute and sign, convey & transfer the same towards any intending purchaser/s or buyer/s, on ownership basis by conveyance/s, with common rights & privileges of the proposed project, which will be constructed on the "said property" by the Developer herein, and to present the

by  






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document/s for registration, and to admit the execution of such document/s, solely, in respect of their respective allocated flats/apartments, as mentioned in the "Second Schedule" hereunder, before the appropriate Registering Authority.

**5) Rights, Duties & Liabilities of the Developer, and it is hereby undertake & agreed by the Developer as follows:-**

- i) That the Developer by these presents, shall have every right and power to start all kinds of development works of the proposed project on and from the date of signing of this agreement including obtaining plan & permission from the Jemua Gram Panchayat and/or by the concerned authority, including the proper plan for development of the said property described in the First Schedule hereunder written, and to submit the same to the Jemua Gram Panchayat and/or by the concerned authority for obtaining approval to the same, and to enter upon the said property either as on or along with others to look after and to control all the affairs of the proposed development works, and to erect new building and structure by virtue of the sanctioned building plan, and to supervise the development work in respect of the new construction through contractors, sub-contractors, architects and surveyor's as may be required by the said developer for construction of the proposed building/s and structures of the said property in accordance with the plan and specifications sanctioned by the Jemua Gram Panchayat and/or by the concerned authority.
- ii) That the Developer by these presents, shall have every right and power to sell and dispose of all or any of the unit/s or flat/s and parking space in respect of Developer's allocated portion, on ownership basis and/or in any other manner as may be deem fit and proper by the said Developer at the prices/consideration for the same.

*by*  
*[Signature]*



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- iii) That the Developer by these presents, shall have every right and power to sell, transfer, assign and dispose of any unit/s or flat/s, at the said proposed multistoried building/s or project at the said premises, in respect of Developer's allocated portion, as mentioned in the "Second Schedule" hereunder, on ownership basis towards any intending purchaser/s or buyer/s, and/or in any other manner as may be deem fit and proper, and accept final consideration money in regards to the unit/flat/apartment/portion with common facilities at the said proposed project at the entire "First Schedule" herein, as deem fit & proper, after receive Regd. Development Power of Attorney from the Landowners herein.
- iv) That the Developer by these presents, shall have every right and power, to execute, from time to time, agreements or agreement for sale, of such flat/s or apartment/s or garage/s, and to transfer the same, on ownership basis by conveyance, which will be constructed on the said property, and also to execute and sign conveyance, transfer and surrender in respect of the said property, or any part thereof, and present document/s for registration, and to admit the execution of any such document/s before the appropriate registering authority, in respect of the allocated portion/share of the Developer, as mentioned in the "Second Schedule" hereunder, after receive Regd. Development Power of Attorney from the Landowners herein.
- v) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, which will be needed by the Developer for the proposed development project, shall be prepared by the developer at its' own costs and expenses in the name of the landowners & his name, without reimbursement the same by the Landowners, and the landowners shall sign on the plan application, papers, documents etc. as when the developer

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asked for the same without demanding any remuneration and /or money for the same.

- vi) That by virtue of these presents, the Developer is hereby empowered to raise the construction of the proposed new building/s i.e. the "Anurag Tower", consisting of G+VII, Three Blocks vide Block No.1, 2 & 3, and / or the maximum limit of floors consisting of as many as flats, garages etc. on the above mentioned property as well as on the property more-fully mentioned in the "First Schedule" hereunder by investing his own finance, and, developer may take construction loan / project loan from any financial institutions or any Banks for the proposed construction at the first schedule hereunder, and the Landowners shall not be liable in any course of incident for the same.
- vii) That the Developer shall be authorized in the name of the landowners, if necessary to apply for temporary and/or permanent; connection for electricity, sewerage, drainage, water and /or other facilities, if needed, for the construction of the building as well as completion of the projects at the costs of the developer.
- viii) That the Developer shall complete the construction of the "Said Building" at its costs and expenses in pursuance of the sanctioned building plan within **36(Thirty Six) months with further additional period of 6(Six) months**, if needed, and the time shall be computed on and from the date of execution of this Agreement, but if the construction will not complete within the stipulated period, then penalty will be levied to the Developer by the Landowners, as per Bank Interest per annum, subject to the circumstances of Force Majeure.
- ix) That the stipulated time for construction as stated above shall be extended, if the Developer is prevented to continue the Development Works of the project by any unforeseen reasons beyond the control of the Developer and/or force majeure, and





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in that case, the time so to be expired should be extended further beyond the aforesaid contractual period without raising any objection from the part of the Landowners.

- x) That after the execution of these presents, all the taxes, rates, fees, outgoings etc. in respect of the "said premises" shall be borne the Developer till the date of hand-over the allocation to the respective unit/flat owner/s.
- xi) That the Developer shall be continue the development construction works of the "said Building" at the "said Premises" under the name & style of "ANURAG TOWER", which name has already been fixed.
- xii) That the Developer herein shall not be liable or responsible for any dues, debts & liabilities, if any, for the act & activities of the Landowners in respect of the "said Premises", till the execution of these presents, and the Landowners shall be liable to settle all the said dues, debts & liabilities, if any at their own fund.
- xiii) That the Developer shall have exclusive right to amalgamate the "Said Property" to any other adjacent plot of land / lands situated around the said property without taking any prior permission from the landowners in the manner whatsoever the developer may deem fit and proper. The landowners shall sign and execute all necessary Agreement/s, documents, deed of amalgamation and other paper/s in whatsoever manner and/or nature to the Developer, without raising any objection and demanding any amount in respect thereof, but the Landowners allocation will remain same, as written in these presents.
- xiv) The Developer hereby undertakes to keep the landowners indemnified against any third party, claim, suits, costs, proceedings and claims for any third party including and /or statutory authorities and /or adjacent neighbors, which may arise out of the Developer's actions with regard to the

by  
S. Srinivas



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development and/or construction of the building on the said premises.

- xv)** That the Developer by virtue of these presents, shall have right &/or authority to deal with any person/persons &/or enter into any contract &/or agreement & borrow money &/or take advance against any unit/flat/portion along with acquired right under this agreement from any bank &/or financial institution.
- xvi)** 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/apartment.
- xvii)** That the Developer shall be liable/responsible for received any booking amount / advance/full consideration amount in connection with any agreement for sale from one or more prospective buyer/s of the proposed flats/units in respect of the proposed project at the first schedule hereunder.
- xviii)** That the Developer is liable to complete all the development works at the said Project, and to provide all the amenities attach to the said project, in accordance with approved building plan & as per any guideline of Govt. circular or Local Authority, at his own cost & expenses, and to that effect, the Developer shall have full authority/right to charge/fix amenities charges for the same, and to collect/receive the amenities charges from the prospective buyer/s or purchaser/s in respect of all flat/s or apartment/s of the said project, except the flat/s or apartment/s, which will be hold & possess by the Landowners for their own residence and except the flat/s & apartment/s, which are allotted hereby in favour of Landowner No.6.
- xix)** That the Developer shall be follow the guidelines, procedure & permissions of the local authority/authority for constructing the drainage & sewerage system of the proposed project at the "said property".





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- xx)** That the Developer shall have right to approach/seeking fire permission from the concerned authority, to install/execute the fire extinguishing infrastructure of the said project at the "said property", in accordance with the prescribed rules & regulations of the concerned authority, at his own cost, and the Landowners will not be liable for any acts/omissions for the Developer's acts/omissions regarding the fire permission & installation of fire system.

**6) Mutual consent of the Parties :-**

- i)** That all the term & conditions of this agreement shall be bound to obey by all the parties of these presents.
- ii)** The landowners and the Developer have entered into these presents purely as a contract, and nothing contained herein shall be deemed to constitute as a partnership between the landowners and the Developer in any manner nor shall the parties here to be constituted as Association of persons.
- iii)** That if any fraction figure is come-out, at the time of handover the allocation of the Landowners as mentioned in the 'Second Schedule' hereunder, then the fraction figure will be roundup by adding the same in the area of Developer or Landowners, as per their mutual understanding, in that case, whoever will hold the fraction figure, he/she/they will be liable to pay Rs.1500/- (Fifteen Hundred) only per square feet for the same towards another.
- iv)** That all dispute at differences arising out of these presents, shall be referred to an Advocate as to be decided by the parties for arbitration, who shall act, as Arbitrator having power of summary procedure & may or may not keep any record of Arbitration proceedings and shall be governed by the provisions of Indian Arbitration & Conciliation Act 1996 with all modification for the time being in force & whose decision shall be final & binding upon all the parties herein.





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- v) That any terms & conditions & clauses of these presents, if required to amend/alter in future, then all the parties by mutual understanding can amend/alter the same by preparing a Registered Instrument/Document in continuation of these presents.
- vi) The court under which jurisdiction the land is situated shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

**FIRST SCHEDULE** as referred herein above

**(Description of Land/Premises)**

ALL THAT piece & parcel of land in the Dist.-Burdwan(now Paschim Bardhaman), P.S.-New Township, within the area of Jemua Gram Panchayat, at **Mouza- Shankarpur (শংকরপুর)**, J.L. No.109.

- 1) **R.S. Plot No. 19 (Nineteen), L.R. Plot No.41(Forty One)**, R.S. Khatian No.246(Two Hundred Forty Six), L.R. Khatian No.290(Two Hundred Ninety), 1795(Seventeen Hundred Ninety Five), 1794(Seventeen Hundred Ninety Four), & 2281 (Twenty Two Hundred Eighty One) measuring an area of land - **58(Fifty Eight) Decimal**.
- 2) **R.S. Plot No. 20 (Twenty), L.R. Plot No.40(Forty)**, R.S. Khatian No.180(One Hundred Eighty), L.R. Khatian No.919(Nine Hundred Nineteen), & 1161(Eleven Hundred Sixty One), measuring an area of land - **30(Thirty) Decimal**.

**Area of land-88(Eighty Eight) Decimal** out of total Area of land - 100(One Hundred) Decimal, under Jemua Gram Panchayat, B.L.&L.R.O. Faridpur-Durgapur, and the Land is converted as Bastu, which is presently use for Bastu.



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Butted and Bounded as follows:-

North : Chandan Chatterjee's Land.

East : Plot No.50 (Land of Fakir Mondal &amp; Madan Mondal).

South : 40' Feet wide Kancha Road.

West : Project of ALPS Residency.

[It is hereby mentioned that no such construction work was initiated till today]

SECOND SCHEDULE as referred herein above(Description of Allocation of the Landowners & Developer)

It has been agreed between the parties that the tune of share or division of the units/Flats/apartment to be construct by the Developer herein on the above mentioned entire 'First Schedule' property, will be as follows, subject to the Sanctioned Building Plan:-

(Landowners' Allocation)

- 1) That the Landowner No.1 namely; **Sabita Chattopadhyay** will get more or less 10,877(Ten Thousand Eight Hundred Seventy Seven) Sq. Ft. Super Built-up area, but herein allotted 10,943 Sq. Ft. comprising in 10(Ten) Flats/units in Block 1, 2 & 3 of the proposed project / multistoried building namely;"Anurag Tower" at the "First Schedule" hereunder, as follows, and for this reason, the Landowner No.1 shall be liable to pay @ Rs.1500/-only per sq. ft. for 66 sq. ft. excess allotted area, to the Developer herein;

"Anurag Tower"Block-1

<u>SL. No.</u>	<u>TYPE &amp; AREA</u>	<u>FLOOR</u>	<u>FLAT NO.</u>	<u>REMARKS</u>
1.	3BHK - 1383 sq.ft.	2	A1/2	<b>Sabita Chatterjee</b>
2.	2BHK- 904 sq.ft.	4	B1/4	
3	3BHK- 1099 sq.ft.	7	C1/7	
4	2BHK- 893 sq.ft.	2	E1/2	
5	2BHK- 893 sq.ft.	6	E1/6	



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**Block-2**

<u>SL. No.</u>	<u>TYPE &amp; AREA</u>	<u>FLOOR</u>	<u>FLAT NO.</u>	<u>REMARKS</u>
1.	3BHK-1385 sq.ft.	7	B2/7	<b>Sabita</b>
2.	3BHK- 1099 sq.ft.	7	D2/7	<b>Chatterjee</b>

**Block-3**

<u>SL. No.</u>	<u>TYPE &amp; AREA</u>	<u>FLOOR</u>	<u>FLAT NO.</u>	<u>REMARKS</u>
1.	3BHK- 1188 sq.ft.	2	D3/2	<b>Sabita</b>
2.	2BHK- 893 sq.ft.	3	E3/3	<b>Chatterjee</b>
3.	3BHK- 1206 sq.ft.	7	F3/7	

- 2) That the Landowner No.2 & 3 namely; **Budhan Mondal, & Dhananjoy Pal** jointly, will get more or less 6,889(Sixty Eight Hundred Eighty Nine) Sq. Ft. Super Built-up area, but herein allotted 6,872 Sq. Ft. comprising in 6(Six) Flats/units in Block 1, 2 & 3 of the proposed project /multistoried building "Anurag Tower" at the "First Schedule" hereunder, as follows, and for this reason, the Developer shall be liable to pay @ Rs.1500/-only per sq. ft. for 17 sq. ft. deficit allotted area, to the Landowner no.2 & 3;

**"Anurag Tower"****Block-1**

<u>SL. No.</u>	<u>TYPE &amp; AREA</u>	<u>FLOOR</u>	<u>FLAT NO.</u>	<u>REMARKS</u>
1.	3BHK- 1206 sq.ft.	7	F1/7	<b>Budhan Mondal, &amp; Dhananjoy Pal</b>

**Block-2**

<u>SL. No.</u>	<u>TYPE &amp; AREA</u>	<u>FLOOR</u>	<u>FLAT NO.</u>	<u>REMARKS</u>
1.	3BHK-1099 sq.ft.	2	A2/2	<b>Budhan Mondal, &amp; Dhananjoy Pal</b>
2.	3BHK-1385 sq.ft.	3	C2/3	
3.	3BHK-1385 sq.ft.	7	C2/7	





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**Block-3**

<u>SL. No.</u>	<u>TYPE &amp; AREA</u>	<u>FLOOR</u>	<u>FLAT NO.</u>	<u>REMARKS</u>
1.	2BHK- 904 sq.ft.	2	B3/2	<b>Budhan Mondal, &amp; Dhananjoy Pal</b>
2.	2BHK- 893 sq.ft.	4	E3/4	

- 3) That the Landowner No.4 & 5 namely; **Muktipada Ghosh & Rina Ghosh** will get more or less 10,877(Ten Thousand Eight Hundred Seventy Seven) Sq. Ft. Super Built-up area, but herein allotted 10,649 Sq. Ft. comprising in 9(Nine) Flats/units in Block 1, 2 & 3 of the proposed project /multistoried building; "Anurag Tower" at the "First Schedule" hereunder, as follows, and for this reason, the Developer shall be liable to pay @ Rs.1500/-only per sq. ft. for 228 sq. ft. deficit allotted area, to the Landowner No.4 & 5 herein;

**"Anurag Tower"****Block-1**

<u>SL. No.</u>	<u>TYPE &amp; AREA</u>	<u>FLOOR</u>	<u>FLAT NO.</u>	<u>REMARKS</u>
1.	3BHK- 1188 sq.ft.	2	D1/2	<b>Muktipada Ghosh &amp; Rina Ghosh</b>
2.	2BHK- 893 sq.ft.	3	E1/3	
3.	3BHK- 1206 sq.ft.	6	F1/6	

**Block-2**

<u>SL. No.</u>	<u>TYPE &amp; AREA</u>	<u>FLOOR</u>	<u>FLAT NO.</u>	<u>REMARKS</u>
1.	3BHK-1385 sq.ft.	6	B2/6	<b>Muktipada Ghosh &amp; Rina Ghosh</b>
3.	3BHK-1385 sq.ft.	6	C2/6	

**Block-3**

<u>SL. No.</u>	<u>TYPE &amp; AREA</u>	<u>FLOOR</u>	<u>FLAT NO.</u>	<u>REMARKS</u>
1.	3BHK- 1383 sq.ft.	3	A3/3	<b>Muktipada Ghosh &amp; Rina Ghosh</b>
2.	2BHK- 904 sq.ft.	4	B3/4	
3.	3BHK- 1099 sq.ft.	7	C3/7	
4.	3BHK-1206 sq.ft.	6	F3/6	



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- 4) That the Landowner No.6 namely; **S S Solutions Pvt. Ltd.** will get more or less 6772(Six Thousand Seven Hundred Seventy Two) Sq. Ft. Super Built-up area, but herein allotted 6,956 Sq. Ft. comprising in more or less 6 (Six) Flats/units in Block 1, 2 & 3 of the proposed project/ multistoried building "Anurag Tower" at the "First Schedule" hereunder, as follows, and for this reason, the Landowner No.6 shall be liable to pay @ Rs.1500/-only per sq. ft. for 184 sq. ft. excess allotted area, to the Developer herein;

**"Anurag Tower"**

**Block-1**

<u>SL. No.</u>	<u>TYPE &amp; AREA</u>	<u>FLOOR</u>	<u>FLAT NO.</u>	<u>REMARKS</u>
1.	3BHK- 1383 sq.ft.	4	A1/4	<b>S.S.Solutions</b>
2.	3BHK- 1099 sq.ft.	5	C1/5	<b>Pvt. Ltd.</b>

**Block-2**

<u>SL. No.</u>	<u>TYPE &amp; AREA</u>	<u>FLOOR</u>	<u>FLAT NO.</u>	<u>REMARKS</u>
1.	3BHK-1099 sq.ft.	3	A2/3	<b>S.S. Solutions</b>
3.	3BHK- 1099 sq.ft.	6	D2/6	<b>Pvt. Ltd.</b>

**Block-3**

<u>SL. No.</u>	<u>TYPE &amp; AREA</u>	<u>FLOOR</u>	<u>FLAT NO.</u>	<u>REMARKS</u>
1.	2BHK- 893 sq.ft.	2	E3/2	<b>S.S. Solutions</b>
2.	3BHK- 1383 sq.ft.	7	A3/7	<b>Pvt. Ltd.</b>

**(Developer's Allocation)**

That the Developer will get the entire remaining 75(seventy five) flats/apartments at the Block 1, 2 & 3 of the proposed project/ multistoried building "Anurag Tower", i.e. more or less 85,622(Eighty Five Thousand Six Hundred Twenty Two) Sq. Ft. Super Built-up area as mentioned below:-



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**"Anurag Tower"****Block-1**

<u>SL. NO.</u>	<u>TYPE &amp; AREA</u>	<u>FLOOR</u>	<u>FLAT NO.</u>	<u>REMARKS</u>
1.	3BHK- 1383 sq.ft.	1	A1/1	<b>Durgapur Real Estate Pvt. Ltd.</b>
2	3BHK- 1383 sq.ft.	3	A1/3	
3	3BHK- 1383 sq.ft.	5	A1/5	
4	3BHK- 1383 sq.ft.	6	A1/6	
5	3BHK- 1383 sq.ft.	7	A1/7	
6	2BHK- 904 sq.ft.	1	B1/1	
7	2BHK- 904 sq.ft.	2	B1/2	
8	2BHK- 904 sq.ft.	3	B1/3	
9.	2BHK- 904 sq.ft.	5	B1/5	
10	2BHK- 904 sq.ft.	6	B1/6	
11	2BHK- 904 sq.ft.	7	B1/7	
12	3BHK- 1099 sq.ft.	1	C1/1	
13	3BHK- 1099 sq.ft.	2	C1/2	
14.	3BHK- 1099 sq.ft.	3	C1/3	
15.	3BHK- 1099 sq.ft.	4	C1/4	
16	3BHK- 1099 sq.ft.	6	C1/6	
17	3BHK- 1188 sq.ft.	1	D1/1	
18	3BHK- 1188 sq.ft.	3	D1/3	
19	3BHK- 1188 sq.ft.	4	D1/4	
20	3BHK- 1188 sq.ft.	5	D1/5	
21	3BHK- 1188 sq.ft.	6	D1/6	
22	3BHK- 1188 sq.ft.	7	D1/7	
23	2BHK- 893 sq.ft.	4	E1/4	
24	2BHK- 893 sq.ft.	5	E1/5	
25	2BHK- 893 sq.ft.	7	E1/7	
26	3BHK- 1206 sq.ft.	2	F1/2	
27	3BHK- 1206 sq.ft.	3	F1/3	
28	3BHK- 1206 sq.ft.	4	F1/4	
29	3BHK- 1206 sq.ft.	5	F1/5	

by  
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**Block-2**

<u>SL. NO.</u>	<u>TYPE &amp; AREA</u>	<u>FLOOR</u>	<u>FLAT NO.</u>	<u>REMARKS</u>
1.	3BHK- 1099 sq.ft.	1	A2/1	<b>Durgapur Real Estate Pvt. Ltd.</b>
2	3BHK-1099 sq.ft.	4	A2/4	
3	3BHK-1099 sq.ft.	5	A2/5	
4	3BHK-1099 sq.ft.	6	A2/6	
5	3BHK-1099 sq.ft.	7	A2/7	
6	3BHK-1385 sq.ft.	2	B2/2	
7	3BHK-1385 sq.ft.	3	B2/3	
8	3BHK-1385 sq.ft.	4	B2/4	
9.	3BHK-1385 sq.ft.	5	B2/5	
10	3BHK-1385 sq.ft.	2	C2/2	
11	3BHK-1385 sq.ft.	4	C2/4	
12	3BHK-1385 sq.ft.	5	C2/5	
13	3BHK- 1099 sq.ft.	1	D2/1	
14	3BHK- 1099 sq.ft.	2	D2/2	
15	3BHK- 1099 sq.ft.	3	D2/3	
16	3BHK- 1099 sq.ft.	4	D2/4	
17	3BHK- 1099 sq.ft.	5	D2/5	

**Block-3**

<u>SL. NO.</u>	<u>TYPE &amp; AREA</u>	<u>FLOOR</u>	<u>FLAT NO.</u>	<u>REMARKS</u>
1.	3BHK- 1383 sq.ft.	2	A3/2	<b>Durgapur Real Estate Pvt. Ltd.</b>
2.	3BHK- 1383 sq.ft.	4	A3/4	
3	3BHK- 1383 sq.ft.	5	A3/5	
4	3BHK- 1383 sq.ft.	6	A3/6	
5	2BHK- 904 sq.ft.	3	B3/3	
6	2BHK- 904 sq.ft.	5	B3/5	
7	2BHK- 904 sq.ft.	6	B3/6	
8	2BHK- 904 sq.ft.	7	B3/7	
9	3BHK- 1099 sq.ft.	1	C3/1	
10	3BHK- 1099 sq.ft.	2	C3/2	



  
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<u>SL. NO.</u>	<u>TYPE &amp; AREA</u>	<u>FLOOR</u>	<u>FLAT NO.</u>
11	3BHK- 1099 sq.ft.	3	C3/3
12	3BHK- 1099 sq.ft.	4	C3/4
13	3BHK- 1099 sq.ft.	5	C3/5
14	3BHK- 1099 sq.ft.	6	C3/6
15	3BHK- 1188 sq.ft.	1	D3/1
16	3BHK- 1188 sq.ft.	3	D3/3
17	3BHK- 1188 sq.ft.	4	D3/4
18	3BHK- 1188 sq.ft.	5	D3/5
19	3BHK- 1188 sq.ft.	6	D3/6
20	3BHK- 1188 sq.ft.	7	D3/7
21	2BHK- 893 sq.ft.	1	E3/1
22	2BHK- 893 sq.ft.	5	E3/5
23	2BHK- 893 sq.ft.	6	E3/6
24	2BHK- 893 sq.ft.	7	E3/7
25	3BHK- 1206 sq.ft.	1	F3/1
26	3BHK- 1206 sq.ft.	2	F3/2
27	3BHK- 1206 sq.ft.	3	F3/3
28	3BHK- 1206 sq.ft.	4	F3/4
29	3BHK- 1206 sq.ft.	5	F3/5

**Durgapur Real Estate Pvt. Ltd.**

That the allocation of Parking Space in the said project of "Anurag Tower" at the "said Property" is to be distributed between the Developer & Landowners, according to their proportionate share i.e. in the ratio of 70:30 respectively, being both at the cover & open space if any, of the project at the "said Property".

**General Specification of "said building"**

1. FOUNDATION : R.C.C. Framed structure, anti-termite foundation.
2. EXTERNAL FINISH : Weather Coat Paint (Asian, Barger & Nerolac).
3. INTERIOR FINISH : All internal Walls—Plaster of Paris finishing.



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4. DOORS : Shal Wooden frame with flush door in all rooms, P.V.C. Door at Toilet & Kitchen.
5. WINDOWS : Aluminum Anodized Sliding window with Grill cover.
6. TOILET : Antiskid Tiles in the Toilet floor, standard glazed tiles on the wall up to the height of 6 feet. Western type commode, concealed plumbing & pipe work.
7. SANITARY FITTINGS : Concealed pipeline white / colored WC & Wash basin, Plumbing CP fittings of ISI standard.
8. LIFT : Passenger Lift of ISI standard.
9. KITCHEN : Antiskid Tiles, Counter—granite top with stainless steel sink, Dado—tiles 750 mm above counter level.
10. WATER SUPPLY : Deep tube-well & overhead P.V.C. Tank for water supply net work at the entire complex.
11. WIRING : Standard concealed wiring of ISI standard for electricity.
12. FLOORING : Dining & Drawing : Vitrified Tiles, Bend Rooms Glazed Tiles, Varanda/Balcony, Bathrooms, Kitchen Anti skit Tiles, and Cota Stone in Stair & Lobby.
13. DINING/DRAWING : One white local washbasin.
14. PLASTERING : Sand Cement Mortar Plaster on inside and outside walls, ceiling etc.
15. COMMON FACILITIES : Septic Tank, water supply arrangement, pathways, boundary wall, roof, meter space and other as stated herein above.
16. GENERATOR : 24 hours power backup for all common services. Generator backup for each unit/flat will be available with extra cost.
17. SECURITY : 24\*7 hours security for entire complex.

*by*  
*[Signature]*





*[Handwritten signature]*

**Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman**

**25 FEB 2019**

A separate sheet has been annexed to this deed containing the signature, fingers print and photographs of the Landowners & Developers herein, which is the part and parcel of these presents.

IN WITNESS WHEREOF both the parties of these presents do hereby put their respective signatures, in the free, fair state of mind, after gone through all the terms & conditions & expressions of these presents on this the 25th day of February, 2019 at Durgapur.

WITNESSES:-

① Bikesh Burman  
S/o Late Shyamal Burman  
Will + Post - Sonai  
Dist - Bardhaman

1. सविन लाल

2. Balish An Mondal

3. Ahanyu Sen

② Partha Ruidas  
S/o Sandi Ruidas  
Anandapur Canal Per  
Rudra, Durgapur - 12  
Paschim Bardhaman

4. MUKTI PRASAD GHOSH

5. Rina Ghosh

6. S.S. SOLUTIONS PVT. LTD.  
Sanjiv Samanta  
Soma Samanta  
Director

SIGNATURE OF LANDOWNERS

DURGAPUR REAL ESTATE (P) LTD.

Suman Kumar Aditya  
Director

SIGNATURE OF DEVELOPER

Drafted by me and computerized at my office as per instruction of the parties, read over & explained by me, and all of them admit the same has been correctly written as per their instruction and also identified by me,

Debabrata Biswas  
Debabrata Biswas, Advocate  
Durgapur Court, City Centre  
Enrollment No. **W.B./686/2010**



*[Handwritten signature]*

Add. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

25 FEB 2019

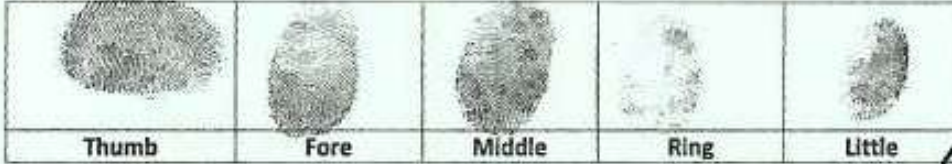


Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Right Hand



Signature:-

*Sudhakar Kumar Datta*

*Sudhakar Kumar Datta*

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Right Hand



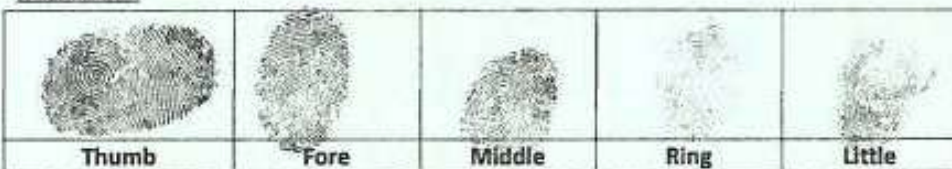
Signature:-

*সবিতা চাটোপাধ্যায়*

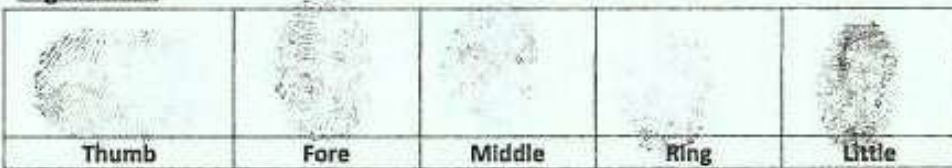
*সবিতা চাটোপাধ্যায়*

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Right Hand



Signature:-

*Banham Mondal*

*Banham Mondal*

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Right Hand



Signature:-

*Shanujy Lal*

*Shanujy Lal*



*[Handwritten signature]*

Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

25 FEB 2019

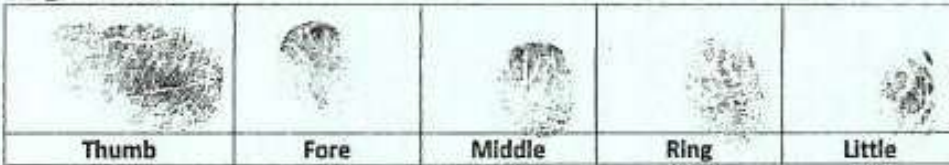


Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Right Hand



*Mukti Prasad Ghosh*

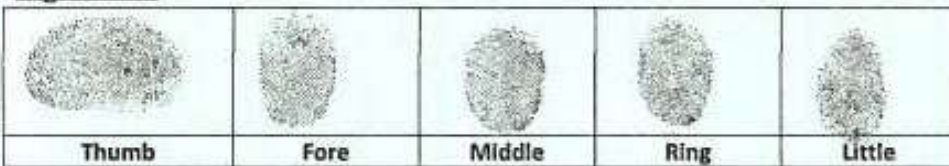
Signature:- *Mukti Prasad Ghosh*

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Right Hand



*Rina Ghosh*

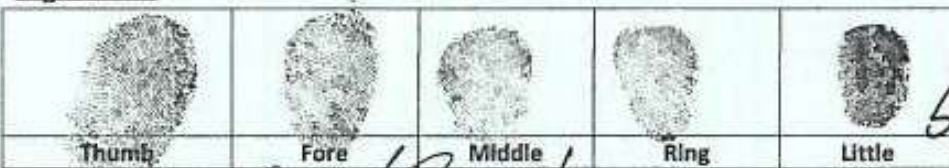
Signature:- *Rina Ghosh*

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Right Hand



*Sanjib Samanta*

Signature:- *Sanjib Samanta*

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Right Hand



*Goma Samanta*

Signature:- *Goma Samanta*



Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

25 FEB 2019





भारत सरकार  
Government of India



Bkash Burman  
Father: Shyamal Burman  
DOB: 02/03/1976  
Male



4523 2718 5418

आधार - आम आदमी का अधिकार

Bikash Burman



Bikash Burman



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address: 64, Sonai, Sonai,  
Bardhaman, West Bengal, 713148

4523 2718 5418

1947  
1800 200 1947

1947  
nep@uidai.gov.in

1947  
www.uidai.gov.in

76



25 FEB 2019

आयकर विभाग  
INCOME TAX DEPARTMENT  
SABITA CHATTERJEE

DHARINI ACHERJEE

01/01/1951

Permanent Account Number  
ARLPC7912K

प्रविण चाटर्जी

Signature

भारत सरकार  
GOVT. OF INDIA



इस कार्ड के साथ / सँग एक कृपया सुविधा की / सहित  
आयकर पैन सेवा इकाई, एन एस डी एन  
तीसरी मंजिल, सफ़ाई चैंबर,  
एन एस डी एन एनएस डी एन  
बंगलूर, पुणे - 411 045

Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
NSDL  
BANGALURU, PUNE - 411 045  
NSDL  
BANGALURU, PUNE - 411 045

प्रविण चाटर्जी





25 FEB 2019

  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন  
**IDENTITY CARD** WB/37/265/507450  
 পরিচয় পত্র




Elector's Name : Budhan Mondal  
 নির্বাচকের নাম : বুধন মন্ডল  
 Father/Mother :  
 Husband's Name: Karik Mondal  
 পিতা/মাতা/স্বামীর নাম : কারিক মন্ডল  
 Sex : Male  
 লিঙ্গ : পুরুষ  
 Age as on 01.01.95 : 22  
 ১.১.১৯৯৫-এ বয়স : ২২

*Budhan Mondal*

Address : Shankarpur Mouja  
 Post.- Arrah  
 Dist.- Bhadrachal

ঠিকানা : শংকরপুর মৌজা  
 পোস্ট—আরাহা  
 জেলা—ভদ্রচাল

Facsimile Signature  
 Electoral Registration Officer  
 নির্বাচন-নিবন্ধন অফিসার

265 Durgapur 2 Assembly Constituency  
 ২৬৫ দুর্গাপুর ২ বিধানসভা নির্বাচন কেন্দ্র

Place : Durgapur  
 স্থান : দুর্গাপুর  
 Date : 08.03.95  
 তারিখ : ০৮.০৩.৯৫



25 FEB 2019



भारत सरकार  
 Government of India  
 Dhananjay Paul  
 Father : Sadhan Paul  
 DOB : 01/03/1978  
 Male



8054 5633 1367

आधार - आम आदमी का अधिकार

*Dhananjay Paul*



भारत सरकार  
 Unique Identification Authority of India

Address:  
 ARRAH, Arra, Bardhaman, Burdwan Arrah, West Bengal.  
 713212

8054 5633 1367

1947  
 1950 200 1967

help@uaid.gov.in

www.uaid.gov.in





25 FEB 2019



ভারতের নির্বাচন কমিশন  
 Election Commission of India  
 IDENTIFICATION CARD

NSX1540731



নির্বাচকের নাম : মুক্তিপদ ঘোষ  
 Elector's Name : Muktipada Ghosh  
 পিতার নাম : রবি ঘোষ  
 Father's Name : Late Rabi Ghosh  
 লিঙ্গ/সেক্স : পুং/ M  
 জন্ম তারিখ : XX/XX/19XX  
 Date of Birth : XX/XX/19XX

*MUKTI pada Ghosh.*

NSX1540731

ধর্ম  
 Religion

Address:  
 ANRAH SHANKARPUR NEW  
 TOWNSHIP, BURDWAR-713212

Date: 27/10/2018

275-নম্বরের ফর্মটি (যেখানে নিম্নের কথা-  
 মিলেবে) স্বাক্ষর করুন।  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 275-Pandabeswar Constituency

ধর্ম-মতানুসারে স্বাক্ষর করুন এবং তারিখ দিন মাস ও বছর  
 দিন মাস ও বছর-মতানুসারে স্বাক্ষর করুন এবং তারিখ দিন মাস ও বছর  
 In case of change in address mention this Card No  
 in the relevant Form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number.



25 FEB 2019



Rina Ghosh  
DOB: 01/01/1981  
Female

8926 1635 1639

मेरा आधार, मेरी पहचान

Rina Ghosh



राष्ट्रीय समाज  
National Society of India

Address:  
W/O: Muktipada Ghosh, VII-shankarpur, Arsa, Bardhaman,  
Surdwari Arsa, West Bengal, 713212

8926 1635 1639

1947

www.nsi.org.in

www.nsi.org.in





25 FEB 2019





25 FEB 2019

आयकर विभाग  
INCOME TAX DEPARTMENT

SOMA SAMANTA

BIPAD BARAN ROY

18/11/1986

Permanent Account Number

FJEPS9162P

Soma Samanta

Signature



भारत सरकार  
GOVT. OF INDIA



यदि इस कार्ड को / या किसी अन्य का कार्ड खोया जाये /  
कृपया तुरंत सूचना देकर, पुनर्प्राप्त कराये  
5 वीं मंजिल, एन सी सी बिल्डिंग, सर्वे नं. 141, एन. 97/8,  
मोडल कॉलोनी, नजद डीप बंगला चौक,  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax PAN Services Unit, NSDL,  
5th Floor, Muzari Sterling,  
Plot No. 141, Survey No. 97/8,  
Model Colony, Near Deep Bungalow Circle,  
Pune - 411 016.

Tel: 91-20-2721 8000, Fax: 91-20-2721 8081  
e-mail: [info@nsdl.com](mailto:info@nsdl.com)

Soma Samanta





5 FEB 2019

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

GRN: 19-201819-033724639-1 Payment Mode Online Payment  
GRN Date: 31/01/2019 09:48:12 Bank: HDFC Bank  
BRN: 705462064 BRN Date: 31/01/2019 09:50:05

DEPOSITOR'S DETAILS

Id No. : 02060000087235/4/2019

[Query No./Query Year]

Name : DEBABRATA BISWAS  
Contact No. : Mobile No. : +91 9476230460  
E-mail :  
Address : DURGAPUR COURT CITY CENTRE  
Applicant Name : Mr DEBABRATA BISWAS  
Office Name :  
Office Address :  
Status of Depositor : Advocate  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	02060000087235/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	35010
2	02060000087235/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	14

In Words : Rupees Thirty Five Thousand Twenty Four only Total 35024




Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

25 FEB 2019

7

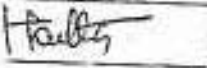
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**ADRPD0439Q**

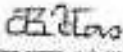


नाम / NAME  
**SUBODH KUMAR DUTTA**

पिता का नाम / FATHER'S NAME  
**BIMALA KANTA DUTTA**

जन्म तिथि / DATE OF BIRTH  
**19-02-1965**

हस्ताक्षर / SIGNATURE  


  
असिस्टेंट कमिश्नर, ए.ए. - XI  
COMMISSIONER OF INCOME-TAX, W.B. - XI

*Subodh Kumar Dutta*





25 FEB 2019

### Major Information of the Deed




Deed No :	I-0206-00971/2019	Date of Registration	25/02/2019
Query No / Year	0206-0000087235/2019	Office where deed is registered	
Query Date	17/01/2019 1:07:37 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	DEBABRATA BISWAS DURGAPUR COURT, CITY CENTRE, Thana : Durgapur, District : Burdwan, WEST BENGAL, Mobile No. : 9476230460, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,61,55,040/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			

#### Land Details :



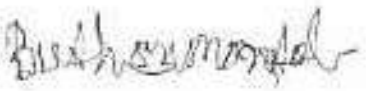


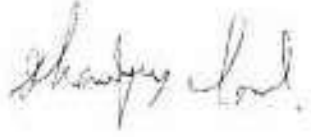


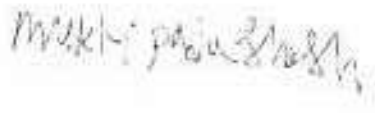


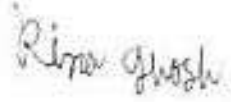
District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-19	RS-246	Vastu	Vastu	58 Dec	1/-	1,06,47,640/-	Width of Approach Road: 40 Ft.,
L2	RS-20	RS-180	Vastu	Vastu	30 Dec	1/-	55,07,400/-	Width of Approach Road: 40 Ft.,
		<b>TOTAL :</b>			<b>88Dec</b>	<b>2 /-</b>	<b>161,55,040 /-</b>	
		<b>Grand Total :</b>			<b>88Dec</b>	<b>2 /-</b>	<b>161,55,040 /-</b>	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Smt SABITA CHATTERJEE, (Alias: Smt SABITA CHATTOPADHYAY)</b> Wife of Mr HARADHAN CHATTOPADHYAY Executed by: Self, Date of Execution: 25/02/2019 , Admitted by: Self, Date of Admission: 25/02/2019 ,Place : Office			
		25/02/2019	LTI 25/02/2019	25/02/2019
FULJHORE, P.O:- FULJHORE, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARLPC7912K, Status :Individual, Executed by: Self, Date of Execution: 25/02/2019 , Admitted by: Self, Date of Admission: 25/02/2019 ,Place : Office				

Major Information of the Deed :- I-0206-00971/2019-25/02/2019

2	<p><b>Name</b></p> <p><b>Mr BUDHAN MONDAL</b>  Son of Mr KARTICK MONDAL  Executed by: Self, Date of Execution: 25/02/2019  , Admitted by: Self, Date of Admission: 25/02/2019 ,Place : Office</p>	<p><b>Photo</b></p>  <p>25/02/2019</p>	<p><b>Fingerprint</b></p>  <p>LTI 25/02/2019</p>	<p><b>Signature</b></p>  <p>25/02/2019</p>
<p>VILL. SHANKARPUR, P.O:- ARRAH, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUCPM9716B, Status :Individual, Executed by: Self, Date of Execution: 25/02/2019 , Admitted by: Self, Date of Admission: 25/02/2019 ,Place : Office</p>				
3	<p><b>Name</b></p> <p><b>Mr DHANANJOY PAUL</b>  Son of Mr SADHAN PAUL  Executed by: Self, Date of Execution: 25/02/2019  , Admitted by: Self, Date of Admission: 25/02/2019 ,Place : Office</p>	<p><b>Photo</b></p>  <p>25/02/2019</p>	<p><b>Fingerprint</b></p>  <p>LTI 25/02/2019</p>	<p><b>Signature</b></p>  <p>25/02/2019</p>
<p>VILL. ARRAH, P.O:- ARRAH, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APVPP1366C, Status :Individual, Executed by: Self, Date of Execution: 25/02/2019 , Admitted by: Self, Date of Admission: 25/02/2019 ,Place : Office</p>				
4	<p><b>Name</b></p> <p><b>Mr MUKTIPADA GHOSH</b>  Son of Late RABI LOCHAN GHOSH  Executed by: Self, Date of Execution: 25/02/2019  , Admitted by: Self, Date of Admission: 25/02/2019 ,Place : Office</p>	<p><b>Photo</b></p>  <p>25/02/2019</p>	<p><b>Fingerprint</b></p>  <p>LTI 25/02/2019</p>	<p><b>Signature</b></p>  <p>25/02/2019</p>
<p>VILL. SHANKARPUR, P.O:- ARRAH, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AQYPG8711G, Status :Individual, Executed by: Self, Date of Execution: 25/02/2019 , Admitted by: Self, Date of Admission: 25/02/2019 ,Place : Office</p>				
5	<p><b>Name</b></p> <p><b>Smt RINA GHOSH</b>  Wife of Mr MUKTIPADA GHOSH  Executed by: Self, Date of Execution: 25/02/2019  , Admitted by: Self, Date of Admission: 25/02/2019 ,Place : Office</p>	<p><b>Photo</b></p>  <p>25/02/2019</p>	<p><b>Fingerprint</b></p>  <p>LTI 25/02/2019</p>	<p><b>Signature</b></p>  <p>25/02/2019</p>
<p>VILL. SHANKARPUR, P.O:- ARRAH, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BMGPG3308E, Status :Individual, Executed by: Self, Date of Execution: 25/02/2019 , Admitted by: Self, Date of Admission: 25/02/2019 ,Place : Office</p>				












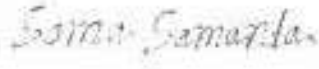


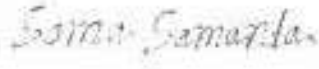


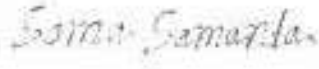
Major Information of the Deed :- I-0206-00971/2019-25/02/2019

6 **S S SOLUTIONS PRIVATE LIMITED**  
 FLAT NO.5C, FIFTH FLOOR, ABHILASA APARTMENT, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-  
 Burdwan, West Bengal, India, PIN - 713212 , PAN No.:: AAUCS4988C, Status :Organization, Executed by:  
 Representative, Executed by: Representative

**Developer Details :**



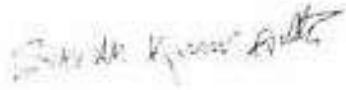
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>DURGAPUR REAL ESTATE PRIVATE LIMITED</b> A/17, MEGHMALLAR SARANI, SECTOR 2C, BIDHANNAGAR, P.O:- BIDHANNAGAR, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 , PAN No.:: AADCD2414K, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr SANJIB SAMANTA</b>            Son of Late HARADHAN SAMANTA            Date of Execution - 25/02/2019, , Admitted by: Self, Date of Admission: 25/02/2019, Place of Admission of Execution: Office         </td> <td>             Feb 25 2019 3:30PM         </td> <td>             LTI            25/02/2019         </td> <td>             25/02/2019         </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr SANJIB SAMANTA</b> Son of Late HARADHAN SAMANTA Date of Execution - 25/02/2019, , Admitted by: Self, Date of Admission: 25/02/2019, Place of Admission of Execution: Office	 Feb 25 2019 3:30PM	 LTI 25/02/2019	 25/02/2019	FLAT NO.5C, FIFTH FLOOR, ABHILASA APARTMENT, 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.:: AVXPS0160M Status : Representative, Representative of : S S SOLUTIONS PRIVATE LIMITED (as as DIRECTOR)		
Name	Photo	Finger Print	Signature									
<b>Mr SANJIB SAMANTA</b> Son of Late HARADHAN SAMANTA Date of Execution - 25/02/2019, , Admitted by: Self, Date of Admission: 25/02/2019, Place of Admission of Execution: Office	 Feb 25 2019 3:30PM	 LTI 25/02/2019	 25/02/2019									
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>Smt SOMA SAMANTA</b>            Wife of Mr SANJIB SAMANTA            Date of Execution - 25/02/2019, , Admitted by: Self, Date of Admission: 25/02/2019, Place of Admission of Execution: Office         </td> <td>             Feb 25 2019 3:33PM         </td> <td>             LTI            25/02/2019         </td> <td>             25/02/2019         </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Smt SOMA SAMANTA</b> Wife of Mr SANJIB SAMANTA Date of Execution - 25/02/2019, , Admitted by: Self, Date of Admission: 25/02/2019, Place of Admission of Execution: Office	 Feb 25 2019 3:33PM	 LTI 25/02/2019	 25/02/2019	FLAT NO.5C, FIFTH FLOOR, ABHILASA APARTMENT, BAMUNARA, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: FJEPS9162P Status : Representative, Representative of : S S SOLUTIONS PRIVATE LIMITED (as as DIRECTOR)		
Name	Photo	Finger Print	Signature									
<b>Smt SOMA SAMANTA</b> Wife of Mr SANJIB SAMANTA Date of Execution - 25/02/2019, , Admitted by: Self, Date of Admission: 25/02/2019, Place of Admission of Execution: Office	 Feb 25 2019 3:33PM	 LTI 25/02/2019	 25/02/2019									

Major Information of the Deed :- I-0206-00971/2019-25/02/2019



3	<b>Name</b> Mr SUBODH KUMAR DUTTA (Presentant ) Son of Late BIMALA KANTA DUTTA Date of Execution - 25/02/2019, , Admitted by: Self, Date of Admission: 25/02/2019, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	Feb 25 2019 3:37PM	LTI 25/02/2019	25/02/2019	
A/17, MEGHMALLAR SARANI, SECTORE 2C, BIDHANNAGAR, P.O.- BIDHANNAGAR, P.S.- New Township, Durgapur, District-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADRPD0439Q Status : Representative, Representative of : DURGAPUR REAL ESTATE PRIVATE LIMITED (as as DIRECTOR)				

**Identifier Details :**

<b>Name</b> Mr BIKASH BARMAN Son of Late SHYAMLAL BARMAN VILL. SONAI P.O.- SONAI, P.S.- Kanksa, Durgapur, District -Burdwan, West Bengal, India, PIN - 713148	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	25/02/2019	25/02/2019	25/02/2019

Identifier Of Smt SABITA CHATTERJEE, Mr BUDHAN MONDAL, Mr DHANANJOY PAUL, Mr MUKTIPADA GHOSH, Smt RINA GHOSH, Mr SANJIB SAMANTA, Smt SOMA SAMANTA, Mr SUBODH KUMAR DUTTA

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt SABITA CHATTERJEE	DURGAPUR REAL ESTATE PRIVATE LIMITED-9.66667 Dec
2	Mr BUDHAN MONDAL	DURGAPUR REAL ESTATE PRIVATE LIMITED-9.66667 Dec
3	Mr DHANANJOY PAUL	DURGAPUR REAL ESTATE PRIVATE LIMITED-9.66667 Dec
4	Mr MUKTIPADA GHOSH	DURGAPUR REAL ESTATE PRIVATE LIMITED-9.66667 Dec
5	Smt RINA GHOSH	DURGAPUR REAL ESTATE PRIVATE LIMITED-9.66667 Dec
6	S S SOLUTIONS PRIVATE LIMITED	DURGAPUR REAL ESTATE PRIVATE LIMITED-9.66667 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Smt SABITA CHATTERJEE	DURGAPUR REAL ESTATE PRIVATE LIMITED-5 Dec
2	Mr BUDHAN MONDAL	DURGAPUR REAL ESTATE PRIVATE LIMITED-5 Dec
3	Mr DHANANJOY PAUL	DURGAPUR REAL ESTATE PRIVATE LIMITED-5 Dec
4	Mr MUKTIPADA GHOSH	DURGAPUR REAL ESTATE PRIVATE LIMITED-5 Dec
5	Smt RINA GHOSH	DURGAPUR REAL ESTATE PRIVATE LIMITED-5 Dec
6	S S SOLUTIONS PRIVATE LIMITED	DURGAPUR REAL ESTATE PRIVATE LIMITED-5 Dec

Major Information of the Deed :- I-0206-00971/2019-25/02/2019

On 24-01-2019

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,61,55,040/-



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

**Burdwan, West Bengal**

On 25-02-2019

**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 : 4B (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:40 hrs on 25-02-2019, at the Office of the A.D.S.R. DURGAPUR by Mr SUBODH KUMAR DUTTA ,

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

Execution is admitted on 25/02/2019 by 1. Smt SABITA CHATTERJEE, Alias Smt SABITA CHATTOPADHYAY, Wife of Mr HARADHAN CHATTOPADHYAY, FULJHORE, P.O: FULJHORE, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife, 2. Mr BUDHAN MONDAL, Son of Mr KARTICK MONDAL, VILL. SHANKARPUR, P.O: ARRAH, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 3. Mr DHANANJOY PAUL, Son of Mr SADHAN PAUL, VILL. ARRAH, P.O: ARRAH, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 4. Mr MUKTIPADA GHOSH, Son of Late RABI LOCHAN GHOSH, VILL. SHANKARPUR, P.O: ARRAH, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 5. Smt RINA GHOSH, Wife of Mr MUKTIPADA GHOSH, VILL. SHANKARPUR, P.O: ARRAH, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife

Identified by Mr BIKASH BARMAN, , Son of Late SHYAMLAL BARMAN, VILL. SONAI, P.O: SONAI, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Service

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

Execution is admitted on 25-02-2019 by Mr SUBODH KUMAR DUTTA, as DIRECTOR, DURGAPUR REAL ESTATE PRIVATE LIMITED (Private Limited Company), A/17, MEGHMALLAR SARANI, SECTOR 2C, BIDHANNAGAR, P.O:- BIDHANNAGAR, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr BIKASH BARMAN, , Son of Late SHYAMLAL BARMAN, VILL. SONAI, P.O: SONAI, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Service

Execution is admitted on 25-02-2019 by Mr SANJIB SAMANTA, as DIRECTOR, S S SOLUTIONS PRIVATE LIMITED (Private Limited Company), FLAT NO.5C, FIFTH FLOOR, ABHILASA APARTMENT, P.O - BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr BIKASH BARMAN, , Son of Late SHYAMLAL BARMAN, VILL. SONAI, P.O: SONAI, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Service

Execution is admitted on 25-02-2019 by Smt SOMA SAMANTA, as DIRECTOR, S S SOLUTIONS PRIVATE LIMITED (Private Limited Company), FLAT NO.5C, FIFTH FLOOR, ABHILASA APARTMENT, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr BIKASH BARMAN, , Son of Late SHYAMLAL BARMAN, VILL. SONAI, P.O: SONAI, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Service

Major Information of the Deed :- I-0206-00971/2019-25/02/2019

**Payment of Fees**

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/01/2019 9:50AM with Govt. Ref. No: 192018190337246391 on 31-01-2019, Amount Rs: 14/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 705462064 on 31-01-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7292, Amount: Rs.5,000/-, Date of Purchase: 27/12/2018, Vendor name: Jitendra Nath Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/01/2019 9:50AM with Govt. Ref. No: 192018190337246391 on 31-01-2019, Amount Rs: 35,010/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 705462064 on 31-01-2019, Head of Account 0030-02-103-003-02

*Hillol Ghosh*

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

Major Information of the Deed :- I-0206-00971/2019-25/02/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2019, Page from 22304 to 22356

being No 020600971 for the year 2019.



*ba*

Digitally signed by PARTHA BAIRAGGYA  
Date: 2019.02.27 18:52:25 +05:30  
Reason: Digital Signing of Deed.

(Partha Bairaggya) 27-02-2019 18:52:00  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)