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पश्चिमबंग पश्चिम बंगाल WEST BENGAL

E 435732

Certified that the Document
 is A limited to Register in the
 Sign and Sheet and the End-
 rosements attached with this
 Documents are the Part of this
 Document.

A.D.S.R. *[Signature]*
 Bardwan

09 APR 2013

DEVELOPMENT AGREEMENT

Mouza-Bamunara

Area Of Land- 590 Decimal

1-15
 E-7
 E-7
 14
 1000
 49834
 24180

[Signature]
 (Adv.)

Sl. No. 2670 Date 8-4-13
Name Anup Inrakayastha & others
Address DJP-05.
Value of Stamp Paper 1000/-
Date of Purchase of the Stamp Paper from Treasury 05 APR 2013
Name of the treasury from where Purchase-Durgapur.

~~Jitendra Nath Mondal~~
Stamp Vendor
Durgapur Court, Durgapur-12
Licence No-1/86



09 APR 2013

Additional District Sub-Registrar
Durgapur, Burdwan

09 APR 2013

THIS DEVELOPMENT AGREEMENT made on this the 09th day of April 2013.

BETWEEN

1. **SRI. ANUP PURAKAYASTHA [PAN-AHOPP4591L]** son of Late Chandrajeet Purakayasta by faith Hindu, by occupation Business, by nationality Indian, resident of 3/19 Sepeco Township, B- Zone, Durgapur-713205, District - Burdwan (W.B). (2) **SMT. CHANDANA PURAKAYASTHA [PAN-AZIPP3919L]** Wife of Sri. Anup Purakayasta by faith Hindu, by occupation Business, by nationality Indian, resident of 3/19 Sepeco Township, B- Zone, Durgapur-713205, District - Burdwan (W.B) (3) **SRI. MADHUSUDAN SAHA [PAN - AKQPS6374K]** son of Late Makhanlal Saha by faith Hindu, by occupation Business, by nationality Indian, resident of M3/3 Ramkrishna Pally, Gurudwara Road, Durgapur-713213, District - Burdwan (W.B). (4) **SMT. RATNA SAHA [PAN. AJEPS1057Q]** wife of Sri. Madhusudan Saha faith Hindu, by occupation Business, by nationality Indian, resident of M3/3 Ramkrishna Pally, Gurudwara Road, Durgapur-713213, District - Burdwan (W.B). 5. **SRI. PANKAJ MUKHERJEE [PAN - AJOPM7641Q]** son of Late Swapun Kumar Mukherjee by faith Hindu, by occupation Business, by nationality Indian, resident of 1/9 Debinagar Agram Lane, Benachity, Durgapur-713213, District - Burdwan (W.B). 6. **DR. MALAYA MUKHERJEE [PAN - ALSPM9084D]** Wife of Pankaj Mukherjee by faith Hindu, by occupation Doctor, by nationality Indian, resident of 1/9 Debinagar Agram Lane, Benachity, Durgapur-713213, District - Burdwan (W.B). Hereinafter referred to and called as "**LANDOWNER**" (herein after called and referred to as **LAND OWNERS** which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART**.

AND

TAPOBAN HOUSING DEVELOPMENT PRIVATE LTD [PAN-AADCT8970A] having its Registered Office at 1/9 Debinagar, Benachity, Durgapur-713213. Represented by its Director **SRI PANKAJ MUKHERJEE** son of Late. Swapun Kumar Mukherjee, Resident of 1/9, Debi Nagar, Benachity, Durgapur-713213, District - Burdwan. (2) **SRI. ANUP PURAKAYASTHA** son of Late Chandrajeet Purakayasta resident of 3/19 Sepeco Township, B- Zone, Durgapur-713205, District - Burdwan. (3) **SRI. MADHUSUDAN SAHA** son of Late Makhanlal Saha resident of M3/3 Ramkrishna Pally, Gurudwara Road, Durgapur-713213, District - Burdwan. Hereinafter referred to and called as "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the **SECOND PART**.

Whereas the landowners owning possessing and seizing of a land measuring about 590 Decimal comprised at and under Mouza : Bamunara, J.L. No. 58, Thana : Kanksa, Durgapur - 713212, District - Burdwan, under the jurisdiction of Gopalpur Gram Panchayet, District - Burdwan. The property more fully mentioned and describe in the First schedule is purchased property of the First Part, they purchased the same by dint of registered sale deed vide no. 1-2091 of 2011 of A.D.S.R. Durgapur, sale deed vide no. 1-2082 of 2011 of A.D.S.R. Durgapur, sale deed vide no. 1-5292 of 2011 of A.D.S.R., sale deed vide no. 1-2089 of 2011 of A.D.S.R. Durgapur and sale deed vide no. 1-5300 of 2011 of A.D.S.R. Durgapur and their name recorded in

L.R.R.O.R. From the date of purchase Landowners rightfully owning and possessing the Schedule mentioned properties.

AND whereas the First Part desire to develop the First Schedule property by construction of several multi storied buildings up to maximum limit of floor consisting of so many flats and apartments along with car parking space etc as approved by Gopalpur Gram Panchayet and/or any other competent authority but due to scarcity of fund the First Part being unable to take any steps for the said development and as such the First Part is in search of a dependable, competent and reputed Developer for the said development work.

Whereas the second part are desirous to launch multiple housing complex at Durgapur and keeping the view in mind in the process of giving a concrete real shape of their such desire and dream, are in quest of suitable plots of land as per their choice in that area/locality, for their proposed project, accepted the proposal of the First Part for inclusion of the land mentioned in the First Schedule, owned and possessed by the First Part, within their proposed project area, after checking the documents related to the ownership of the land, feasibility of construction and viability of the project and has decided to construct multistoried building thereat, consisting of flats and apartments along with car parking spaces etc., with the object of selling such flats/apartments to the prospective purchasers.

BASIC UNDERSTANDING:

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

Now this presents witness as follows:

1. This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned hereinabove at the commencement of this agreement. And this agreement shall remain in force till the completion of the project, as per the project plan, and flats and appurtenances are completed and possession thereof are delivered to the intending owners unless terminated in the manner mentioned in the agreement for any breach of any of the terms.
2. The owners have offered total land of 590 Decimal for development and construction but out of which 218 Decimal land is part and parcel of Pukur that character of the same shall not be change and in rest 372 decimal land used for housing complex consisting of flats/apartments & parking spaces on express understanding that the developer would comply with and/or cause compliance of all statutory provisions/regulations of the Gram Panchayet or Govt. Departments/Offices in regard to such development & construction with their own cost.

3. **The Owners hereby declared that :-**

- a) The said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.
 - b) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - c) There is no agreement between the Owners and any other party (except **M/S Tapoban Housing Development Private Ltd**) either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
 - d) The photocopies of all documents for the said land e.g. Tax receipts, Registered Deed, Khatian etc.
4. Both the owners and the developers have agreed, accepted & confirmed that the covenants shall bind them and their successors-in title or interest and shall be strictly performed by both the parties. No amendment or modification of this agreement or any part thereof shall be valid and effective unless it is by an instrument in writing executed by all the parties.
5. The developer M/S. Tapoban Housing Development Private Ltd confirms, accepts and assure the owners that they are fully acquainted with, aware of the process/formalities related to similar project in Gram Panchayat area and fully satisfied with the papers/documents related to the ownership, physical measurement of the said land, litigation free possession, suitability of the site and viability of the said project and will not raise any objection with regard thereto.
6. The developer confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the owners do not have any liability and or responsibility to finance and execute the project or part thereof.
7. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Municipality/Gram Panchayet/Govt. Agency.
- Any variation/alteration/modification from the original approved drawing/plan needs approval of the owners & the Architect before submission to the Gram Panchayet appropriate authority for subsequent revision.
- In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.
8. The Second part shall pay to the First Part, part by part through cheques by way of cash consideration money towards the price of the land described in details, hereunder in the First Schedule. The Second Part shall agree to pay 70% of the Profit of the project to the First Part as consideration the profit determined by the Developer's Chartered Accountant shall binding upon

- both the parties. That 70% of the profit shall be distributed among the Land owners on the basis of proportionate ratio of land which they own.
9. Once possession is taken by the Second Part they shall not raise any question regarding the measurement of the First Schedule mentioned property and second part shall take all the necessary step to save the property from any kind of encroachment by the adjacent land owner.
 10. First Part shall not be responsible for any acts deeds or things done by Second Part towards any funds collected by the Second Part from one or more prospective buyer of the proposed flats nor shall the Second Part be authorized to put the said premises under any encumbrances whatsoever.
 11. That the Second Part 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 First Part shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement. The First Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second Part shall be responsible for the said incident or damage or loss during construction.
 12. That the First Part shall not be responsible for any business loss and/or any damages etc or due to failure on the part of the Second Part to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers.
 13. That the Second Part shall complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan within 60 months from the date of agreement with further additional period of 12 months.
 14. That the First Part shall be entitled to cancel and/or rescind this agreement after 60 months, with further additional period of 12 months, if Second Part fail to make payment to the First Part as per clause 8 mentioned herein-above.
 15. That the First Part agreed that he will either personally present before the Registering Authority to sign all the agreement for sell and all deeds of conveyance for selling the flats to the prospective buyer as confirming party.
 16. That the First Part also agreed that they shall give full authority and power to the Second Part by executing a deed of power of Attorney to do and execute all lawful acts, deeds, things for the owners and on their behalf in respect of all activities related to developing and construction of a housing complex on the said land and sale of flats/apartments to the prospective buyers and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed by the owners.
 17. That First Part shall not be entitled to claim any other consideration or money save and except those expressly agreed upon and provided in these presents.
 18. **Right Restricted** :- The Second Part shall not lease, mortgage, let out and/or charge the said land on and from the date of execution of this

agreement to till the schedule date of completion of the project but the intended purchaser right regarding mortgage shall not be restricted or effected by this clause. And also the First Part will not do any act/deed or things whereby the Second Part may be prevented from construction of the project on the Schedule Land.

19. **Force Majeure** :- The developer shall not be held responsible for any consequences or liabilities or completion time under this agreement if the developer is prevented in performing the obligations by reasons of contingencies caused by unforeseen occurrences-e.g. 1) Acts of nature, (2) Acts of war (3) Acts of insurrection/terrorist action/civil unrest/riot beyond the control of the Govt. administration.

20. **Owners Allocations and time Schedule :**

Considering that the owners having agreed to enter into the Development agreement with the developer on the said property described in the First Schedule hereunder written and knowing the Developer's rights, powers, privilege and benefits as mentioned herein, the developer has agreed to pay the sum as mentioned in clause 8 herein-above, part by part through cheques as cash consideration money, towards the price of the said property described in the First Schedule.

The process of paying the cash consideration money as narrated in clause 8 herein-above, can be extended maximum up to 60 months with further additional period of 12 months from the date of this agreement.

21. **Developers Allocations** shall mean all entire building/s including common facilities of the building along with undivided proportionate share of the "said property/premises" after providing the land owners' allocation as mentioned herein-above.

22. **Flat Owners' association/co-operative society:**

The developer shall take initiative to act as a catalytic agent to form a flat owners' association/co-operative society, as soon as it become feasible. The registration of the association/society is to be done as per existing law of the state and the entire expenditure including the registration cost etc., shall be borne as per proportionate share by the members of the concerned association/society. The land owners owning and possessing flats by means of in exchange/as part of consideration value, in the housing complex shall also be liable to join as members of the association/society, for future management and maintenance of the housing complex and shall abide by the rules and regulations of the association/society.

23. **Miscellaneous :-**

- a) **Indian Law** - This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- b) **Confidentiality & non-disclosure** - Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) **Disputes** - Differences in opinion in relation to or arising out during execution of the housing project under this agreement shall be intimated by a registered letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996.

with modification made from time to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate, to be nominated by both the parties or their legal advisors.

- d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc with due approval and or any other clearance from competent authority are to be supplied by the developers to the owners time to time.
- e) The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.
- g) The second party or the developer shall have the right and/or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or 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.
- h) A successful project completion certificate from the Architect or any competent technical body with specific observations/comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense for a guarantee period of next six months after handing over of physical possession of the flats.
- i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Second Party i.e. Developer exclusively.
- j) The owners shall have no right, title, interest, claim whatsoever in the consideration received by the developers or its nominees except that have been mentioned in owners allocation.
- k) All flat owners/members of the co-operative body will have sole right in respect of the top floor/roof in the said multistoried building to be used jointly or in the manner what they like.
- l) The landowners and the developers have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.

Handwritten signature and initials, possibly 'R.V.V.', written in dark ink on the left margin of the page.

- 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 developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.
- n) Save and except the conditions and stipulations as mentioned herein the owner shall have every right to terminate the agreement at any moment if any condition and stipulations is violated and in case of termination of agreement the Developer cannot claim any damages from the landowner towards the cost incurred in construction of project.

Schedule-I

(Description of Land)

All that piece and parcel of Land measuring total area of 217 Decimal comprised at and under Mouza : Bamunara, J.L. No. 58, Khatian no-2696,2697,2698 Thana : Kanksa, Durgapur - 713212, District - Burdwan, Under Gopalpur Gram Panchyat

R.S.Plot No	L.R.Plot No	Charectar	Area(Decimal)
842/5006	640	Baid	83
853	641	Pukur Par	100
4512	4427	Danga	34

Butted and Bounded

North :- 25 Ft Wide Kachaa Road & R.s. Plot No-853 & 842/5006

South :- R.S.Plot no-4511(P)

East :- Land of Gopalpur Mouza

West :- R.S.Plot No-852(P),854,4507

The Land is used for Housing Complex

Schedule-II

(Description of Land)

All that piece and parcel of Land measuring total area of 100 Decimal comprised at and under Mouza : Bamunara, J.L. No. 58, Khatian no-2696,2697,2698 Thana : Kanksa, Durgapur - 713212, District - Burdwan, under Gopalpur Gram Panchyat

R.S.Plot No	L.R.Plot No	Charectar	Area(Decimal)
853	641	Pukur Par	100

Butted and Bounded

North :- 40 Ft Wide Kachiaa Road

South :- R.S.Plot no-853

East :- R.S.Plot no-852 & 853

West :- R.S.Plot No-842/4237,846,847,850,854

The Land is used for Housing Complex

Schedule-III

(Description of Land)

All that piece and parcel of Land measuring total area of 45 Decimal comprised at and under Mouza : Bamunara, J.L. No. 58, Khatian no-2696,2697,2698 Thana : Kanksa, Durgapur - 713212, District - Burdwan, under Gopalpur Gram Panchyat

R.S.Plot No	L.R.Plot No	Charectar	Area(Decimal)
844/4937	631	Kanali	45

Butted and Bounded

North :- R.S.Plot no-842

South :- R.S.Plot no-845,846

East :- R.S.Plot no-853(P)

West :- R.S.Plot No-844/4937,845, 20 Ft wide Road

The Land is used for Housing Complex

Schedule-IV

(Description of Land)

All that piece and parcel of Land measuring total area of 8 Decimal comprised at and under Mouza : Bamunara, J.L. No. 58, Khatian no-2696,2697,2698 Thana : Kanksa, Durgapur - 713212, District - Burdwan, under Gopalpur Gram Panchyat

R.S.Plot No	L.R.Plot No	Charectar	Area(Decimal)
842/5006	640	Baid	8

Butted and Bounded

North :- R.S.Plot no-842/5006

South :- 20 Ft wide Road

East :- R.S.Plot no- 842

West :- R.S.Plot No-842/5006

The Land is used for Housing Complex

Schedule-V

(Description of Land)

All that piece and parcel of Land measuring total area of 2 Decimal comprised at and under Mouza : Bamunara, J.L. No. 58, Khatian no-2696,2697,2698 Thana : Kanksa, Durgapur - 713212, District - Burdwan, under Gopalpur Gram Panchyat

R.S.Plot No	L.R.Plot No	Charectar	Area(Decimal)
853	641	Pukur Parh	2

Butted and Bounded

North :- R.S.Plot no-842/5006

South :- R.S.Plot no- 852

East :- R.S.Plot no- 853(1)

West :- 20 Ft wide Road

The Land is used for Housing Complex

Schedule-VI

(Description of Land)

All that piece and parcel of Land measuring total area of 218 Decimal comprised at and under Mouza : Bamunara, J.L. No. 58, Khatian no-2696,2697,2698 Thana : Kanksa, Durgapur - 713212, District - Burdwan, under Gopalpur Gram Panchyat

R.S.Plot No	L.R.Plot No	Charectar	Area(Decimal)
4511	4428	Pukur	218

Butted and Bounded

North :- 20 Ft wide Road & R.S. Plot No-4512

South :- R.S.Plot no-4513,4502

East :- Land of Gopalpur Mouza

West :- R.S.Plot No-4510,4508,4507

The Land is used for water body.

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

SIGNED AND DELIVERED by the OWNERS / FIRST PART at DURGAPUR in the presence of:

Witnesses:-

Ranbhem Samra G
S/o Late Sanyasdas
Samra
C/o Anis Dur-16

- 1. A Anup Prakashyathra
- 2. C Chandana Prakashyathra
- 3. M ~~XXXXXXXXXX~~
- 4. R Ratna Saha
- 5. P Pawan Kumar
- 6. MA Malaya Mukherjee

Ajit Dutta
S/o. Lt. Ajit Kumar Dutta
13/9, Vidyapati Road
B-Block, Durgapur-713205.

SIGNED AND DELIVERED by the DEVELOPER/SECOND PART at DURGAPUR in the presence of: TAPOBAN HOUSING DEVELOPMENT PVT. LTD.

- 1. P Pawan Kumar Director
- TAPOBAN HOUSING DEVELOPMENT PVT. LTD.
- A Anup Prakashyathra Director
- 2. TAPOBAN HOUSING DEVELOPMENT PVT. LTD.
- M ~~XXXXXXXXXX~~ Director
- 3.

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

Subrata Mukherjee (S.A.)

Durgapur Court

Ex/1150-506/2007.

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল।



বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল।



বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল।



বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল।



Specimen Form For Ten Fingerprints

Photo



Pawan Kumar

Colour Photo and Finger prints of both hands enclosed and attested by me.

Pawan Kumar

Photo



Malaya Mukherjee

Colour Photo and Finger prints of both hands enclosed and attested by me.

Malaya Mukherjee

Photo

Colour Photo and Finger prints of both hands enclosed and attested by me.

Photo

Colour Photo and Finger prints of both hands enclosed and attested by me.









	Little	Ring (Left)	Middle Hand	Fore	Thumb
	Thumb	Fore (Right)	Middle Hand	Ring	Little
	Little	Ring (Left)	Middle Hand	Fore	Thumb
	Thumb	Fore (Right)	Middle Hand	Ring	Little
	Little	Ring (Left)	Middle Hand	Fore	Thumb
	Thumb	Fore (Right)	Middle Hand	Ring	Little
	Little	Ring (Left)	Middle Hand	Fore	Thumb
	Thumb	Fore (Right)	Middle Hand	Ring	Little

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. DURGAPUR, District- Burdwan
Signature / LTI Sheet of Serial No. 02872 / 2013, Deed No. (Book - I , 02745/2013)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Anup Purakayastha 3/19, Sepco Township, B- Zone, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713205	 09/04/2013	 LTI 09/04/2013	Anup Purakayastha 09/04/2013

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Anup Purakayastha Address -3/19, Sepco Township, B- Zone, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713205	Self	 09/04/2013	 LTI 09/04/2013	Anup Purakayastha 09/04/2013
2	Chandana Purakayastha Address -3/19, Sepco Township, B- Zone, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713205	Self	 09/04/2013	 LTI 09/04/2013	Chandana Purakayastha
3	Madhusudan Saha Address -M3/3, Ramkrishna Pally, Gurudwara Road, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213	Self	 09/04/2013	 LTI 09/04/2013	Madhusudan Saha
4	Ratna Saha Address -M3/3, Ramkrishna Pally, Gurudwara Road, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213	Self	 09/04/2013	 LTI 09/04/2013	Ratna Saha.













(Satyajit Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A.D.S.R. DURGAPUR

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. DURGAPUR, District- Burdwan
Signature / LTI Sheet of Serial No. 02872 / 2013, Deed No. (Book - I , 02745/2013)

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Pankaj Mukherjee Address -1/9, Debinagar Agrani Lane, Benachity, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213	Self	 09/04/2013	 LTI 09/04/2013	<i>Pankaj Mukherjee</i>
6	Malaya Mukherjee Address -1/9, Debinagar Agrani Lane, Benachity, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213	Self	 09/04/2013	 LTI 09/04/2013	<i>Malaya Mukherjee</i>
7	Pankaj Mukherjee Address -1/9, Deinagar, Benachity, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213	Self	 09/04/2013	 LTI 09/04/2013	<i>Pankaj Mukherjee</i>
8	Anup Purakayastha Address -3/19, Sepco Township, B- Zone, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713205	Self	 09/04/2013	 LTI 09/04/2013	<i>Anup purakayastha</i>
9	Madhusudan Saha Address -M3/3, Ramkrishna Pally, Gurudwara Road, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213	Self	 09/04/2013	 LTI 09/04/2013	<i>Madhusudan Saha</i>

Name of Identifier of above Person(s)

Ram Renu Samanta
City Centre, Durgapur, Thana:-Durgapur,
District:-Burdwan, WEST BENGAL, India, Pin :-713216

Signature of Identifier with Date

Ram Renu Samanta
9/4/2013



(Signature)

(Satyajit Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A.D.S.R. DURGAPUR



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

Endorsement For Deed Number : I - 02745 of 2013
(Serial No. 02872 of 2013 and Query No. L000005125 of 2013)

On 09/04/2013

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 : 5, 5(f) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 14.00/-, on 09/04/2013

(Under Article : ,E = 14/- on 09/04/2013)

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.-3,87,37,114/-

Certified that the required stamp duty of this document is Rs.- 75010 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49830/- is paid , by the Bankers cheque number 315074, Bankers Cheque Date 08/04/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 09/04/2013
2. Rs. 24180/- is paid , by the Bankers cheque number 315072, Bankers Cheque Date 08/04/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 09/04/2013

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

Presented for registration at 13.15 hrs on :09/04/2013, at the Office of the A.D.S.R. DURGAPUR by Anup Purakayastha , one of the Executants.

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

Execution is admitted on 09/04/2013 by

- 1 Anup Purakayastha, son of Late Chandrajeet Purakayastha , 3/19, Sepco Township, B- Zone, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713205, By Caste Hindu, By Profession : Business
- 2 Chandana Purakayastha, wife of Anup Purakayastha , 3/19, Sepco Township, B- Zone, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713205, By Caste Hindu, By Profession : Business



(Satyajit Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

09/04/2013 14:14:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 02745 of 2013
(Serial No. 02872 of 2013 and Query No. L000005125 of 2013)

3. Madhusudan Saha, son of Late Makhanlal Saha , M3/3, Ramkrishna Pally, Gurudwara Road, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213, By Caste Hindu, By Profession : Business
 4. Ratna Saha, wife of Madhusudan Saha , M3/3, Ramkrishna Pally, Gurudwara Road, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213, By Caste Hindu, By Profession : Business
 5. Pankaj Mukherjee, son of Late Swapan Kumar Mukherjee , 1/9, Debinagar Agrani Lane, Benachity, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213, By Caste Hindu, By Profession : Business
 6. Malaya Mukherjee, wife of Pankaj Mukherjee , 1/9, Debinagar Agrani Lane, Benachity, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213, By Caste Hindu, By Profession : Professionals
 7. Pankaj Mukherjee
Director, Tapoban Housing Development Pvt. Ltd., 1/9, Debinagar, Benachity, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213.
, By Profession : Business
 8. Anup Purakayastha
Director, Tapoban Housing Development Pvt. Ltd., 1/9, Deinagar, Benachity, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213.
, By Profession : Business
 9. Madhusudan Saha
Director, Tapoban Housing Development Pvt. Ltd., 1/9, Deinagar, Benachity, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213.
, By Profession : Business
- Identified By Ram Renu Samanta, son of Late Shyama Das Samanta, City Centre, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713216, By Caste: Hindu, By Profession: Others.

(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR



(Satyajit Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 858 to 876
being No 02745 for the year 2013.



Satyajit Biswas

(Satyajit Biswas) 09-April-2013
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A.D.S.R. DURGAPUR
West Bengal