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Certified that the Document
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Right use Sheet and the Endr-
sements Attached with the
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A. D. S. S. S. S.
Bardhaman

25 OCT 2019

QUERY No.: 0206-0-001622332 / 2019.

DEVELOPMENT AGREEMENT**DIST.: PASCHIM BARDHAMAN****PS: KANKSA****MOUZA: KHATPUKUR****AREA: 2.44 KATHA****AND THAT THIS DEED HAS ENTERED INTO AMONG**

MRS MANORAMA SINGH (PAN No.:: IBXPS8632G) (Aadhaar no: 371433058920) W/o Mr Prithwi Nath Singh, By Caste: Hindu, Occupation: House wife, Citizen of India, being the resident of D-14/7, Belur NISCO Housing Estate, Post Office: Sapuipara, Police Station :Bally, District:-Howrah, West Bengal, PIN - 711227, India; hereinafter referred to as the **LAND OWNER / VENDOR (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the **FIRST PARTY.****

(Handwritten signature)

Sl. No. 2104 Date 24/10/2019
Sold to Sayak Developer
Address Dgt-12
Value of Stamp 5000
Date of Purchase of the stamp
Paper from Treasury 22 OCT 2019
Name of the Treasury from
Durgapur

Somnath
Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-1E
Licence No.-1120'6-17



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

25 OCT 2019

AND

M/s. SAYAK DEVELOPER (PAN No.: ADXFS6480J) a partnership firm having its registered office at D-118, Prem Residency, Sec. 2B, Shastri Avenue, Post Office: Bidhannagar, Police Station: New Township, Durgapur, District:- Paschim Bardhaman, Pin – 713212, West Bengal, India represented by all of its Partners namely: -

(1) **Mr Buddhadev Roy (PAN No. AMTPR5589G) (Aadhaar No.: 690275579909)** Son of Mr Lakshmi-Kanta Roy;

(2) **Mr Apurba Shyam (PAN No. BATPS2762K) (Aadhaar No.: 757869704771)** Son of Mr Narayan Chandra Shyam;

(3) **Mr Ranjit Roy (PAN No. AQQPR4684P) (Aadhaar No.: 506582759964)** Son of Mr Ajay Roy;

(4) **Mr Shuvro Chattaraj (PAN No. AFMPC9030R) (Aadhaar No.: 388641659084)** Son of Mr Nabani Chattaraj;

(5) **Mr Moloy Karmakar (PAN No. AOFPK0606R) (Aadhaar No.: 950472262562)** Son of Mr Srikanta Karmakar;

(6) **Mr Prasenjit Paul (PAN No. BCGPP5049H) (Aadhaar No.: 806184320683)** Son of Mr Basudev Paul, all of the above from Sl. No.: 01 to 06 are by faith: Hindu, by Occupation: Business, Citizen of India and being the Resident of Vill + PO: Bamunara, PS – Kanksa, District: - Paschim Bardhaman, West Bengal, India, and;

(7) **Mr Bapi Mazumdar (PAN No. ANHPM2778B) (Aadhaar No.: 365297045566)** Son of Mr Mantu Mazumdar, by faith: Hindu, by Occupation: Business, Citizen of India and being the Resident of Arrah, Kalinagar, PS – Kanksa, District: - Paschim Bardhaman, West Bengal, India hereinafter jointly and severally referred to as the **DEVELOPER(s) / SECOND PARTY(s)** (unless repugnant to the context shall mean and include their representatives, heirs, successors, executors, administrators, trustees, legal representatives and assigns).

WHEREAS the Landed property as described in schedule hereunder firstly belonged to the one Bijan Bihari Bhattacharya whose name is/was recorded in the ROR. Moreover, being in lawful possession over the said schedule property the one Bijan Bihari Bhattacharya died intestate and the said property devolved upon his legal heirs, viz., Basudev Bhattacharya, Haradhan Bhattacharya has transferred an area admeasuring 9.499 Decimal be the same a little more or less of their respective share in respect of RS Plot No.: 232 appertaining to LR Plot No.: 162 vide Regd. Deed of Sale Being No.: I-4586 for the Year 1991 in favour of Shyamal Kumar Bhattacharya registered before the Office of the ADSR at Durgapur and as such the name of the one Shyamal Kumar Bhattacharya S/o Ramkrishna Bhattacharya is/was recorded in the LRROR being LR Khatian No.: 542.

WHEREAS the one Shyamal Kumar Bhattacharya transferred an area admeasuring as schedule thereto to Sri Avinash Kumar S/o Mithilesh Kr. Singh in respect of RS Plot No.: 232 appertaining to LR Plot No.: 162 by way of Regd. Deed of Sale Being No.: I-3145 for the Year 2009 recorded in CD Vol. No.: 8 from Pages 4745 to 4758 registered before the Office of the ADSR at Durgapur and aftermath of which has recorded the name in the LRROR being LR Khatian No.: 872; and, thereafter while in lawful possession and ownership over the said schedule property the one said Sri Avinash Kumar has converted the land from Baid to Bastu vide Memo No.: F-25/23/BLRO,Kanksa/10, Dated 11/01/2011 in Conversion Case No.: 419/Kank/10 Dated 11/01/2011 and has transferred the stated converted land of an area admeasuring schedule

below to the recent Vendor aforesaid in respect of RS Plot No.: 232 appertaining to LR Plot No.: 162 by way of Regd. Deed of Sale Being No.: 1-020602329 for the Year 2018 registered before the Office of the ADSR at Durgapur Dated 07/05/2018 and as such the name of the recent Vendor Smt Manorama Singh has been recorded in the LRROR being LR Khatian No.: 1306 vide Mutation Case No.: MN/2018/2303/2260 as per the said report submitted by the BL&LRO, Kanksa vide Memo No.: 295/BL&LRO/KANK/19 Dated 24/05/2019 and since then the recent aforesaid Vendor is/are being in lawful possession and ownership having indefeasible right, title and interests, possession and enjoyment over the said property and paying taxes and levies thereon & is free from all such encumbrances, liens and appendages thereto and without any interferences, objection or interruption from anybody having permanent, heritable and transferrable right, title and interest therein as he / she / they become the owner(s) of the land and forming part of the R.S. Plot No.: 232 more-fully described in the schedule hereto.

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

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

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

NOW THIS INDENTURE WITNESSETH AND IS AGREED AMONG THE PARTIES AFTER DUE DISCUSSION OVER THE MODUS OPERANDI AND THEREFORE HAS REDUCED IN WRITING AS HERETO:

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

II - LAND:- Shall mean the area admeasuring 2.44 Katha or 4 decimals (as per LR.R.O.R.) be the same a little more or less at Mouza: Khatpukur, J.L. No.: 59, L.R. Plot No.: 162 comprised in the undersigned L.R. Khatian No. under the jurisdiction of Durgapur Municipal Corporation (DMC), District - Paschim Bardhaman, in the State of West Bengal, more-fully described in the Schedule below, being conveyed by the First Party/Owner in favour of Second Party, for its Development into a Multi-storied residential complex, more-fully described in Schedule below, is the subject matter of this Development Agreement.

- 1.1 **BUILDING:** - Building shall mean the building to be constructed at the said premises with the maximum Floor Area Ratio (F.A.R.) available or permissible under the rules and regulations of the Municipal Corporation of Durgapur and/or other concerned authorities for the time being in force as per the plan(s) to be sanctioned by the Municipal Corporation of Durgapur (DMC) and/or by the competent authorities.
- 1.2 **ARCHITECT(S) AND STRUCTURAL ENGINEERS:** - Shall mean such Architect(s) and structural engineers whom the Developer(s) may from time-to-time, appoint as the Architect(s) and/or Structural Engineer(s) or such other competent person(s) of the said Building.
- 1.3 **MUNICIPAL CORPORATION:** - Shall mean Durgapur Municipal Corporation (DMC) and shall also include other concerned, competent and appropriate authority(s) either State, public body(s) and/or Central Govt. that may recommend, comment upon, approve, sanction, modify and/or revise such Plans.
- 1.4 **PLAN:** - Shall mean the sanctioned and approved Plan of the said building(s) sanctioned by the Durgapur Municipal Corporation (DMC) and/or such other competent authority(s) and shall also include variations / modifications, alterations therein that may be made by the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
- 1.5 **OWNER'S AREA / SHARE AND ALLOCATION:** - In consideration of the Vendor(s) having appointed the Second Party(s) as Developers of the said property and the Vendor(s) agreeing to allow the Developers to appropriate themselves the profits arising from the said development as is hereinafter provided. As acknowledged by the Vendor(s), the Developer agrees to pay to the Vendor a sum of **Rs. 51, 000/- (Rupees Fifty One thousand) only** as earnest money and being the final consideration in terms of money which shall therefore be made refundable and/or accountable as per the then selling price of such prevailing market rate of the said understated share in the following manner; (on execution of this said agreement and receipt whereof the Vendor(s) doth hereby admit, acknowledge, acquit, release and discharge the Developers forever). And, on receiving up of the said amount vide Cheque Being No.: 036319 dated 25/10/2019 of the stated amount as hereinbefore at Axis Bank Ltd., in Bidhannagar Branch; and, upon execution of these presents the Vendor shall handover the peaceful possession of the said property to the Developers for the purpose of development.

That the Landowner / Vendor shall be entitled for a share out of the stated development as – **one Flat / Apartment admeasuring 2200 Sq.ft. of Super Built up Area (SBA) on the First Floor including one medium sized car parking space of 120 Sq.ft. Super Built up Area on the ground floor** as per the said Booklet / Brochure of the Developer from the stated development works of such construction area on actual coverage / usage over the said premises and as per sanctioned and approved Plan together with undivided, impartible and proportionate interest over the said landed property of the said proposed residential building.

THAT it is needless to mention but require to be reduced in writing is such that herewith that if the Builder / Developer cannot provide the said exact 2200 Sq.ft. of SBA and 120 Sq.ft. of SBA as stated above to the said Vendor, then the Builder / Developer may compensate the landowner with the then selling price per square feet as fixed by the Developer; and, if the landowner / Vendor has got more than the stated area as stated above then the Landowner shall albeit compensate the Developer with the then prevailing selling price per square feet and as fixed by the Developer.

- 1.6 **DEVELOPER'S AREA:** Shall mean the entire proposed multi-storied residential building except the said aforestated Owner's Share with such maximum floors as may be

sanctioned and approved by the DMC and/or competent authority(s) together with undivided, impartible and proportionate interests unto the said land.

- 1.7 UNIT:** Shall mean any Unit(s) / Flat(s) / Garage(s) / spaces, etc. in the Building(s) lying erected at and upon the premises and the right to common use of the common portions appurtenant thereto & the concerned Unit(s) and wherever and whenever the context so intends or permits, shall include the undivided, proportionate share and/or portion attributable to such Unit/Flat and such other areas.
- 1.8 PROJECT:** Shall mean the work of development or construction, undertake and to be done solely by the aforesaid Developer(s) herein with utmost assistance and assurance from the Owner(s) / Vendor(s) in terms of anything and everything whatsoever in respect of the said premises in pursuance of the Development Agreement and/or any modification / alteration or extension thereof till such development, erection, promotion, construction and building of building(s) at and upon the said premises till completion and handover of the same.
- 1.9 FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer(s).
- 1.10 PURCHASER(S):** shall mean and include:
- i. If he / she / they be an individual then his / her / their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
 - ii. If it be a Hindu Undivided Family (HUF) then its members for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
 - iii. If it be a Company then its successor or successors-in-interests and/or permitted assigns;
 - iv. If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
 - v. If it be a Trust then its Trustees / members for the time being in force and their successor(s)-in-interest and assigns.

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

IV - DURATION: - That the Developer(s) shall develop and/or construct the said schedule below landed property in its own name and account and at its own expenses, expertise in its own right, interest and shall alone be liable and responsible for the development of the said property; as and when required then demolishing the existing structures (if any) over the said landed property thereon. The new multi-storied Building Complex comprising of Ground plus such Maximum floors as may be approved by the local municipal concerned authorities consisting of Flats / apartments / units / garages / spaces and works-men room, spaces, etc. shall be erected by the Developer unto the Schedule below property of the First Party(s) / Owner(s) / Vendor(s), by 48 Months with a grace period of 06 Months and that shall be calculated from the date of approval and sanction of plan for such development works unto the said property by the Developer(s) and submission and updation of all such necessary original papers in relation to the said schedule property. However, the said period may get extended by reasons of proven causes beyond the control and authority of the Developer(s) viz. unusual

price hike or non-availability of the materials / labours, riot, flood, earth quake, political instability / disturbances, Act of God, etc.

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

VI: - OWENER DUTY, OBLIGATION & LIABILITY:-

1. That the owner has offered the total area of land thereon measuring **2.44 Katha** for development and construction of a multi-storied building complex consisting of flats / apartments, parking spaces and such spaces, etc. provided wherein that as and when required.
2. That the Owner / Vendor hereby declares and acknowledges that :-
 - a) No acquisition proceedings or any civil suit have or has been initiated in respect of the schedule mentioned plot.
 - b) There is no such indenture / legal document among the Owners / Vendors and/or any other party(s) / person(s) except **M/s. Sayak Developer** either for Sale and otherwise or for development and construction of multi-storied residential building and the said land is free from all such encumbrances. And, also confirms vide this indenture that after execution of this deed, if any of the owner executes or registers any agreement / deeds / documents in favour of any person(s) then he / she / they shall be prosecuted as per the prevailing laws for the time being in force and in that event the owners shall be liable for any such costs and consequences thereof.
3. That the Owner(s) has agreed that either she / he / they shall be in-person present before the Registering Authority and/or to such other authority(s) to sign all the agreement for sale and all deeds and agreements of conveyance for selling the Flats to the prospective buyer(s) as Land Owners maintaining all terms & conditions or whatsoever or shall execute a Development Power of Attorney of their entire share in favour of the Developers for execution of such documents followed by such other works. The Owner / Vendor hereby acknowledge not to interfere on the developer(s) portion / share as mentioned above and as such shall not intrude / anything whatsoever with the amount so received from the prospective buyer(s).
4. That the Owner has offered the total area of land thereon for development and construction of a multi-storied building complex consisting of flats / apartments, parking spaces and such spaces, etc. provided wherein that as and when required, then amalgamating combine and merger of any and/or the adjacent such plots of land with schedule below plots. Moreover and most importantly, the Vendor hereby authorizes and grants NOC to the Developer that they can amalgamate any and/or their plot of land into the land of the stated Vendor herein as schedule below for the sake of the proposed project; and declare further that by doing so neither the share of the stated development shall change nor the Vendor shall object and/or shall raise any such objection thereto for such amalgamation.
5. That the Vendors shall make out a clear and marketable title to the said property, hereditaments and premises agreed to be developed and ultimately to be conveyed free from all reasonable doubts and all such encumbrances and shall at their own costs and expenses get in all outstanding estates and clear all defects in the title and all encumbrances and claims on or to the said property including all claims by way of sale,

exchange, mortgage, gifts, trust, hereditaments, possession or otherwise. That the Owners shall vacate the said premises after execution of this presents and handover the peaceful possession of the said property so that the Developer may start their inceptive works for such development.

6. That the First party(s) hereby assures the Second party(s) that neither he / she / they nor any of the legal heirs and successors shall, due to any reason and/or cause whatsoever; ever cause any interferences or unwanted disturbances in the smooth progress of the intended project. Furthermore, the First Party consents in this indenture that if any of the recorded landowner's execute any further and/or such agreements / deeds / contracts against the said landed property after signing and execution of this Agreement, the aftermath of which the said landowner(s) shall be prosecuted as per law for the time being in force and the Second Party can very well in-person (in-person means natural person) or otherwise initiate civil and criminal cases against him / them and in that event the landowners shall be solely liable for such costs and consequences thereto. In event of death of any or all of the above person(s), his / her / their legal heirs will take his / her / their position thereof and will have all such benefits as mentioned in the said agreement, provided all such clauses as mentioned vide the said Deed shall remain intact herein and shall not change / alter for any reason whatsoever; as it is also needless to mention that in such an event the legal heirs shall be liable and shall be under obligation to execute such further agreements / deeds whatsoever in place of such deceased person.
7. That on and from the time of execution of these presents, the vendors shall deliver or cause to be delivered all such title deeds, parcha, other requisite documentations / papers, plans, approvals, etc. all in original in relation to the said landed property which is hereby agreed to be developed by the Builder / Developer. The Owners / Vendors further assures to extend maximum co-operation for obtaining N.O.C. and for giving declarations, affidavits, other requisite documentations / papers, approvals, etc. whatsoever required.
8. That the Vendors hereby declares that no notice from Government or any other body or authority or under the Durgapur Municipal Corporation Act or Land Acquisition Act or The Defence of India Act or under any other legislative enactments, Government Ordinances, Order or Notification (including any notice for acquisition or requisition of plots or any part thereof) has been received by or served upon them or any other person/s interested therein nor is the said plot or any part thereof included in any intended or publishes scheme of improvement of the Municipal, Government body or Public Body or authority.
9. That the Owners / Vendors agrees and acknowledges that she / they gives her full authority & power to Second Party to do & execute all lawful acts, deeds things for the owners and on his / their behalf in respect of all activities related to developing and construction of the multi-storied residential building cum complex(s) on the said land i.e., to receive the sanctioned plan and other documents from Durgapur Municipal Corporation, and such other statutory authority / authorities or public body(s).
10. That the Landowners / Vendors having had executed this Agreement in favour of the said mentioned above Developers(s) for smooth execution of all such required works in relation to plan sanction, NOC etc. that is to be sanctioned by DMC, ADDA, BL&LRO, FIRE Dept., and/or other concerned authority(s). Moreover, any and/or all of the partners or their representative can submit and/or receive such relevant paper(s) and attend any such hearing in connection with the said landed property(s) on behalf of us (all the Landowners / Vendors as stated above) to DMC, ADDA, BL&LRO, FIRE Dept., and/or other concerned authority(s).

11. That immediately on the execution of these presents, the Vendor herein has decided to execute a Development Power of Attorney in favour of the Developers or their Nominee(s) as the case may be for the purpose of signing and/or executing all the applications, indenture(s), agreement to sale and deed of sale to such intending purchaser(s), proceedings, plans, other requisite documentations / papers, execute and verify all application and/or objection to appropriate authorities for all and any license permission, NOC or consent etc.; to obtain necessary approval(s) from various authorities in connection with the development and such papers to be submitted by the Developers on behalf of the Vendors to the Competent Authority, Urban Land Ceiling, Municipal Corporation of Durgapur (DMC), ADDA, or any other Government or Semi-Government authority in connection with the development to facilitate the development of the property hereby agreed to be developed by the Developers on behalf of the Vendors. If any such delay is caused in developing the said property hereby agreed to be developed or such other whereabouts, the consequences arising thereof shall be at the costs & consequences on the part of the Vendor alone.
12. That the Vendor hereby authorize the Developers to sign banking documentations regarding bank finance and other requisite formalities and execute applications, writings, undertakings for amalgamation, layout, sub-division, building plans and other assurances and submit the same to the Municipal and Public authorities and to obtain commencement certificate, etc. for obtaining different types of applications and other proformas. It is also agreed that all the costs, charges and expenses to be incurred in pursuance of this clause save and except as provided otherwise in this Agreement shall be borne and paid by the Developers. The Second Party shall be entitled to mortgage the subject noted landed property to avail bank finance and First Party hereby admits that they shall have no-objection in this regard in any manner.
13. That the Vendor declares that the property in question is the recorded property in the LR.R.O.R at the concerned BL&LRO Dept. However, there is no minor interested in the said property and hence the question of obtaining the sanction from the competent Court / authority(s) relating to minor's interest along and with the said property does not even arise. That the said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.
14. That the land by Agreement is not prohibited by Govt. i.e., does not come under Govt. Land, Settled Land, Bhudan Land, Forest Land and the first party satisfied with the contents of this deed, and the first party and his land dose not any reserved cast under C.N.T. Act
15. That the Developers can take and initiate legal proceedings which are required to be taken in connection with the work of development and construction on behalf of the owners. Furthermore, if any legal action is taken against land owner(s) in connection with the same and said project; to prosecute and defend such legal proceedings, affidavit, application, etc. and to engage Ld. Advocate and to do all such act, deed and things required to be done on behalf and as such on sale of flats / apartments / etc. to the prospective buyers save and except owner's allocation and accept booking money, advance and consideration money. Wherefore, it is also noted hitherto that the Attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed by the owners and the owners shall agree to ratify all acts and things lawfully done by the developer.

VII- DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-

1. That the Developer confirms and assures the owners that they're fully acquainted with and aware of the process / formalities related to similar project in Corporation Area or at the

Sub-Div. and was satisfied with the papers / documentations related to ownership, measurement of the said land, possessory right, title, interest and suitability of the site and viability of such proposed project thereto.

2. That the developer confirms and assures the owners that they have financial sources and other resources to meet and comply with financial and other obligations required for execution of the project within such time-frame and the owners do not have any liability and/or responsibility of any such financing and execute the project or part thereof except such consideration for each flats as detailed under.
3. That the developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision and security of reputed Architect / Planner, Advocate(s), and such other professionals authorized and licensed by appropriate authority(s). The building plan should comply with the standard norms of the multi-storied building/s including structural design and approval from local sanctioning authority / Corporation / Govt. agencies. Any variation / alteration / modification from the original approved drawing / plan need approval from the owner or her attorney and the architect before submission to the Corporation / appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden / water / drainage will remain intact unless agreed by both the parties.
4. That the Developer shall be asking for help / assistance from the owners / such other person(s) to do all the necessary paper work, etc. for getting necessary approvals in relation to the sanctioning of plan followed by such other legalities or such documents and the owner(s) have acknowledge to deliver their maximum co-operation towards the same.
5. That the Developers shall be at liberty to allot the dwelling units of flats / such other spaces in the said buildings to be constructed on the said property or to enter into any package deal agreement for allotment of completed units / building or buildings to be constructed on the said land with such party or parties and at such price and on such terms and conditions as the Developers may deem fit and proper. All such allotments and arrangements shall, however, be made by the Developers at their own costs and expenses and at their own risk, the intention being that the Developers shall alone be liable and responsible to such party or parties, provided, however, that the price and the terms and conditions at or on which the said building or buildings or part thereof are to be allotted shall not in any manner be inconsistent with or in contravention of any law, norms, rules and conditions imposed in N.O.C.
6. That the Developer(s) shall not have any rights of delegation of such right created in its favour by virtue of this Development Agreement and the First party / owner(s) nor shall any person claiming through her / them have any right, authority or interest in the development of the said property except in relation to the owner's share. Only the Developer(s) above-named shall be entitled to develop the said property by constructing thereon the multi-storied building consisting of dwelling units / flats / apartment, parking space(s) / space(s), etc. and other structures at the sweet will and discretion of the developer(s).
7. The Developers shall be entitled to enter into usual Agreement within the Developers share and allocation for sale of units / flats / apartment, parking space(s) / space(s), etc. with various intending buyers, on what is known as ownership basis, on such terms and conditions and at such price as the Developers thinks fit and proper.

8. That the Developer shall be responsible for any acts, deeds or things done towards any fund collection from one or more prospective buyer of the proposed flats.
9. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the subsistence of this Agreement. The Owner shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building.
10. That it is agreed that the Vendors and all other necessary parties claiming through her / them shall execute Deed of Conveyance / Sale document and/or all other writings in favour of such person(s) as the Developers may direct and in the event of Conveyance/s it can also be given in favour of the Nominee/s of the Developers or a proposed Co-op Housing Society. The Developers shall also join as a Confirming Party to the said Conveyance.
11. That the Developer shall complete the Development / Construction work of building/flat at its own cost and expenses in pursuance of the sanctioned plan by stipulated time-frame as stated hitherto and after getting all such relevant papers / documentation.
12. That the Developer shall not make the Owner responsible for any business loss and/or any damages etc. or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such cases the Developer shall be the entire responsibility; needless to mention that the Owner(s) shall in every way assist the Developer.
13. That Developer agrees to indemnify the land owner and vice-versa from the obligation and/or such other liabilities of paying Income Tax, GST or any other duties / levies either by the State Government or Central Government or statutory local authorities forming part which are required to pay for the profits which are derived after selling the flats to the prospective buyer(s) / investor(s) / purchaser(s).
14. To execute necessary documents and present the same before the appropriate authority for formation of Association under the provisions of West Bengal Apartment Ownership Act, 1972, Real Estate (Regulation and Development) Act, 2016 and/or WBHRA.
15. That in any event, the owner without prejudice to the foregoing declarations, irrevocably and unconditionally agrees and undertakes to remove all the obstacles and clear all outstanding, doubts and/or defects, if any, save as herein-above provided, at its/his own cost so as to ultimately vest the said property unto the Developer or his nominees free from all encumbrances and defects.

VIII- CANCELLATION: -

The Owner(s) / Vendor(s) has every right to cancel and/or rescind this indenture after 48 (Forty-eight) months from the date of ground breaking ceremony and submission of all such necessary papers / documentations and/or approvals to the developer(s) by the owner(s) / vendor(s); if the developer fails / neglects to construct such initial stage of work over the said property. Furthermore, it is expressly mentioned and broached that the Developer(s) has every right to cancel and/or rescind this agreement if the Landowners / First Party fails or neglect to resolve the land related problem and other problem(s) whatsoever in relation to the said below schedule property.

IX- MISCELLANEOUS: -

- a) Indian Law: This agreement / indenture shall be subject to lex-loci and lex-foi to such prevailing laws of the State and under the Jurisdiction of Durgapur Court.
- b) Confidentiality & Non-disclosure: Both parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled / required by Law.
- c) ALL disputes and differences of whatsoever nature or kind which may arise among the parties at any-time hereinafter (whether during the subsistence of this Agreement or thereafter) in any manner concerning or relating to or touching this Agreement or the interpretation or meaning of anything therein contained or any of the rights or obligations of the parties thereunder or any act, deed, matter or thing required to be done or any payment to be made or received by any party thereunder or any matter on which the parties have acted in pursuance thereof and/or thereunder, shall be referred to the arbitration, being a sole arbitrator who shall be an Advocate or person(s) from legal fraternity to be nominated and reserved solely by Developer or their legal advisors in accordance with the provisions of the Arbitration & Conciliation Act, 1996 and/or any statutory modification or re-enactment thereof for the time being in force. The Arbitration proceedings shall be carried out in Durgapur, West-Bengal
- d) The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss but shall not disturb the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and its architect / advocate for discussion and necessary corrective action.
- e) In case the Building Plan under G+VII standard is not approved by the Durgapur Municipal Corporation and/or competent authority, in that context the consideration/value/portion has to be reduced proportionately on the basis of total area and storied approved by the Durgapur Municipal Corporation and/or the competent authority under the approved standard which is hereby agreed & acknowledged by the Vendor(s).
- 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 to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project. And the owner shall not be liable for same in any manner whatsoever whether during construction or after construction.
- 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. Also it is noted that in future if there arises any circumstances in relation to the roof right on the said building or building(s); then the same shall be allocated / divided as per the ratio as stated above with all such rights.
- 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 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 Developer exclusively.
- j) The landowners and the developers have entered into the agreement purely and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.

- k) 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.

DESCRIPTION OF THE LAND (THE FIRST SCHEDULE)

ALL THAT Pieces and Parcel of the Plot of Land under the nature and character as Bastu having Holding No.: N/34 at Ward No.: 28 situated under the jurisdiction of Durgapur Municipal Corporation (D.M.C.), under Kanksa Police Station within Mouza: Khatpukur, J.L. No.: 059, being L.R. Khatian No.: 01306 (Thirteen hundred Six) over R.S. Plot No.: 232(P) corresponding to L.R. Plot No.: 0162 (One hundred Sixty-two) admeasuring an area of 2.44 Katha be the same a little more or less at A.D.S.R. Office and Sub-division at Durgapur, District: Paschim Bardhaman, West Bengal, India.

That the total area of land is 2.44 Katha or 4 Decimal (as per LRROR) or 163.212 SQM or 1756.8 Sq.ft. be the same a little more or less to be used as 'residential purpose' being delivered to the aforesated Developer(s) for construction of multi-storied residential building complex(s); be the same is **Butted and Bounded as hereto:-**

On the North	RS Plot No.: 1375
On the South	RS Plot No.: 232, 1374
On the East	RS Plot No.: 1375
On the West	55" ft. wide Metal Road.

(TENTATIVE SCHEDULE MENTIONING TYPE OF CONSTRUCTION AND SPECIFICATION)

1	Foundation	:	Reinforced cement concrete
2	Super Structure	:	Reinforced cement concrete covert Columns, beams and slabs
3	Plinth	:	Brick Work with sand and cement
4	Walls and Wall Finish	:	Conventional Brickwork of 200 mm, 125mm, and 75 mm. Interior – Putty Finish. Exterior – Quality weather coat color paint.
5	Flooring	:	Vitrified tiles in all bed room, living, dining and balcony.
6	Toilet	:	4 ft." height glazed tiles on the wall
7	Kitchen	:	Platform top made of granite, glazed tiles upto the height of two feet from the platform. Stainless Steel Sink & Basin at Dining will be provided.
8	Doors	:	Wooden Flush Door, Bathroom PVC Door.
9	Window	:	Glazed Window with MS Grill.
10	Painting	:	All doors and window may be finished with painting.
11	Electric	:	Individual electric connection for flat(s) / Unit(s) by own costs.
12	Amenities	:	Adequate standby generator for common areas, services, lift provided for every floor in the building.
13	Toilet	:	Anti-skid tiles in toilet floor, standard glazed tiles on the wall up-to the height of 5 feet. Hindustan/HindWare/Paryware sanitary fittings and Mark/Park/Paryware fittings (as per supply) and one western type commode, one Indian / Italian type commode. Concealed

		plumbing and pipe work, provision of geyser point.
14	Water Supply	: Water will be supplied from Municipal Water Supply Connection of Durgapur Municipal Corporation within the premises through underground and overhead water reservoir (as mandated).
15	WIRING	: Ample electrical points in all room, AC point in master bedroom, TV, Telephone & Door Bell in living room, concealed wiring, standard/modular switches belonging to superior brands. One washing machine & Microwave point is considered only for LANDOWNER.
16	EXTRA WORK	: Any extra work viz., costs of collapsible gate, DG Set, Electric Connection Installation Charges, and other works than our standard specification given, shall be treated as extra work and such amount will be paid by the landowner and/or all such flat / unit holder(s) before the execution of the work. The rates of extra work will be at per prevailing market rate / price to be decided by the Developer. No outsider shall be allowed for doing the extra work(s). THAT Rs. 1 Lakh shall be paid by the landowner in the hands of the Developer as development charges which includes the installation of electricity, electric meter and charges for DG set etc., and the decision will be taken after discussion at the time of hand-over.

[The above specification(s) is subject to change / alter as per the then requirement and as per reliability of such specification(s) as specified; demand and improved / updated quality (better than today) of such materials / substance(s) – and the Vendors assured not to raise any objection regarding the same]

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

IN WITNESS WHEREOF the Owner / Vendor and Developer hereto have set their hands on being aware of such legal terminology on this the 25th Day of October, 2019 in presence of the undersigned witnesses and as such explained this indenture in mother-tongue before all parties and thereafter have affixed and formulated their respective signatures after satisfaction with full of mental and physical competencies.

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

WITNESS:

1. parameswar Bawali
S/o Rasanay Bawali
Bisaulika, Pin-713148

Manorama Singh
SIGNATURE OF FIRST PARTY
OWNER / VENDOR

2. Prateek Nath Sanyal
S/o Kanhya Prasad Sanyal
D/14/7 BELUR NISCO Housing Estate
SAPUPARA BALLY Howrah

SAYAK DEVELOPER

Buddha dev Roy
Partners

SAYAK DEVELOPER **SAYAK DEVELOPER**
Aruna Sanyal *Suresh Chatterjee*
Partners Partners

SAYAK DEVELOPER
Ranjit Roy
Partners

SAYAK DEVELOPER
Malay Kumar
Partners

SAYAK DEVELOPER
Prasjit Paul
Partners

SAYAK DEVELOPER
Gayi Meher
Partners

SIGNATURE(S) OF SECOND PARTY
DEVELOPER

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

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

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Manorama Singh

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Buddha Dey Roy

SAYAK DEVELOPER

Partners

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Aburba Slyam

SAYAK DEVELOPER

Partners

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Ranjit Roy

SAYAK DEVELOPER

Partners

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand						 Shuvo Chatterjee
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

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

স্বাক্ষর
 Signature **SAYAK DEVELOPER**
Shuvo Chatterjee

বাম হাত Left Hand						 Malaykarmakar
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

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

স্বাক্ষর
 Signature **SAYAK DEVELOPER**
Malaykarmakar

বাম হাত Left Hand						 Prasjit Paul
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

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

স্বাক্ষর
 Signature **SAYAK DEVELOPER**
Prasjit Paul

বাম হাত Left Hand						 Baji Masumda
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

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

স্বাক্ষর
 Signature **SAYAK DEVELOPER**
Baji Masumda



आयुक्त निर्वाचन आयोग
भारत में
ELECTION COMMISSION OF INDIA
IDENTITY CARD

AR22361194



निर्वाचक नाम : परमेश्वर बाउरी

Elector's Name : Parameswar Bauri

पिता का नाम : रामेश्वर बाउरी

Father's Name : Rameswar Bauri

लिंग/लिंग : प / M

जन्म तिथि : 18/02/1990

Date of Birth



parameswar Bauri

AR22361194

पता:

H0070, NAUPRA BAURIPANA, NAUPRA,
KANKSA, PASCHIM BARDHAMAN-713148

Address:

H0070, NAUPRA BAURIPANA, NAUPRA,
KANKSA, PASCHIM BARDHAMAN-713148

Date: 06/01/2018

276 - दार्जिलिंग पूर्व निर्वाचन क्षेत्र (पूर्व) में
निर्वाचक नामांकन कार्ड

Facsimile Signature of the Electoral
Registration Officer for

276 - Darjiling Purba Constituency

आयुक्त निर्वाचन आयोग द्वारा जारी की गई यह पहचान कार्ड का उपयोग केवल मतदान के लिए किया जाना चाहिए।
यदि इस कार्ड में कोई परिवर्तन आवश्यक है तो मतदाता को निर्वाचक नामांकन कार्ड पर निर्देशों का पालन करना चाहिए।

In case of change in address, request this Card file
in the relevant Form for including your name to the
roll at the changed address and to return the card
with same number. 207 / 678



[REDACTED]
[REDACTED]



Manorama Singh
DOB: 20/06/1976
Female / FEMALE



3714 3305 8920

आधार - साधारण मानुषेअ अधिकार



नामसाधन विभागाचे सहकार्य प्रधिकरण
[REDACTED] OF INDIA

Address

W/O Prithwinath Singh, D-14/7, BELUR
NISCO HOUSING ESTATE, SAPUI PARA,
Bally-c.t., Howrah,
West Bengal - 711227



1947
1800 300 1947

help@uidai.gov.in www.uidai.gov.in

P.O. Box No. 1947,
Bansalpara-880 001

Manorama Singh



Manorama Singh



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrolment No.: 1528/64528/04909

Download Date: 10/26/2017

To
 Shuvro Chattaraj
 S/O Nabani Chattaraj
 BANUNARA
 KANKSA
 BAMUNARA, BURDWAN
 NEAR GOSWAMI PARA
 Bamunara
 Bardhaman
 Bardhaman West Bengal - 713212
 9932318925

Download Date: 26/02/2017

Signature (To Verify)
 Date of Birth (DOB): 30/01/1984
 Sex: Male



QR Code with Reference ID

आपका आधार क्रमांक / Your Aadhaar No. :

3886 4165 9084

VID : 9132 3531 1480 4824

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Shuvro Chattaraj
 Date of Birth/DOB: 30/01/1984
 Male/MALE

3886 4165 9084

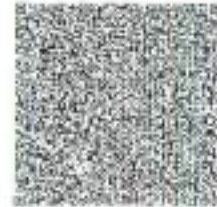
VID : 9132 3531 1480 4824

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

Address:
 S/O Nabani Chattaraj, BANUNARA,
 KANKSA, BAMUNARA, BURDWAN, NEAR
 GOSWAMI PARA, Bamunara, Bardhaman,
 West Bengal - 713212



QR Code with Reference ID

3886 4165 9084

VID : 9132 3531 1480 4824



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

Shuvro Chattaraj

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHUVRO CHATTARAJ

NABANI CHATTARAJ

35011984
Permanent Account Number

AFMPC9030R

Signature



Shuvro Chattaraj.



भारत सरकार
Government of India



APURBA SANJAL
Father: Narayan Chandra
Sanyal
DOB: 08-12-1987
Male



7578 6970 4771

- आम आदमी का अधिकार

Unique Identification Authority of India

www.aadhaar.gov.in
Bansal Road, Sector 10, Connaught Place, New Delhi - 110029

7578 6970 4771



Apurba Sanyal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

APURBA SHYAM

NARAYAN CHANDRA SHYAM

05/12/1985

Permanent Account Number

BATPS2762K

Apurba Shyam

Signature



12/12/2018

Apurba Shyam

Apurba Shyam

 भारत सरकार
Government of India

 Ranjit Roy
Father : Ajoy Roy
DOB : 29/03/1979
Male

5065 8275 9964 

आधार - आम आदमी का अधिकार



Ranjit Roy

 भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address: BAMUNARA,
Bamunara, Bamunara,
Bardhaman, West Bengal,
713212

5065 8275 9964

 1800 303 1807  Help @ uniaa.gov.in  www.uniaa.gov.in



Ranjit Ray

आधार - आम आदमी का अधिकार



नाम: **बापू मजुन्दर**
Bapi Mazumdar

आधार ID: **28001202**
पुल / Male



3652 9704 5566



आधार

आधार ID: **28001202**
पुल / Male

नाम: **S/O: बापू मजुन्दर**
 इलाका नं: **713212**
 बस: **अरी कालिनागर पोस्ट अरी**
अरी, बुरुदधान, बर्दवान
वेस्ट बंगाल, 713212

Address: **S/O: Bapi Mazumdar, HOUSE NO A19/3, VILLARRAH KALINAGAR POST ARRACH, Ama, Bardhaman, Burdwan Arrah, West Bengal. 713212**

3652 9704 5566



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1900 300 3947



help@uidai.gov.in



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Bapi Mazumdar



Bapi Mazumdar



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India



Enrolment No./Enrolment No.: 1058/20035/68994

Prasenjit Paul (Prasenjit Paul)

BAMUNARA, Bamunara, Barddhaman,
 West Bengal - 713212

Your Aadhaar No./Your Aadhaar No.

8061 8432 0683



MEERA AADHAAR, MERI PEHACHAN



1947



help@uidai.gov.in



www.uidai.gov.in

Version 1.0 (1.0)
 Digitally signed by Unique Identification Authority of India
 Date: 2014.03.14 14:34:31

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भारत सरकार
 GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA



Prasenjit Paul
 DOB: 24/11/1984
 Male / MALE

Address:

BAMUNARA, Bamunara
 Barddhaman
 West Bengal - 713212



8061 8432 0683

MEERA AADHAAR, MERI PEHACHAN

8061 8432 0683

MEERA AADHAAR, MERI PEHACHAN

Prasenjit Paul

Date: 16/03/2016

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRASENJIT PAUL
BASUDEV PAUL

24/11/1984

Permanent Account Number
BCGPP5049H

Prasenjit Paul

Signature



Prasenjit Paul



भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No. 1098-30017/19007

To
 Moly Karmakar

BANUNADA
 Banunada
 Banunada Barambar
 Chak Bagha, 713212
 713212, 274



KH15852255374
 13852255



आपका आधार क्रमांक / Your Aadhaar No :

9504 7226 2562

आधार - आम आदमी का अधिकार



भारत सरकार
 Government of India



Moly Karmakar

Letter: S...

DOB: 08/08/1982
 Male

9504 7226 2562



आधार - आम आदमी का अधिकार

Malykarmakar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MOLOY KARMAKAR
SRIKANTA KARMAKAR

05/10/1982
PAN Card

AOPK0606R

MOLOY KARMAKAR
Signature



Moloy Karமாகার

 भारत सरकार
Government of India

 Buddhadev Roy
Father : Lakshmi Kanta Roy
DOB: 02/01/1990
Male

6902 7557 9909



Buddha dev Roy

 स्वतंत्र विश्वीय पहचान प्राधिकरण
Unique Identification Authority of India

Address: BAMUNARA,
Bamunara, Bamunara,
Bardhaman, West Bengal
713212

6902 7557 9909

 1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BUDDHADEV ROY
LAKSHMI KANTA ROY
02/01/1980

Permanent Account Number
AMTPR5589G

Buddha dev Roy
Signature



Buddha dev Roy

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADXFS6480J



नाम / Name
SAYAK DEVELOPER

सिगमन/गठन की तारीख
Date of incorporation/creation
07/12/2017

09/02/19

Major Information of the Deed

Deed No :	I-0206-06474/2019	Date of Registration	25/10/2019
Query No / Year	0206-0001622332/2019	Office where deed is registered	
Query Date	21/10/2019 8:55:36 AM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Rakesh Chakraborty Durgapur Court,Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713216, Mobile No. : 9474777815, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 51,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 11,43,750/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 524/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Burdwan, P.S:- Kanksa, Municipality: DURGAPUR MC, Road: Unassessed Road (Khatpukur), Mouza: Khatpukur, JI No: 59, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-162 (RS :-232)	LR-1306	Vastu	Vastu	2.44 Katha	1/-	11,43,750/-	Width of Approach Road: 55 Ft., Adjacent to Metal Road, ,Last Reference Deed No :0206-I -02329-2018
Grand Total :					4.026Dec	1/-	11,43,750 /-	

Land Lord Details :





Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Manorama Singh Wife of Mr Prithwi Nath Singh Executed by: Self, Date of Execution: 25/10/2019 , Admitted by: Self, Date of Admission: 25/10/2019 ,Place : Office			
		25/10/2019	LTI 25/10/2019	25/10/2019



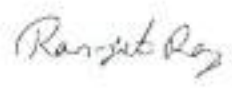





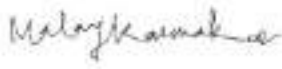



D-14/7, Belur NISCO Housing Estate, P.O:- Sapuipara, P.S:- Bally, Bally, District:-Howrah, West Bengal, India, PIN - 711227 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: IBXPS8632G, Aadhaar No: 37xxxxxxxx8920, Status :Individual, Executed by: Self, Date of Execution: 25/10/2019 , Admitted by: Self, Date of Admission: 25/10/2019 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Sayak Developer D-118, Prem Residency, Shastri Avenue, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 , PAN No.:: ADXFS6480J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name Mr Buddhadev Roy (Presentant) Son of Mr Lakshmi Kanta Roy Date of Execution - 25/10/2019, , Admitted by: Self, Date of Admission: 25/10/2019, Place of Admission of Execution: Office</p>	 <p>Oct 25 2019 1:06PM</p>	 <p>LTI 25/10/2019</p>	<p><i>Buddha dev Roy</i></p> <p>25/10/2019</p>
	<p>Vill - Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMTPR5589G, Aadhaar No: 69xxxxxxxx9909 Status : Representative, Representative of : Sayak Developer (as Partner)</p>			
2	<p>Name Mr Apurba Shyam Son of Mr Narayan Chandra Shyam Date of Execution - 25/10/2019, , Admitted by: Self, Date of Admission: 25/10/2019, Place of Admission of Execution: Office</p>	 <p>Oct 25 2019 1:07PM</p>	 <p>LTI 25/10/2019</p>	<p><i>Apurba Shyam</i></p> <p>25/10/2019</p>
	<p>Vill - Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BATPS2762K, Aadhaar No: 75xxxxxxxx4771 Status : Representative, Representative of : Sayak Developer (as Partner)</p>			

3	Name Mr Ranjit Roy Son of Mr Ajay Roy Date of Execution - 25/10/2019, , Admitted by: Self, Date of Admission: 25/10/2019, Place of Admission of Execution: Office	Photo  Oct 25 2019 1:08PM	Finger Print  LTI 25/10/2019	Signature  25/10/2019
Vill - Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQQPR4684P, Aadhaar No: 50xxxxxxxx9964 Status : Representative, Representative of : Sayak Developer (as Partner)				
4	Name Mr Shuvro Chattaraj Son of Mr Nabani Chattaraj Date of Execution - 25/10/2019, , Admitted by: Self, Date of Admission: 25/10/2019, Place of Admission of Execution: Office	Photo  Oct 25 2019 1:08PM	Finger Print  LTI 25/10/2019	Signature  25/10/2019
Vill - Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFMPC9030R, Aadhaar No: 38xxxxxxxx9084 Status : Representative, Representative of : Sayak Developer (as Partner)				
5	Name Mr Moloy Karmakar Son of Mr Srikanta Karmakar Date of Execution - 25/10/2019, , Admitted by: Self, Date of Admission: 25/10/2019, Place of Admission of Execution: Office	Photo  Oct 25 2019 1:09PM	Finger Print  LTI 25/10/2019	Signature  25/10/2019
Vill - Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOFPK0606R, Aadhaar No: 95xxxxxxxx2562 Status : Representative, Representative of : Sayak Developer (as Partner)				
6	Name Mr Prasenjit Paul Son of Mr Basudev Paul Date of Execution - 25/10/2019, , Admitted by: Self, Date of Admission: 25/10/2019, Place of Admission of Execution: Office	Photo  Oct 25 2019 1:10PM	Finger Print  LTI 25/10/2019	Signature  25/10/2019
Vill - Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BCGPP5049H, Aadhaar No: 80xxxxxxxx0683 Status : Representative, Representative of : Sayak Developer (as Partner)				

Name	Photo	Finger Print	Signature
Mr Bapi Mazumdar Son of Mr Mantu Mazumdar Date of Execution - 25/10/2019, , Admitted by: Self, Date of Admission: 25/10/2019, Place of Admission of Execution: Office			
	Oct 25 2019 1:10PM	L1 25/10/2019	25/10/2019
Arrah, Kalinagar, 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.: ANHPM2778B, Aadhaar No: 36xxxxxxxx5566 Status : Representative, Representative of : Sayak Developer (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Parameshwar Bauri Son of Mr Rasamay Bauri P.O:- Birudiha, P.S:- Kanksa, District:- Burdwan, West Bengal, India, PIN - 713148			
	25/10/2019	25/10/2019	25/10/2019
Identifier Of Mrs Manorama Singh, Mr Buddhadev Roy, Mr Apurba Shyam, Mr Ranjit Roy, Mr Shuvro Chattaraj, Mr Moley Karmakar, Mr Prasenjit Paul, Mr Bapi Mazumdar			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Manorama Singh	Sayak Developer-4.026 Dec

Land Details as per Land Record

District: Burdwan, P.S:- Kanksa, Municipality: DURGAPUR MC, Road: Unassessed Road (Khatpukur), Mouza: Khatpukur, JI No: 59, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 162, LR Khatian No:- 1306	Owner:মনোরমা সিং, Gurdian:PRITHWI NAT SING, Address:SAPUIPARA BALLY HOWRAH, Classification:বারিঙ্গ, Area:0.04000000 Acre,	Mrs Manorama Singh

Endorsement For Deed Number : I - 020606474 / 2019

On 21-10-2019

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 11,43,750/-



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

On 25-10-2019

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:40 hrs on 25-10-2019, at the Office of the A.D.S.R. DURGAPUR by Mr Buddhadev Roy .

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

Execution is admitted on 25/10/2019 by Mrs Manorama Singh, Wife of Mr Prithwi Nath Singh, D-14/7, Belur NISCO Housing Estate, P.O: Sapuipara, Thana: Bally, , City/Town: BALLY, Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by Profession House wife

Identified by Mr Parameshwar Bauri, . , Son of Mr Rasamay Bauri, P.O: Birudiha, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Business

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

Execution is admitted on 25-10-2019 by Mr Buddhadev Roy, Partner, Sayak Developer (Partnership Firm), D-118, Prem Residency, Shastri Avenue, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Parameshwar Bauri, . , Son of Mr Rasamay Bauri, P.O: Birudiha, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Business

Execution is admitted on 25-10-2019 by Mr Apurba Shyam, Partner, Sayak Developer (Partnership Firm), D-118, Prem Residency, Shastri Avenue, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Parameshwar Bauri, . , Son of Mr Rasamay Bauri, P.O: Birudiha, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Business

Execution is admitted on 25-10-2019 by Mr Ranjit Roy, Partner, Sayak Developer (Partnership Firm), D-118, Prem Residency, Shastri Avenue, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Parameshwar Bauri, . , Son of Mr Rasamay Bauri, P.O: Birudiha, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Business

Execution is admitted on 25-10-2019 by Mr Shuvro Chattaraj, Partner, Sayak Developer (Partnership Firm), D-118, Prem Residency, Shastri Avenue, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Parameshwar Bauri, , Son of Mr Rasamay Bauri, P.O: Birudiha, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Business

Execution is admitted on 25-10-2019 by Mr Molo Karmakar, Partner, Sayak Developer (Partnership Firm), D-118, Prem Residency, Shastri Avenue, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Parameshwar Bauri, , Son of Mr Rasamay Bauri, P.O: Birudiha, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Business

Execution is admitted on 25-10-2019 by Mr Prasenjit Paul, Partner, Sayak Developer (Partnership Firm), D-118, Prem Residency, Shastri Avenue, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Parameshwar Bauri, , Son of Mr Rasamay Bauri, P.O: Birudiha, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Business

Execution is admitted on 25-10-2019 by Mr Bapi Mazumdar, Partner, Sayak Developer (Partnership Firm), D-118, Prem Residency, Shastri Avenue, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Parameshwar Bauri, , Son of Mr Rasamay Bauri, P.O: Birudiha, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 524/- (B = Rs 510/- .E = Rs 14/-) and Registration Fees paid by Cash Rs 524/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Draft Rs 11/-, by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2104, Amount: Rs.5,000/-, Date of Purchase: 24/10/2019, Vendor name: Somnath Chatterjee

Description of Draft

1. Bankers cheque No: 000464945927, Date: 25/10/2019, Amount: Rs.11/-, Bank: STATE BANK OF INDIA (SBI), DURGAPUR CITY CENTRE



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2019, Page from 148344 to 148387
being No 020606474 for the year 2019.



Digitally signed by PARTHA BAIRAGGYA
Date: 2019.11.11 16:42:49 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 11-11-2019 16:42:42
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)