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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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11.19.
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[Signature]

Certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
sements Attached with this
Documents are the Part of this
Document.

[Signature]
A.D.S.R. Durgapuri
Burdwan

10 KALPANA SINGH

05 NOV 2019

DEVELOPMENT AGREEMENT

This Development Agreement made on this 1st day of November
2019.

Contd. Page-02

[Handwritten signature]
Adv

Sl. No. 509 Date 24.10.19
Sold to J. K. Kalyani, Builders
Address Durgapur
Value of Stamp 5000.00
Date of Purchase of the Stamp
Paper from Treasury 06 AUG 2019
Name of the Treasury from Where
Purchase • Durgapur
← Stamp

Prabir Kr. Pal
Stamp Vendor
Mankar A.S.R. Office
Lic. No. U2 of 2000-2001



Addl. Dist.  Sub-Registrar
Durgapur, Paschim Bardhaman

01 NOV 2019

BETWEEN

~~Mrs. KABERI DEY [Pan No-DZTPD8510H]~~ wife of Late Arpan Dey, by Occupation-Business, by Faith: Hindu, by nationality: Indian, residing at Khelaghar, Hattala Road, P.O-Durgapur-1, P.S-Coke-Oven, District-Paschim Bardhaman, West Bengal.

{ Hereinafter refereed to and called as "LANDOWNER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, representatives and assigns) of the ONE PART.

AND

~~"J. R. KALPANA BUILDERS" [Pan No- AAPPJ4332H]~~ a Partnership firm having its principle place of business at 74, Kusumtala Muchipara, NH-2, P.O-Durgapur-12, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal represented by all of its Partners namely

[1] Mrs. SANCHITA GHOSH [Pan No-BOTPM6272C] [Aadhaar No-647329878207] daughter of ~~Sudhas Chandra Mondal~~, wife of Joydeb Ghosh, by faith: Hindu, by occupation: Business, by Nationality: Indian residing at RC-103, Gitanjali Park, Bengal Ambuja, City Centre, P.O-Durgapur-16, P.S-Durgapur, Dist-Paschim Bardhaman, West Bengal.

[2] Mr. RAKESH DAS [Pan no-~~CIVPD1578B~~] [Aadhaar No-733007522017] son of Hiranmoy Das, by faith -Hindu, by occupation - Business, by nationality-Indian, residing at Muchipara Shibpur Road, P.O-Durgapur-12, P.S- Kanksa, Dist-Paschim Bardhaman, West Bengal.

[3] Mr. JOYDEB GHOSH [Pan no-~~AKKPG3973C~~] [Aadhaar No-838849223185] son of Madan Ghosh, by faith -Hindu, by occupation - Business, by nationality-Indian, residing at RC-103, Gitanjali Park, Bengal Ambuja, City Centre, P.O-Durgapur-16, P.S-Durgapur, Dist-Paschim Bardhaman, West Bengal.

{ Hereinafter Called the DEVELOPER } (Which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the OTHER PART.

The referred landed property originally belonged to Gouri Shankar Chatterjee, Bimala Shankar Chatterjee.

And whereas Gouri Shankar Chatterjee, Bimala Shankar Chatterjee transferred by way of regd deed of Sale being no-4894 of 1956 and 4895 of 1956 in favour of Sohindar Singh Bedi and thereafter Sohindar Singh Bedi transferred an area of 7 katha by way of regd deed of Sale being no-6619 of 1984 in favour of Sukumar Dey. And an area of 7 katha by way of regd deed of Sale being no-6618 of 1984 in favour of Sunil Kumar Dey.

And whereas a partition deed was executed between Sunil Kumar Dey, Anil Kumar Dey, Sukumar Dey, Sanat Kumar Dey, Ashim Kumar Dey, Bisweswari Debi, Biplab Kumar Dey, Sarmistha Pal, Mamat Datta vide deed no-761 of 1989.

And by virtue of partition deed being no-761 of 1989 Anil Kumar Dey acquired a piece of land measuring an area of 23 decimal and after demise of Anil Kumar Dey his property devolves upon his legal heirs namely Laxmi Dey & Arpan Dey and their names was duly recorded in LR records of rights under Khatian no-1111,1112 and paid land revenue upto 1423 BS and obtained landuse NOC of ADDA and paid municipal holding tax upto March 2017 and obtained building sanction plan vide Plan No-CB/64/16.

And Laxmi Dey & Arpan Dey lodged a GDE before Coke-Oven P.S No-499 dated 10.12.2017 and on the basis of this GDE Laxmi Dey & Arpan Dey swear an affidavit before 1st Class Judicial Magistrate at Durgapur Court and publish the same on Bengali newspaper on 14.12.2017 and whereas Laxmi Dey & Arpan Dey died leaving behind the present landowner as their only legal heir and her name duly recorded in LR records of rights under khatian no-LR-1328 and from the date of inheritance the present owner is owning possessing and seizing the schedule below property without any encumbrances from any persons & interest as true and real owner with having unfettered power and authority .

AND WHEREAS the Landowner desires to develop the "A" Schedule Property" by construction of multistoried building or as per sanction of Durgapur Municipal Corporation up to maximum limit of floor and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient times the Land Landowner could not be able to take any steps for the said development and as such the Landowner are searching a Developer for the said development works.

AND WHEREAS the Landowner herein approached to the Developer herein to develop the "Said Property" by construction of a multi-storied building at Developer's costs and expenses on the sanction plan so to be sanctioned and/or permissible up to maximum limit of floors consisting of so many flats, garages etc. as per sanction plan of Durgapur Municipal Corporation and/or any other concerned authority / authorities from time to time on taking full and final consideration as fully stated in the SECOND SCHEDULE written herein below in the said proposed new building and the Developer accepted and agreed to the above proposal of the Land owner subject to condition that the Developer herein shall realize all the above costs of building including all other miscellaneous costs, expenses and benefits by selling the allocation of the Developer as fully described in the THIRD SCHEDULE hereinafter and all moneys accrued therein shall be the sole property of the Developer without any claim on the part of the Land owner and as such both the parties herein to avoid any future dispute to prepare and execute this written agreement on terms and conditions having been settled by and between the parties after mutual discussion.


Act

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

I-DEFINITION

- 1.1 LANDOWNER/LANDLORDS:-** Shall mean Mrs. **KABERI DEY** [Pan No-**DZTPD8510H**] wife of Late Arpan Dey, by Occupation-Business, by Faith: Hindu, by nationality: Indian, residing at Khelaghar, Hattala Road, P.O-Durgapur-1, P.S-Coke-Oven, District-Paschim Bardhaman, West Bengal.
- 2 DEVELOPER:-** Shall mean "**J.R.Kalpana Builders**" a Partnership firm having its principle place of business at 74, Kusumtala Muchipara, NH-2, P.O-Durgapur-12, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal.
- 3 LAND:-** Shall mean Land In the District of Paschim Bardhaman, under Police Station: Kanksa, a piece and parcel of **Bastu Land**, area of **23 decimal** comprising in Mouza-Khatpukur, J.L No-59, Plot no-LR-561 under Khatian no-LR-1328 under Durgapur Municipal Corporation, West Bengal.
- 4 BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Landowner herein or the Developer herein in the Land mentioned in the **FIRST SCHEDULE**.
- 5 ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
- 6 MUNICIPAL CORPORATION:-** Shall mean the Durgapur Municipal Corporation and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 7 PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Durgapur Municipal Corporation and shall also include variations/modifications, alterations therein that may be made by the Landowner herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
- 8 UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.

9 **PROJECT:** Shall mean the work of development undertake and to be done by the Landowner herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/ Flat/s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.

10 **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 Durgapur Municipal Corporation or any other statutory Body or any Court, Government Regulations, new and/or changes in any Panchayat or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.

10.1 **PURCHASER/S** shall mean and include :

A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;

B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns.

C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;

D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;

E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.

10.2 **Masculine gender:** Shall include the feminine and neuter gender and vice versa.

10.3 **Singular number:** Shall include the plural and vice-versa.

II- **COMENCMENT:** - 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.

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

IV:- DURATION:- This agreement is made for a period of **48 months** from the date of registration of this Development Agreement with a grace period of **6 month**.

V:- SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of Durgapur Municipal Corporation over and above the First Schedule Land.

VI: - OWNER DUTY & LIABILITY:-

1. The owner will delivered the land which is specifically mentioned in First schedule for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That owner hereby declare that the Schedule mentioned land is free from all encumbrances and any question regarding land, the owner is answerable for the same and if any dispute found in future that shall be meet up by the Owner the cost of the same shall be bear by the Developer but same shall be deducted from the Landowner Allocation.
3. That the Owner shall within 7 (Seven) days after getting registration of this agreement the Landowner shall handover all original Sale deed, Chain deed, LR Parcha, Landuse NOC of ADDA, Conversion Certificate in the hands of the developer.
4. The Landowner hereby declared that :-
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no agreement between the Landowner and any other party except "J.R. KALPANA BUILDERS" either for sale or for development and construction of building complex and the said land is free from any encumbrance.
5. That the Landowner has agreed that she will execute a registered power of attorney in favour of the developer to sign and execute all the agreement for sell and all deeds of conveyance for selling the Flats to the intending seller.



6. That the landowner also agreed that they will execute any power of attorney and appointed the Developer party to do & execute all lawful acts, deeds things for the Landowner and on their behalf in respect of all activities related to developing and construction of a housing complex on the said land i.e to received "No objection certificate" from the office of the "Asansol Durgapur Development Authority" and Conversion Certificate from the office of the BL & LRO, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers and accept booking money, advance and consideration money.

VIII- DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-

1. The developer "J R KALPANA BUILDERS" are fully acquainted with, aware of the process/ formalities related to similar project in Durgapur Municipal Corporation.
2. The developer confirms and assures the Landowner 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 landowner do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Govt. agencies. Any variation/ alteration/ modification from the original approved drawing/plan needs approval of the Landowner & the Architect before submission to the 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 Landowner and Developer. 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 Landowner and Developer.


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4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and second party shall take all the necessary step to save the property from any kind of encroachment by the adjacent Landowner.
5. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
6. 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 landowner 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 Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible the said incident or damage or loss during construction.
7. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan within **48 months** from the date of registration of this Agreement with a grace period of **6 month**.
8. That the Developer shall not make landowner 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

X-Cancellation

1. The Landowner has no right to cancel and/or rescind this agreement after getting all the statutory permission by the Developer.

2. XI-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.
- 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 Developer to the Landowner time to time.


Adv

- e) The Landowner 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 Developer exclusively.
- j) The Landowner and the Developer have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- k) The court under which jurisdiction the land is situated shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

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- L) 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.

**FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF TOTAL LAND /PROJECT AREA)**

A piece and parcel of **DANGA LAND** measuring an area of **23 decimal** comprising in **Plot no-LR-561** under **Khatian no-LR-1328** under Mouza-Khatpukur, J.L. No-59, within the jurisdiction of Durgapur Municipal Corporation, at 74, Kusumtala Road, P.S-Kanksa, District- Paschim Bardhaman, West Bengal which is butted & bounded as follows:

North: 35 ft wide Metal Road.

South : CS Plot no-604

East: CS Plot no-595 (P).

West: CS Plot no-592,596, 598

**SECOND SCHEDULE ABOVE REFERRED TO
(LANDOWNER 'ALLOCATION)**

Landowner will get **Rs. 30,00,000/- | Rupees Thirty Lakh | only** alongwith **one 2 BHK Flat on the 3rd floor Flat No-5/C measuring an area of 988 sq ft** and if the landowner is not willing to get her allocation on that score she will be entitled to get the value of the flat but the Landowner will never claim any other consideration towards land value or Flat .

**THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER 'S ALLOCATION)**

DEVELOPER'S ALLOCATION shall mean the entire building **except landowners allocation** including common facilities and common parties of the building along with undivided proportionate share of the "said property / premises" absolutely shall be the property of the Developer together with the conveyance/ conveyances and taking all sale price partly and/or fully from intending purchase/purchasers in any manner what the Developer thinks fit and proper as the absolute owner thereof along with absolute power of handing over any possession thereof with and/or without registration to any intending purchaser/purchasers.

Adv

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of Landowner and Developer are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

IN WITNESS WHEREOF the Landowner & Developer above named put their respective signatures and execute this present in the manner aforesaid on the day month and year as mentioned above.

Witness:-

1. Dulal Saha
S/o Late Manindor Nath Saha
Durgam Chour
DGP-1E

Kaberi Das,
Signature of Landowner

2. Navesh Gupta
S/o Sri. Chittarnal Gupta
Machipada, Durgam
PIN- 713212

J.R. KALPANA BUILDERS

Jyoti Ghosh

J.R. KALPANA BUILDERS

Samchita Ghosh
Partners

J.R. KALPANA BUILDERS

Rakesh Das
Partners

Signature of Developer

Drafted and Types by me

Sumantra Rautgopacharya
Advocate
S. NO. F-113/394 Dg 2011

হস্তাস্থলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর
Signature Kaberni Das

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর
Signature Sanchita Akash

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর
Signature Joydeb Ghosh

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর
Signature Rakesh Dal

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

GRN: 19-201920-008704329-1 Payment Mode Online Payment
GRN Date: 25/10/2019 19:48:05 Bank : State Bank of India
BRN : CKL0399621 BRN Date: 25/10/2019 19:48:58

DEPOSITOR'S DETAILS

Id No. : 02060001611963/4/2019

[Query No./Query Year]

Name : SANCHITA GHOSH
Contact No. : Mobile No. : +91 9476229899
E-mail :
Address : RC 103 GITANJALI PARK CITY CENTER DURGAPUR 713216
Applicant Name : Mr Prasanta Bandyopadhyay
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02060001611963/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	35011
2	02060001611963/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	30014

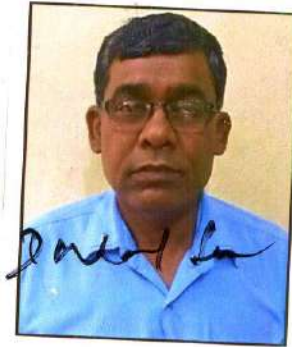
In Words : Rupees Sixty Five Thousand Twenty Five only **Total** 65025



ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন
IDENTITY CARD WB/37/265/573065
পরিচয় পত্র



Elector's Name : Dulal Sur
নির্বাচকের নাম : দুলাল সুর
Father/Mother :
Husband's Name: Manindra Sur
পিতা/মাতা/স্বামীর নাম : মণিন্দ্র সুর
Sex : Male
লিঙ্গ : পুরুষ
Age as on 01.01.95 : 28
০১.০১.৯৫ এ বয়স : ২৮



Address : Uttar Pally
Post. - Durgapur 10
Dist. - Burdwan

ঠিকানা : উত্তর পাঠী
পোঃ — দুর্গাপুর ১০
জেলা — বর্ধমান

Facsimile Signature
Electoral Registration Officer
নির্বাচন-নিবন্ধন কর্মকর্তার স্বাক্ষর

265 Durgapur 2 Assembly Constituency

২৬৫ দুর্গাপুর ২ বিধানসভা নির্বাচন কেন্দ্র

Place : Durgapur
স্থান : দুর্গাপুর
Date : 12.03.95
তারিখ : ১২.০৩.৯৫

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DZTPD8510H

नाम / Name
KABERI DEY

पिता का नाम / Father's Name
RABI DAS

जन्म की तारीख / Date of Birth
20/09/1994

Kaberi DEY
हस्ताक्षर / Signature



27/11/2017

इस कार्ड के लोप / खोने पर कृपया सूचित करें। लोप/खोने पर
आयकर विभाग सेवा डी कार्ड, एन एस डी यूए
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्द डीप बंगला चौक के पास,
पाने - 411 016

*If this card is lost / someone's lost card is found,
please inform / return to:*
Income Tax PAN Services Unit, NSDL,
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: duinfo@nsdl.co.in

Kaberi DEY

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AKKPG3973C



नाम/ Name
JOYDEB GHOSH

पिता का नाम/ Father's Name
MADAN GHOSH

जन्म की तारीख/ Date of Birth
11/01/1983


हस्ताक्षर/ Signature



15062017

Joydeb Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAKESH DAS

HIRANMOY DAS

20/11/1996
Permanent Account Number

CIVPD1578B

Rakesh Das
Signature

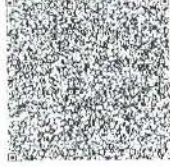
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BOTPM6272C



नाम / Name
SANCHITA GHOSH

पिता का नाम / Father's Name
SUBHASH CHANDRA MONDAL

जन्म की तारीख
Date of Birth
17/07/1984

Sanchita Ghosh
हस्ताक्षर / Signature

12082019

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें:

आयकर पैन सेवा इकाई, एन एस डी एल
चौथी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

**If this card is lost / someone's lost card is found,
please inform / return to :**

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Sanchita Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

स्थायी खाता नम्बर कार्ड
Permanent Account Number Card

AAPFJ4332H



PAN Name
J.R.KALPANA BUILDERS

11/08/2019

कार्ड प्रेषण की तारीख
Card Issued on / Furnished
01/08/2019

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:

आयकर विभाग सेवा इकाई, एन एस डी एल
चीफ़ी मंत्रालय, मंत्री स्टरीटिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016



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Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016

Tel: 91-20-2721 8080 Fax: 91-20-2721 8081
e-mail: rinfo@nsdl.com

Rekesh Das

Major Information of the Deed



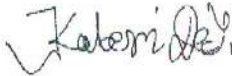
Deed No :	I-0206-06549/2019	Date of Registration	05/11/2019
Query No / Year	0206-0001611963/2019	Office where deed is registered	
Query Date	18/10/2019 8:04:05 AM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713216, Mobile No. : 9476229899, 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 : 30,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,69,88,628/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,011/- (Article:48(g))	Rs. 30,014/- (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-561 (RS :-595)	LR-1328	Vastu	Danga	23 Dec	1/-	1,69,88,628/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
Grand Total :					23Dec	1 /-	169,88,628 /-	







Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Kaberi Dey (Presentant) Wife of Late Arpan Dey Executed by: Self, Date of Execution: 01/11/2019 , Admitted by: Self, Date of Admission: 01/11/2019 ,Place : Office			
		01/11/2019	LTI 01/11/2019	01/11/2019
Khelaghar Hattala Road, P.O:- Durgapur, P.S:- Coke Oven, District:-Burdwan, West Bengal, India, PIN - 713201 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DZTPD8510H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/11/2019 , Admitted by: Self, Date of Admission: 01/11/2019 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>J R Kalpana Builders 74, Kusumtala Muchipara, N H 2, P.O:- Durgapur, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212 , PAN No.:: AAPXJ4332H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name Mrs Sanchita Ghosh Daugther of Mr Subhas Chandra Mondal Date of Execution - 01/11/2019, , Admitted by: Self, Date of Admission: 01/11/2019, Place of Admission of Execution: Office</p>			<p><i>Sanchita Ghosh</i></p>
	<p>Nov 1 2019 12:41PM</p>	<p>LTI 01/11/2019</p>	<p>01/11/2019</p>	
	<p>RC 103, Gitanjali Park, Bengal Ambuja , City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BOTPM6272C, Aadhaar No: 64xxxxxxx8207 Status : Representative, Representative of : J R Kalpana Builders (as Partner)</p>			
2	<p>Name Mr Rakesh Das Son of Mr Hiranmoy Das Date of Execution - 01/11/2019, , Admitted by: Self, Date of Admission: 01/11/2019, Place of Admission of Execution: Office</p>			<p><i>Rakesh Das</i></p>
	<p>Nov 1 2019 12:40PM</p>	<p>LTI 01/11/2019</p>	<p>01/11/2019</p>	
	<p>Muchipara Shibpur Road, P.O:- Durgapur, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CIVPD1578B, Aadhaar No: 73xxxxxxx2017 Status : Representative, Representative of : J R Kalpana Builders (as partner)</p>			
3	<p>Name Mr Joydeb Ghosh Son of Mr Madan Ghosh Date of Execution - 01/11/2019, , Admitted by: Self, Date of Admission: 01/11/2019, Place of Admission of Execution: Office</p>			<p><i>Joydeb Ghosh</i></p>
	<p>Nov 1 2019 12:39PM</p>	<p>LTI 01/11/2019</p>	<p>01/11/2019</p>	

RC 103, Gitanjali Park, Bengal Ambuja, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKKPG3973C, Aadhaar No: 83xxxxxxx3185 Status : Representative, Representative of : J R Kalpana Builders (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dulal Sur Son of Late Manindra Nath Sur Durgapur Court, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:- Burdwan, West Bengal, India, PIN - 713216			
	01/11/2019	01/11/2019	01/11/2019
Identifier Of Mrs Kaberi Dey, Mrs Sanchita Ghosh, Mr Rakesh Das, Mr Joydeb Ghosh			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Kaberi Dey	J R Kalpana Builders-23 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:- 561, LR Khatian No:- 1328	Owner:কাবেরী দে, Gurdian:অর্পন , Address:নিজ , Classification:ডাঙ্গা, Area:0.23000000 Acre,	Mrs Kaberi Dey

Endorsement For Deed Number : I - 020606549 / 2019

On 18-10-2019

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 1,69,88,628/-



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

On 01-11-2019

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

Presented for registration at 12:05 hrs on 01-11-2019, at the Office of the A.D.S.R. DURGAPUR by Mrs Kaberi Dey ,Executant.

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

Execution is admitted on 01/11/2019 by Mrs Kaberi Dey, Wife of Late Arpan Dey, Khelaghar Hattala Road, P.O: Durgapur, Thana: Coke Oven, , Burdwan, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession Business

Indetified by Mr Dulal Sur, , , Son of Late Manindra Nath Sur, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 01-11-2019 by Mrs Sanchita Ghosh, Partner, J R Kalpana Builders, 74, Kusumtala Muchipara, N H 2, P.O:- Durgapur, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr Dulal Sur, , , Son of Late Manindra Nath Sur, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 01-11-2019 by Mr Rakesh Das, partner, J R Kalpana Builders, 74, Kusumtala Muchipara, N H 2, P.O:- Durgapur, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr Dulal Sur, , , Son of Late Manindra Nath Sur, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 01-11-2019 by Mr Joydeb Ghosh, Partner, J R Kalpana Builders, 74, Kusumtala Muchipara, N H 2, P.O:- Durgapur, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr Dulal Sur, , , Son of Late Manindra Nath Sur, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,014/- (B = Rs 30,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 30,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/10/2019 7:48PM with Govt. Ref. No: 192019200087043291 on 25-10-2019, Amount Rs: 30,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKL0399621 on 25-10-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 509, Amount: Rs.5,000/-, Date of Purchase: 24/10/2019, Vendor name: Prabir Kr Pal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/10/2019 7:48PM with Govt. Ref. No: 192019200087043291 on 25-10-2019, Amount Rs: 35,011/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKL0399621 on 25-10-2019, Head of Account 0030-02-103-003-02



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

On 05-11-2019

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.



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 147332 to 147358
being No 020606549 for the year 2019.**



Digitally signed by PARTHA BAIRAGGYA
Date: 2019.11.11 12:08:24 +05:30
Reason: Digital Signing of Deed.

**(Partha Bairaggya) 11-11-2019 12:07:52
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.**

(This document is digitally signed.)