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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 444588

D 444588

8/11
26.12.18
18.24.
[Signature]

Subscribed that the Promissory
is A...
Signed
and
Date
Secured

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

27 DEC 2018

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this 26th day of December
2018 at ADSR Durgapur.

Contd. Page-02

[Signature]

obtained Conversion certificate vide case no-59/BASTU/16, 60/BASTU/16,
57/BASTU/16 dated 07.09.2016 and paid land revenue upto 1422 B.S.

Contd. Page-03

[Signature]

0008

No. 1901 Date 24.12.18

Name Blue onyx Pvt. Ltd.

Address D.P.-16,

Value of Stamp 5000/-

Date of Purchase From Durgapur

Factory 13 DEC 2018

ASST. OFFICER, MEMBER BARDWAR

Vendor-ASIM KUMAR GOSWAMI

L. No.-1/97-98

Member Bardwar



Nil Krishna Biswas



Nil Krishna Biswas

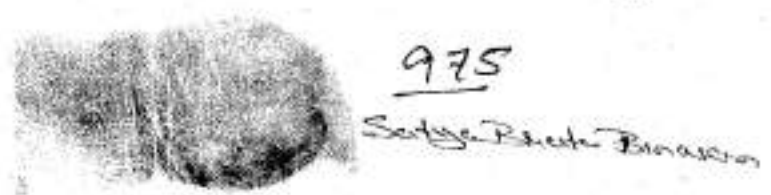


Budiprasanna



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

26 DEC 2018



976
Subrata Biswas



সত্যজিৎ বসু
সত্যজিৎ বসু
সত্যজিৎ বসু, সত্যজিৎ বসু

977
Madhuchandra Biswas



BETWEEN

1. Sri Nilkrishna Biswas [Pan No-ADIPB5678A]
2. Sri Sudip Biswas [Pan No-AIUPB0905B]
3. Sri Mahadev Biswas [Pan No-ADEPB7088E] all are son of Late Dhannanjoy Biswas,
4. Sri Satyabrata Biswas [Pan No-ADIPB5680L],
5. Sri Subrata Biswas [Pan No-ADIPB5679B] both are son of Late Suresh Biswas,
6. Smt Madhuchanda Biswas [Pan No-ADHPB8753F] wife of Sri Satyabrata Biswas all are by occupation: Business, by faith: Hindu, by nationality: Indian residing at Mamra, P.O-Durgapur-06, P.S-Newtownship, District Paschim Bardhaman , West Bengal.

[Hereinafter called the **Landowners** (which term or expression shall, unless excluded by or repugnant or contrary to the subject or context, be deemed to mean and include their respective heirs, successors, legal representatives, administrators, executors and assigns) of the **ONE PART**;

AND

"BLUE ONYX (PVT) LTD. " { A company constituted under the Companies Act (PAN-AAHCB6149D) having its registered Office at MR-43 Masjid Mohalla Road, 38 Shibmandir Road, Benachity, P.S-Durgapur, Pin -713213, District-Paschim Bardhaman and another office at 14/14 Bengal Ambuja, City Centre, P.O-Durgapur-16 P.S-Durgapur, District-Paschim Bardhaman represented by its Director 1. Sri Kanchan Sasmal (Pan No-BCAPS6508L) Son of Late Achinta Kumar Sasmal by Nationality - Indian, by faith- Hindu, by Occupation- Business, residing at Qr.No- 2/7, Bharati Road P.O-Durgapur-05 P.S-Durgapur District - Paschim Bardhaman , West Bengal 2. Kazi Mahammad Ali (Pan No-AIPPA6868B) Son of Sri Kazi Waresh Ali by Nationality - Indian, by faith- Muslim, by Occupation- Business, residing at Qr.No- 4/7, Bharati Road P.O-Durgapur-05 P.S-Durgapur District - Paschim Bardhaman , West Bengal

[Hereinafter called the **DEVELOPER** (which term or expression shall, unless excluded by or repugnant or contrary to the subject or context, be deemed to mean and include its successors-in-business/interest, administrators and assigns) of the **OTHER PART**.

WHEREAS the property mentioned and described in the **SCHEDULE** hereunder written was originally belongs to Dhananjoy Biswas & Suresh Chandra Biswas and after demise of Dhananjoy Biswas & Suresh Chandra Biswas his property devolves upon his legal heirs and thereafter Prava Rani Biswas, Biva Mallick, Shova Biswas, Padmabati Biswas, Dipali Mallick, Manju Biswas transferred by way of regd deed of Gift being no-10012 of 2011 in favour of Nilkrishna Biswas, Sudip Biswas, Mahadev Biswas and obtained Land use NOC of ADDA dated 11.11.2011 and their names was duly recorded in LR records of rights and under Khatian no-5563,5564,5565 and also obtained Conversion certificate vide case no-59/BASTU/16, 60/BASTU/16, 57/BASTU/16 dated 07.09.2016 and paid land revenue upto 1422 B.S.

VISA

And whereas Sampa Sarkar acquired a piece of land by way of succession & inheritance and thereafter she transfer by way of regd deed of Gift being no-2860 of 2012 in favour of Subrata Biswas & Satyabrata Biswas and obtained Land use NOC of ADDA dated 11.11.2011 and their names was duly recorded in LR records of rights and under Khatian no-5561,5562 and also obtained Conversion certificate vide case no-56/BASTU/16, 58/BASTU/16, dated 07.09.2016 and paid land revenue upto 1422 B.S.

And whereas Pradip Ash, Tarun Ash, Alpana Chel, Kalpana Pal, Rajib Ash, Bulu Ash transferred by way of regd deed of Sale being no-3504 of 2007 in favour of Madhuchanda Biswas and obtained Land use NOC of ADDA dated 11.11.2011 and name of Madhuchanda Biswas duly recorded in LR records of rights and under Khatian no-2995 and also obtained Conversion certificate and paid land revenue upto 1422 B.S.

All the landowners owned and possessed the schedule hereto and the said property is free from all encumbrances, charges and liens whatsoever and they have paid up to date rent to the Government in respect of the property described in the schedule hereunder written and have been enjoying the same therein.

AND WHEREAS the Owners are desirous of developing the said land by erecting and/or constructing building or buildings at the said land but as the Owners have no experience in the field of construction and/or development of properties, the Owners approached the Developer and made an offer to the Developer to develop the said land by way of constructing and/or erecting **Multi** storied building or buildings at the said land subject to the approval of all Government & Statuary Authorities and if the authority of Durgapur Municipal Corporation Sanction building plan and the **Landowners will have no claim over the total construction area except their own allocation.**

AND WHEREAS the Developer has accepted the aforesaid offer of the Owners and after a joint meeting held between the Owners and the Developer, the Owners have appointed the Developer herein as the sole and exclusive Developer to develop the said land by way of constructing and/or erecting and/or building multi-storied building or buildings at the said land in accordance with the plan to be sanctioned by the competent authorities from all concern, Durgapur Municipal Corporation, ADDA, and/or any other competent authority or authorities concerned in the name of the Owners on the terms and conditions appearing hereinafter.

AND WHEREAS the Developer shall construct a **Commercial cum Residential Complex** in the said property as per the Floor area and height to be sanctioned by the Durgapur Municipal Corporation or any other Authority subject to leaving open spaces for common amenities and facilities, land scalping, car parking, facilities and services which may enhance the value, viability and reputation of the Complex and to do all acts, deed and things necessary for the purpose of developing and constructing viz. preparing the Building Plan and obtaining sanction thereof from the Durgapur Municipal Corporation or any other Authority and/or any other appropriate Authority and to construct the new Residential cum Commercial buildings at its cost and expense without any reimbursement from the Owners, and that the Landowners shall be entitled to get 40 % of the total Constructed Super Built Up Area and the remaining flats, and car parking space and Flat rooms will be the allocation for the Developer and such Developer's Allocation or interest in the said property is in lieu of the cost of construction, value addition and enterprise. The aforesaid flats will be allocated on various floors of the building after sanction of building plan and drawing of architect.

AND WHEREAS the Developer shall undertake the construction of the Complex on the said property belonging to the Owner and for such purpose to appoint Soil Surveyors, Architects and Civil Engineers and to obtain the sanction of the Building Plan from the competent authority or any other statutory Authority and to construct the building and all such funds shall be arranged by the Developer.

AND WHEREAS the Owners have accepted the proposal of the Developer subject to the terms and conditions as more fully written herein below:-

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

- A. **OWNER:** Owners Shall mean the Nilkrishna Biswas, Sudip Biswas, Mahadeb Biswas, Satyabrata Biswas, Subrata Biswas, Madhuchanda Biswas and in their absence their legal heirs, successors, as per Hindu Succession Act.
- B. **BUILDING:** shall mean up to maximum limit of floors consisting of so many flats, Flats, garages etc. to be constructed according to the plan including any modification and/or addition thereof sanctioned by the Durgapur Municipal Corporation from time to time and to be constructed on the "said property" more fully and specially and specifically described in the First Schedule written hereunder, and the said building is hereinafter referred to as the "SAID BUILDING".
- C. **BUILT-UP AREA/COVERED:** Shall in relation to the Unit/Flat shall mean the plinth area of that Unit/Flat (including the area of bathrooms, balconies & terrace, if any, appurtenant thereto & also the thickness of the walls (external or internal), the columns & pillars therein provided that if any wall, column.

- D. PARKING SPACE:** Shall mean the space in the Basement (if any) and/or on the Ground Floor of the Building/s as also in the open space surrounding the Building that may be earmarked by the Developer herein for Parking Cars on extra costs if any purchaser desire to purchase.
- E. COMMON EXPENSES:** Shall include all expenses for the management, maintenance and upkeep the Unit/Flat and the buildings, the common portions therein and the premises and the expenses for common purposes of the Unit/Flat and shall be payable proportionately by the Purchaser/s herein periodically as maintenance charges.
- F. COMMON PORTIONS:** Shall mean the common areas and installations in the Building and the premises, which are mentioned, described, enumerated, provided and given in the THIRD SCHEDULE hereunder written and/or given.
- G. COMMON PURPOSES:** Shall include the purpose of maintaining and managing the Premises, the Building & in particular the common portions, rendition of services in common to the Unit/Flat, collection and disbursement of the common expenses and dealing with the matters of common interest of the Unit/Flat owners & occupiers relating to their mutual rights and obligations for the beneficial use & enjoyment of their respective Unit/s/Flat/s exclusively & the common portions in common.
- H. Municipality:** 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.
- I. DATE OF POSSESSION:** Shall mean the date on which the Purchaser/s herein take/s actual physical possession of the said Unit/Flat after discharging all his liabilities and obligations.
- J. DEVELOPER:** Shall mean "BLUE ONYX (PVT) LTD" and its successors, successors-in-Office & assigns.
- K. OWNERS AREA:-** Shall mean as described in Second Schedule.
- L. DEVELOPER'S AREA:** Shall mean as described in Third Schedule.
- M. DEVELOPMENT AGREEMENT:** Shall mean the date of Execution of Agreement Between the Owners herein & the Developer herein relating to the development, promotion, construction, erection & building of building/s at & upon the said premises and shall include all modifications, alterations & changes, if any, made therein & all extensions, if any, thereof from time to time.
- N. UNIT/FLAT:** Shall mean any residential Unit/Flat or any other covered space in the Building, which is capable of being exclusively owned, used and/or enjoyed.
- O. ARCHITECT:** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.

P. PROJECT: Shall mean the work of development undertake and to be done by 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.

Q. PREMISES: Shall mean as described in First Schedule.

R. PLAN: Shall mean the sanctioned and/or approved by authority of Durgapur Municipal Corporation and shall also include variations/ modifications, alterations therein that may be made by the Owners herein and/or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.

THIS AGREEMENT SHALL BE DEEMED TO HAVE COMMENCED ON AND WITH EFFECT FROM THE DAY OF EARTH CUTTING OR SANCTION OF PLAN.

That in lieu of taking full consideration as written in the SECOND SCHEDULE hereunder the land owner granted exclusive right on the handing over the physical possession of the said property to the developer on condition that the said development work will be done at Developer's in costs & expenses by construction of proposed multi-storied building up to maximum limit of floors consisting of so many flats, Flats, garages, etc. on the "Said Premises" so desired by the developer in pursuance to the sanctioned plan so to be sanctioned from time to time along with any subsequent modification, rectification addition & renovation thereof so to be approved by the Durgapur Municipal Corporation and/or any other concerned authority / authorities from time to time subject to condition that the developer shall recover all the said development costs & expenses of the building as well as the price of the said premises by sell, mortgage, lease etc. and/or in any other mode of transfer in whatever manner including the terms of transfer of property Act, 1982 of its allocation as fully & particularly described in the THIRD SCHEDULE written herein below and in such every transfer the land owner personally shall signed, execute and/or register as well as will sign all necessary paper, documents, agreement for sell & all deed of conveyance as vendor in said transfer in pursuance of direction of the developer. But the Landowners shall not invest any money for the aforesaid development projects save & except the costs to be borne by the Landowners as stated in this agreement.

That the land owner in pursuance of this agreement has handed over the peaceful physical vacate possession of the said premises for the said development projects to the developer simultaneously with the execution of this agreement and the same shall remain with the developer till the completion of the project and to give over the possession with registered deed of conveyance(s) by each of unique owners thereof and the developer by this agreement shall have every right and power to start all kinds of developments works of the project on and from the date of signing of this agreement including obtaining plan from the Durgapur Municipal Corporation including to prepare plans for development of the said property described in the schedule hereunder written and to submit the same to Durgapur Municipal Corporation.

Y.N.E

AND to sell and dispose of all or any of the flat or flats, Flat or Flats and parking space in respects of developer's allocated portion that may be constructed on the said property on ownership basis and/or in any other manner that may be thought fit and proper by the said developer at the price or for the amount that the said developer may think fit and proper.

And to collect and receive of advance money and or part payment or full consideration from the intending purchaser for booking and sell of such flats or flats, Flats and parking space and also to receive and collect or demand the rent from the tenants of the building standing on the said plot and for that act or purpose to make sign and execute and/or give proper and lawful discharge for the same AND to execute from time to time agreements or agreement for sell and ownership basis of such flats, Flats, or garage conveyance in respect of the building that may be constructed on the said plot and also to execute and sign conveyance, transfer or surrender in respect of the said property or any part their of and present documents or document for registration and admit the execution of any such documents or document before the appropriate registering authority.

That the land owner shall on the **day** of signing of this agreement and/or thereafter as and when asked by the developer execute, registry and grant to the developer and/or its nominee or nominees a registered general power of attorney authorizing the developer and/or its nominee/nominees as per direction of the developer in the manner as the developer may thinks fit and proper including to make agreement for sell of unit/units along with undivided proportionate share of land by taking full and/or part of sell price or consideration thereof with power to sign, execute and present before any registering authority all deed of conveyance and/or conveyance and register thereof on behalf of the land owner to the intending purchaser/purchasers, in respect of the developers allocation. However, the land owner declares that he will personally signed all agreements for sell and all deeds of conveyance for selling of the developers allocation as fully stated in the THIRD SCHEDULE written herein below.

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 purposes 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 the same found the landowner and the landowner shall sign on the said plan /plans application, papers, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

That by virtue of this agreement the developer is hereby empowered to raise the construction of the proposed new building / buildings on the above mentioned property investing is own finance and the developer may take construction loan from any financial institutions or any banks against the developers allocation.

That the developer shall be authorized in the name of the land owner, if necessary, to apply for temporary and/or permanent connection for electricity, sewerage, drainage, water and / or other facilities, if needed, for the construction of the building as well as completion of the projects at the costs of the developers.

That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned building plan within **60 months** from the date of sanctioned plan with further additional period of Six (6) months, if needed, and both the cases the time shall be computed on and from the date of obtaining of the sanctioned building plan from the appropriate authority/authorities.

That the Landowners shall pay all taxes, fees, outgoings and etc. including arrears to the Government, Durgapur Municipal Corporation and/or any other authority/authorities before the concerned authority/authorities in respect of said premises till the date of signing of this agreement and thereafter all the taxes, rates fees, outgoings etc. in respect of the said premises shall be borne by the Developer till the date of handing over the allocation to the respective flat owners including Landowners without realization the same from the Landowners.

That if any dispute arises regarding the title and ownership of the said premises of the Landowners herein from any person (s) or any other then the Landowners at his own costs and expenses to clear the said property having establishing of right and marketable title in the name of Landowners with free from all encumbrances.

Though the Landowners admits that no suits and/or proceedings and/or litigations are pending before any court of law of the said property or any part thereof. If fails, then he will be liable to pay the costs and expenses which the Developer incurred for the said project till that date, to the Developer.

The Landowners herein shall answer and comply with all requisitions made by the Advocate of the Developer for establishing of right, title and interest of the Landowners in the said property.

That the Landowners shall not claim any other consideration in any manner save and except the Landowners' total consideration as written in the second schedule herein below having considered as full and final consideration and /or price of the said premises and the Developer shall have exclusive right to sell its allocation of the project by construction of multistoried building up to maximum number of floors consisting of so many flats, Flats, garages, etc. so to be sanctioned by the Authorities from time to time to realize the Development costs and expenses including other miscellaneous expenses of the project and in that sale proceedings the Landowners shall join therein as Vendor.

The respective flat owners of each of the flats bear the costs of preparation, stamping charges, Registration fees, remuneration of Advocate and/or other necessary charges/fees in connection with the registration of Agreement for sale and Deep of conveyance to purchase their respective flat/flats.

That the name of the building will be finalized after making consultation between the Landowners & the developer.

That the Developer shall have exclusive right to amalgamate the "said property" to any other adjacent plot of land/lands situated around the "said property" without taking any prior permission from the Landowners in the manner whatever the Developer may deem fit and proper. The Landowners shall sign and execute all necessary Agreement (S), documents, deed of amalgamation and other paper/papers in whatsoever manner and/or nature to the Developer, without raising any objection and demanding any amount in respect thereof, but the Landowners' allocation will remain same as written in this agreement.

That the Landowners during the continuance of the development work of the project shall not cause any impediment of hindrance or obstruction in whatsoever nature and/or manner in the construction of the proposed building and/or project caused by the Developer.

That the Developer shall obtain the electric connection on entirety of the building from W.B.S.E.D.C.L but all the flat owners and/or each of their nominee(s), shall pay the proportionate amount of total costs to the Developer for the said electric connection including all expenses for electric meter and connection in their respective flat or flats.

That the Landowners shall not sell, lease, mortgage, let out and/or charge the said premises and/or any part thereof to any third party on and from the date of execution of this Agreement to till date of completion of the project including subsisting of this Agreement and also the Landowners shall not do any acts, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any portion fallen under the Developer's allocation in the said proposed building. It is further declared by the Landowners that he did not sign and/or execute any agreement in any manner with any Third party in respect of the first schedule property and subsequently if any short of agreement/agreements is/are found then the same will be treated as cancelled.

That all flat owners shall bear the proportionate Municipal taxes, fees and/or other outgoings in respect of the said building and premises including the services charges for common areas proportionately according to each of their occupied area from the date of taking possession of each of their respective unit/flat. But each of the unit owners prior to mutation of their respective flats before the Durgapur Municipality in their respective names shall pay the aforesaid taxes including common services and maintenance charges of the building to the Developer as suggested by the Developer till the date of formation of Association/society by all unit owners at their own costs and expenses of the said building.

The Developer hereby undertakes to keep the Landowners indemnified against any Third party, claims, suits, costs, proceedings and claims from any third party including and or statutory authorities and/or adjacent neighbor(s) which may arise out of the Developer's actions with regard to the development and/or construction of the building on the said premises.

IT IS FURTHER AGREED BY AND BETWEEN THE PARTIES HEREIN AS FOLLOWS:

The Landowners including other flat owners will not use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade and activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

The respective owners in each of their respective fields shall abide by all laws, byelaws, rules and regulations of the Government, Durgapur Municipal Corporation statutory bodies and /or local bodies as the case may be.

The respective owners shall keep the interior walls, ewers, drains, pipes and other fitting and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particulars so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other or them and/or the occupation of the building indemnified from and against the consequence of any branch.

That the Landowners shall have no right or power to terminate this agreement and the power of attorney (s) given in favor of the Developer till the completion of the aforesaid development project including to sell the Developer's Allocation written in the Schedule, herein below to all intending purchaser/purchasers without any prior written permission from the Developer..

That the Developer shall be entitled to make advertisement in all kinds of newspapers and/or in other manners which the Developer may deem fit and proper including the fixing of hoarding /signboard on the said premises inviting the intending purchaser /purchasers to purchase the flats/garages/covered spaces fallen under the Developer's allocation till the date of completion of the said development project.

The Landowners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partner hip between the Landowners and the Developer in any manner, nor shall the parties hereto be constituted as Association of persons.

That the Landowners shall handover to the Developer all the original copy of title Deed and all other relevant documents papers what the possessed simultaneously with the signing of this agreement.

The Developer shall form scheme, rules, regulations and dye laws for the management and the administration of the said building and/or common parts thereof and all the units/flats owners shall abide by the same without raising any objection till the date of frames of any further Rules, regulations etc. by the society/Association /organization to be formed by the Landowners and other flat owners at their own costs and expenses.

That all the flat owners will have sole rights in respect of the last Top Floor in the said new multi- storied building to be used jointly in the manner what they like.

Any notice required to be given by the Developer to the Landowners shall without prejudice to any other mode of service available be deemed to have been served on the Landowners if delivered by hand and duly acknowledgement and shall likewise be deemed to have been served on the Developer by the owner if delivered by hand and acknowledged or otherwise sent by repaid Registered post with Due Acknowledgement by either of the party to the other at the address given herein.

That the Developer shall have right and/or authority to deal with its allocation to negotiate with any person/ persons and/or enter into any contract and/or agreement and/or borrow money and /or take advance against its allocation along with acquired right under this agreement from any bank and /or financial institution.

That the Developer shall be authorized to sign in their own names as Attorneys on behalf of the Landowners by dint of this agreement at the time of signing any agreement (s) for sale with the intending purchaser/purchasers for selling and/or booking of the Developer's Allocation.

The court under which jurisdiction the land is situated shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

**FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF LAND /PREMISES)**

District Paschim Bardhaman , P.S-Newtownship, Mouza: Fuljhore, J.L No-LR-107,
Area: **110 decimal** under LR Khatian no-5561, 5562, 5563, 5564, 5565 Comprising
in ~~RS Plot-395, LR Plot No-5548, BAHAL Land Area 77 decimal,~~
RS Plot-1671, LR Plot No-5549, **BAHAL Land Area 33 decimal,**

AND

District Burdwan, P.S-Newtownship, Mouza: Mamra, J.L No-LR-208, LR Khatian
no-2995 Comprising in RS Plot-284, LR Plot No-614, **BAID Land Area 12.37**
decimal.

Total Land measuring area Of 122.37 Decimal

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Which butted and bounded as follows:

On the North : RS Plot no-396.

On the South: Drain & RS Plot no-1672 & 80 ft wide Metal Road.

On the East : 16 ft wide Metal road.

On the West: Drain.

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

LANDOWNERS' ALLOCATION shall be entitled to get 40 % of the total Constructed (Flat & Parking) area as Super Built Up and amount of Rs. 6,00,000/- (Rupees Six Lakhs Only) paid to landowners towards advance. Rs 1,00,000/- (Rupees One Lakh Only) paid to each landowner vide Cheque No. 381140, 381141, 381142, 381143, 381144 & 381145 Of Axis Bank Ltd. Durgapur, Dated 13.12.2018 respectively. Advance payment will be adjustable of its equivalent value and the landowner will no claim any other consideration in whatsoever manner. Even extension of upper floor if sanction authority will sanction further.

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

DEVELOPER'S ALLOCATION shall mean 60% Of construction area of Flat and Parking including common facilities common parties and common facilities of the building along with undivided proportionate share of the "said property / premises" absolutely shall be the property of the Developer except **the Landowners allocation** 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.

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OWNERS RIGHTS & REPRESENTATION

1. The Owners hereby declare to be the absolute owner, well and sufficiently seized and possessed of the said property which is free from, charges, encumbrances, liens, lispendens and is not subject to any impediment, land ceiling or acquisition proceeding from any authority in respect of the whole or any part of the said property.
2. The Owners shall sign and execute all papers and documents necessary as per instruction and requirement of the Developer for obtaining necessary sanction and/or clearance and/or no objection certificates from the Competent Authorities and from other Authorities and sanctions of the necessary plans, elevations and specifications from the Durgapur Municipal Corporation and/or any other statutory authority for construction of the building Complex on the said property including necessary sanctions, clearance and/or permissions from the concerned authorities for the purpose of installation and/or connection of gas, electricity, power, telephone meters, lines.

And Whereas **land Owners shall also execute Power of Attorney for development of agreement and for Complication of project and sale of flat** by appointing the Directors of the Developer for obtaining all sanctions clearances and permissions and for doing all necessary acts, deeds and things for developing and ancillary works thereto in respect of the said property and all costs and expenses in connection with the same will be borne and paid by the Developer.

3. The Owners shall execute all documents, sign all papers and do all acts, deeds and things necessary for selling, forming Flat Owner's Association or Society or Cooperative etc and to execute the Agreement for Sale and execute and register the Deed of Conveyance/Sale in favour of the buyer /s or transferee /s of the apartments/ flats /floor spaces to be constructed on the said property together with proportionate undivided share and interest in the land and the common areas and facilities as per the request of the Developer, in the Developer's Allocation.
4. The Owners shall not create any encumbrance and/or charge and/or impediment of any nature whatsoever or enter into any agreement or in any way deal with the said property or any part thereof.

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5. The Owners hereby permit, authorize and empowers the Developer to proceed with the Development Project including soil testing, excavation, erection, construction of plinth and upper stories as and when it may be permitted by law to do so and it is made clear that all day to day work or administration or construction, preparation of scheme for development and construction of the building Complexes, taking advances from the prospective purchasers/buyers in respect of the Developer's Allocation. Selection and retention of professional services shall be solely entrusted to and will be the sole responsibility of the Developer and the Owner will not be responsible or liable for any claims, demands, costs, and charges etc. in respect thereof in any manner whatsoever.

6. The Owners shall not be responsible in any way or manner whatsoever to the Developer or his/ their nominee or nominees or any prospective buyer of the apartments/flats/ floor spaces to be constructed on the said property in respect of the Developer Allocation or any payment which the Developer may receive from such prospective buyer or in respect of any obligation of the Developer to any such nominee or nominees or prospective buyer under any agreement which may be entered into by and between them.

7. On completion of the Complex and taking Possession over of the Owners' Allocation the Owners shall handover all the original documents and papers of the land to the developer and /or the flat Owner's Association or Society or Cooperative as may be formed. The Owners shall deliver or cause to be delivered to the Developer certified copies of the documents of title related to the said property as are in the possession and custody of the Owners and the Developer shall render all assistance in obtaining such certified copies of documents at the cost of the Developer.

For investigation of title of the Owners in the said property the Owners shall make available the original of such documents of title to the Developer against proper acknowledgement for inspection and scrutiny by the Developer's Solicitor/Advocate until the execution of the Deed of Conveyance/Sale for transfer referred to hereinabove provided that the possession and/or custody of the original documents of title shall remain with the Owners and shall be handed over to the Developer as and when required by the Developer.

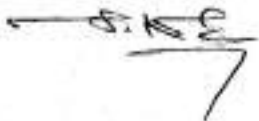
8. The Owners shall as and when call upon by the Developer or his nominee or nominees or the prospective purchaser or transferee of the apartments/flats/ floor spaces execute and register the Deed of Conveyance or the Deed of Sale, as the case may be, at the cost of the Developer.
9. The construction shall be completed within the period of **60 months** from the date of sanction of the Building Plan by the Durgapur Municipal Corporation or any other appropriate authority within which period, the construction of the proposed building Complex shall be completed by the Developer subject to force majeure and including Acts of God, Civil disobedience, non availability of essential building materials or any other inevitable cause beyond the control of the Developer. However, the Developer may request the Owners and get a period of extension of a further period of **6 months** from the Owners.
10. The Owners shall be responsible and liable for any defect of title of the said property and that the Owners assure and undertake to make good the same and to keep the Developer harmless and indemnified from all losses, demands and claims and pay the liquidated damages.
11. The Owners agree and undertake not to raise any objection or create any impediment or hindrance to the Developer to develop and construct the Residential Complex on the said property in accordance with the sanctioned Building Plan.
12. The Owners in no case shall be liable or responsible in any manner whatsoever in respect of any liability under any statute or law arising out of and incidental to the construction of the building in the said property and all such liability shall always be of the Developer and the Developer shall keep the Owners indemnified from all or any such losses, demands, claims of any nature or manner made by any person whatsoever and wheresoever.
13. The Owners shall bear and pay the Income Tax, Wealth Tax, Sales Tax, Service Tax or any other Tax, levy, cess and maintenance charges in respect of the Owners' Allocation after building has been built and possession has been handed over to the Owners.

ARTICLE-V DEVELOPER'S RIGHT

1. The Developer shall develop the said property and construct and/or carry out and/or complete the said project Complex as more fully stated hereinabove.
2. The Developer will allots flats, Garage and Commercial space for Flat to the individual Owner in terms of building plan duly approved by the competent authority.
3. The construction work will be completed by the Developer within 36 months from, obtaining the Building Plan sanctioned from the Durgapur Municipal Corporation or any other statutory Authority and the commercial/residential spaces and spaces in the new building as described in **Article- IV** will be physically handed over to the Owners within the said stipulated period mentioned hereinabove, subject to force majeure or situations beyond the control of the Developer, wherein the time will be extendable as per mutual agreement. However, the Developer may request the Owners and get an extension of a further period of 12 months from the Owners.
4. The Developer shall have the right to proceed with the Project including appointing architect, obtaining sanction of building plan, soil testing, excavation, erection, construction of plinth and upper stories as and when it may be permitted by law to do so and it is made clear that all day to day work or administration or construction, preparation of scheme for development and construction of the Complex having Residential spaces, selection and retention of professional services shall be solely entrusted to and will be the sole responsibility of the Developer and the Owners shall not be responsible for costs, charges etc. in respect thereof in any manner whatsoever.
5. The Developer shall construct and build the Building Complex in phases and shall have the right to sell the said constructed and built up areas in phases and also to give possession in phases.
6. The Developer shall have the right to make, choose and decide the specifications of the Flats/Spaces/ Floor areas in the Complex Project on the said property.
7. The Flats/ Spaces/ Floor area shall be uniform and that there shall be no difference in respect of the Owners allocation / share and that of the Developer unless there is a specific request from the purchaser/s or Intending purchaser/s subject to payment of extra cost/price as decided by the Developer.

8. The Developer shall have the right to modify, add, alter, and change the building plan of the Complex in respect of the said property sanctioned by the Durgapur Municipal Corporation or any other statutory authority as and when required and/or necessary.
9. The Developer, if required or necessary shall have the right to raise funds and to get/obtain financial assistance from banks, financial institutions, companies, firm, and individuals and for such purpose to secure his share and/or interest in the Complex Project on the said property.
10. The Developer shall have the right to advertise and market the Floor area and spaces within the Developer's allocation in the Complex to be built and constructed on the said property at its own cost and expense immediately on execution of these presents.
11. The Developer shall select the nominee or nominees and/or the prospective purchasers/buyers in respect of the Developer's Allocation of the flats/apartments/floor spaces in the said property.
12. The Developer may take advances from the said prospective purchasers/buyers of the Developer's Allocation through agreement for sale, wherein the Owners shall readily sign as vendors but the Owners shall not be liable or responsible to the said prospective purchasers/buyers of the Developer's Allotment in any manner whatsoever.
13. The Developer shall always be liable or responsible in respect of any liability under any statute or law arising out of and incidental to the construction of the building on the said property and all such liability shall always be of the Developer and the Developer undertakes to keep the Owners indemnified from all or any such losses, demands, claims of any nature or manner made by any person whatsoever and wheresoever's.
14. The Developer shall not be liable to bear or pay the Income Tax, Wealth Tax, Sales Tax, Service Tax or any other Tax, levy or cess levied in respect of the Owners' Allocation, once handed over to the Owners.

Contd. Page-18



(GENERAL SPECIFICATION)

As Per Brochure

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of landowners and Developers are attested in additional pages in this deed and these will be treated as a part of this deed.

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

Witness :

1. श्री. अशोक शिंदे
श्री. अशोक शिंदे
अशोक शिंदे, अशोक शिंदे
2. भक्ता शिंदे,
Durgam chawl - 16,

1. श्री. अशोक शिंदे,
अशोक शिंदे
अशोक शिंदे
अशोक शिंदे
अशोक शिंदे
2. भक्ता शिंदे,
Durgam chawl - 16,

Signature Of Landowner

श्री. अशोक शिंदे

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

Witness :

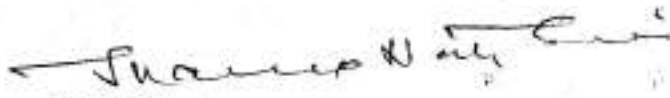
3. Samir Kundu
S/o Sri Biswajit Kundu
Sree pally, Arrah
Burgapur-12

BLUE ONYX PRIVATE LIMITED
Kanchan Jaswal
Director

BLUE ONYX PRIVATE LIMITED
Kazi Mahammad M
Director

Signature Of Developer

Drafted & Typed by me which read over & explained
In their mother languages and they admits its true & correct



Advocate

Registration No-WB/468/80

FINGER PRINT & PHOTOCOPY

Left hand						 Nil Krishna Bishwas.
	Thumb	fore	Middle	Ring	Little	
Right hand						Nil Krishna Bishwas.
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Left hand						 Sudip Das
	Thumb	fore	Middle	Ring	Little	
Right hand						Sudip Das
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Left hand						 অনন্ত কুমার দাস
	Thumb	fore	Middle	Ring	Little	
Right hand						অনন্ত কুমার দাস
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Left hand						 Satya Bhushan Biswas
	Thumb	fore	Middle	Ring	Little	
Right hand						Satya Bhushan Biswas
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Satya Bhushan Biswas

FINGER PRINT & PHOTOCOPY

Left hand						 Subrata Biswas
	Thumb	fore	Middle	Ring	Little	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Subrata Biswas

Left hand						 Madhuchanda Biswas
	Thumb	fore	Middle	Ring	Little	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Madhuchanda Biswas

Left hand						 Kaucham Suresh
	Thumb	fore	Middle	Ring	Little	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

BLUE ONYX PRIVATE LIMITED

Kaucham Suresh
Director

Left hand						 Kazi Muhammad Ali
	Thumb	fore	Middle	Ring	Little	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

BLUE ONYX PRIVATE LIMITED

Kazi Muhammad Ali
Director



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

এনআইডি নং / Enrollment No.: 1050/13604/25231

To:
 NILKRISHNA BISWAS
 BICHANPALY
 DURGAPUR-0
 Durgapur (n Corp.)
 Durgapur Adh Township, Bardhaman
 West Bengal - 713200
 9916307420



KL110226813FT

91672581



আপনার এনআইডি সংখ্যা / Your Aadhaar No.:

6688 0689 8369

সাধারণ - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



বিশিষ্ট পরিচয়
 NILKRISHNA BISWAS
 (Male) - মাস্ক বিহীন
 Father: DHANANJOY BISWAS

এনআইডি নং: 1050/1962
 Male / Male

6688 0689 8369



সাধারণ - সাধারণ মানুষের অধিকার

আয়কর বিভাগ
 INCOME TAX DEPARTMENT



ভারত সরকার
 GOVT. OF INDIA

NILKRISHNA BISWAS
 DHANANJOY BISWAS
 15/03/1962

Photograph of the Aadhaar Holder

ADIPB5678A

Nil Krishna Biswas
 Signature



Nil Krishna Biswas



Sudip Biswas



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/37/265 / 519357

পরিচয় পত্র



Elector's Name Mahadeb Biswas

নির্বাচকের নাম মহাশেব বিশ্বাস

Father's Name Dhananjay

পিতার নাম ধনঞ্জয়

Sex M

লিঙ্গ পুং

Age as on 1.1.2000 29

১.১.২০০০-এ বয়স ২৯

Address

Bidhanpalli MAMC Durgapur-10
Newtownship Burdwan 713346

ঠিকানা

বিধানপল্লী এমএমসি দুর্গাপুর-১০ নিউটাউনশিপ
বর্ডমান ৭১৩৩৪৬

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

For 265-Durgapur - II

Assembly Constituency

২৬৫-দুর্গাপুর-২

বিধানসভা নির্বাচন কেন্দ্র

Place Burdwan

স্থান বর্ডমান

Date 06.11.2000

তারিখ ০৬.১১.২০০০

মহাশেব বিশ্বাস

কার্ডের সীলন

PERMANENT ACCOUNT NUMBER

ADEPB7088E



নাম /NAME

MAHADEV BISWAS

পিতা বা পান /FATHER'S NAME

DHANANJOY BISWAS

জন্ম তারিখ /DATE OF BIRTH

16-06-1967

স্বাক্ষর /SIGNATURE

Signature of Mahadev Biswas

অসহকারী, প.সি.-II

COMMISSIONER OF INCOME-TAX, W.B. - II

মহাশেব বিশ্বাস

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SATYA BRATA BISWAS
SURESH BISWAS

17/04/1965

Permanent Account Number

ADIPB5680L

Satya Brata Biswas

Signature



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSL,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं।
आयकर पैन सेवा यूनिट, यूटिसल, प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614

Satya Brata Biswas

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SATYA BRATA BISWAS
SURESH BISWAS

17/04/1965
Permanent Account Number

ADIPB5680L

Satya Brata Biswas
Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector II, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारुं :
आयकर पैन सेवा यूनिट, यू.टी.आई.एस.एल.
प्लॉट नं. ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४

Satya Brata Biswas

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADIPB5679B



नाम /NAME

SUBRATA BISWAS

पिता का नाम /FATHER'S NAME

SURESH BISWAS

जन्म तिथि /DATE OF BIRTH

21-05-1966

हस्ताक्षर /SIGNATURE

Subrata Biswas

SB Biswas

असमर अनुमति, प. नं. 11

COMMISSIONER OF INCOME-TAX, W.B. - I

Subrata Biswas

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MADHUCHANDA BISWAS
RADHAGOBINDA SARKAR

11/12/1968

Permanent Account Number

ADHPB8753F

Madhuchanda Biswas

Signature



Madhuchanda Biswas

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTTTSE,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें :
आयकर पैन सेवा यूनिट, यूटीटीएसई,
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA




KANCHAN SASMAL

ACHINTYA KUMAR SASMAL

11/09/1976

Permanent Account Number
BCAPS6508L

Kanchan Sasmal
Signature



Kanchan Sasmal



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

FYZ1934603

পরিচয় পত্র

Duplicate

প্রতিরূপ



Elector's Name Basudeb Maji

নির্বাচকের নাম বাসুদেব মাজী

Father's Name Madan Maji

পিতার নাম মদন মাজী

Sex M

লিঙ্গ পুং

Age as on 1.1.2006 26

১.১.২০০৬ এ বয়স ২৬



বাসুদেব মাজী

Address:

Mauja-Dumuria, P.O. No-40 Lattiyabani Gangajalghati
Bankura 722133

ঠিকানা:

মৌজা-দুমুরিয়া, প.ও. নং-৪০ লটিয়াবানি গঙ্গাজলঘাটি বাকুড়া ৭২২১৩৩

বাসুদেব মাজী

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 249-Gangajalghati (SC)

বিধানসভা নির্বাচন কেন্দ্র: ২৪৯-গঙ্গাজলঘাটি (তপসিনী মজি)

District: Bankura জেলা: বাকুড়া

Date: 13.03.2006 তারিখ: ১৩.০৩.২০০৬


 भारत के निर्वाचन आयोग
 भारत के निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD
DVM1652478




निर्वाचक का नाम : काज़ी महमूद अली
 Elector's Name : Kazi Mohammad Ali
 पिता का नाम : काज़ी वारेश अली
 Father's Name : Kazi Waresh Ali
 पुरुष / स्त्री : पुरुष / M
 जन्म तिथि : XX / XX / 1981
 Date of Birth : XX / XX / 1981

Kazi Mohammad Ali

DVM1652478
 क्षेत्र : 165
 417 अक्षांश 08N 4 पूर्वांश 25E 713205

Address:
 4-7 Bheradi Road 4 Durgapur Burdwan
 713205

Date: 18/02/2007
 204-2075-1 बिरोल (पुर्व) बिरोल बिरोल बिरोल
 बिरोल बिरोल बिरोल बिरोल
 Facsimile Signature of the Electoral
 Registration Officer for
 204-Durgapur -1 Constituency

(ध्यान दें: यदि आप इस कार्ड को खो जाते हैं तो इसे तुरंत बदलवाना होगा।
 यदि आप इसे खो जाते हैं तो इसे तुरंत बदलवाना होगा।
 In case of change in address mention the Card No.
 in the address Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

Director
K. S. Mohanram
BLUE ONYX PRIVATE LIMITED

Director
K. S. Mohanram
BLUE ONYX PRIVATE LIMITED












Government of West Bengal

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










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

Signature / LTI Sheet of Query No/Year 02061000322008/2018


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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr Nilkrishna Biswas Mamra, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206	Land Lord	 Nilkrishna Biswas	972 	Nilkrishna Biswas 26/12/2018
2	Mr Sudip Biswas Mamra, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206	Land Lord	 Sudip Biswas	973 	Sudip Biswas 26-12-18
3	Mr Mahadev Biswas Mamra, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206	Land Lord	 Mahadev Biswas	974 	Mahadev Biswas 26-12-2018

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
4	Mr Satyabrata Biswas Mamra, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206	Land Lord	 Satyabrata Biswas	975 	Satyabrata Biswas 26-12-2018
5	Mr Subrata Biswas Mamra, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206	Land Lord	 Subrata Biswas	976 	Subrata Biswas 26/12/18
6	Mrs Madhuchanda Biswas Mamra, P.O:- Durgapur, P.S:- New Township, District:- Burdwan, West Bengal, India, PIN - 713206	Land Lord	 Madhuchanda Biswas	977 	Madhuchanda Biswas 26/12/18
7	Mr Kanchan Sasmal Qr. No-2/7, Bharati Road, P.O:- Durgapur, P.S:- Durgapur, District:- Burdwan, West Bengal, India, PIN - 713205	Represent ative of Developer [Blue Onyx Private Limited]	 Kanchan Sasmal	978 	BLUE ONYX PRIVATE LIMITED Kanchan Sasmal 26/12/18 Director

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Kazi Mahammad Ali Qr, No-4/7, Bharati Road, P.O:- Durgapur, P.S:- Durgapur, District:- Burdwan, West Bengal, India, PIN - 713205	Represent ative of Developer [Blue Onyx Private Limited]			<i>979</i> <i>BLUE ONYX PRIVATE LIMITED</i> <i>Kazi Mahammad Ali</i> <i>26-12-18</i> <i>District</i>
Sl No.	Name and Address of identifier	Identifier of			Signature with date
1	Mr Basudeb Maji Son of Madan Maji Mauja- Dumuriya, Latiyabani, P.O:- Gangajalghati, P.S:- Gangajalghati, District:-Bankura, West Bengal, India, PIN - 722133	Mr Nilkrishna Biswas, Mr Sudip Biswas, Mr Mahadev Biswas, Mr Satyabrata Biswas, Mr Subrata Biswas, Mrs Madhuchanda Biswas, Mr Kanchan Sasmal, Kazi Mahammad Ali			<i>Mr Basudeb Maji</i> <i>26-12-18</i>


(Partha Basiraggya)

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

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

GRN: 19-201819-032164193-1 Payment Mode Online Payment
GRN Date: 26/12/2018 13:53:03 Bank : State Bank of India
BRN : CKI0985934 BRN Date: 26/12/2018 13:54:03

DEPOSITOR'S DETAILS

Id No. : 02061000322008/9/2018
(Query No./Query Year)

Name : KANCHAN SASMAL
Contact No. : Mobile No. : +91 9593500569
E-mail :
Address : QR NO27 BHARATI ROAD DURGAPUR
Applicant Name : Mr Kanchan Sasmal
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 9

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02061000322008/9/2018	Property Registration- Stamp duty	0030-02-103-003-02	70011
2	02061000322008/9/2018	Property Registration- Registration Fees	0030-03-104-001-16	6014

In Words : Rupees Seventy Six Thousand Twenty Five only

Total

76025

Certificate of Registration under section 60 and Rule 69.

Registered in Book No - 1

Volume number - 2708-2019, Page from 569 to 613

being No 020607232 for the year 2018.



Digitally signed by PARTHA BAIRAGGYA
Date: 2019.01.02 13:58:45 +05:30
Reason: Digital Signing of Deed.

(Part: Partha Bairaggya) 02-01-2019 13:57:41
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)

Major Information of the Deed

Deed No :	I-0206-07232/2018	Date of Registration	27/12/2018
Query No / Year	0206-1000322008/2018	Office where deed is registered	
Query Date	14/12/2018 5:25:08 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Kanchan Sasmal Gr. No- 2/7, Bharati Road, Thana : Durgapur, District : Burdwan, WEST BENGAL, Mobile No. : 9593500569, Status : Buyer/Claimant		
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 : 6,00,000/-]		
Set Forth value	Market Value		
	Rs. 18,06,16,203/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,011/- (Article 48(g))	Rs. 6,014/- (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:- New Township, Municipality: DURGAPUR MC, Road: Sarat Pally Road, Mouza: Fuljhore Pin Code : 713206

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5548	LR-5563	Other Commercial Usage	Bahal	12 Dec		1,62,46,482/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-5548	LR-5564	Other Commercial Usage	Bahal	13 Dec		1,93,60,391/-	Width of Approach Road: 96 Ft., Adjacent to Metal Road,
L3	LR-5548	LR-5565	Other Commercial Usage	Bahal	13 Dec		1,93,60,391/-	Width of Approach Road: 96 Ft., Adjacent to Metal Road,
L4	LR-5548	LR-5562	Other Commercial Usage	Bahal	20 Dec		2,97,85,217/-	Width of Approach Road: 96 Ft., Adjacent to Metal Road,
L5	LR-5548	LR-5561	Other Commercial Usage	Bahal	19 Dec		2,82,95,957/-	Width of Approach Road: 96 Ft., Adjacent to Metal Road,
L6	LR-5549	LR-5563	Other Commercial Usage	Bahal	6 Dec		89,35,565/-	Width of Approach Road: 96 Ft., Adjacent to Metal Road,
L7	LR-5549	LR-5564	Other Commercial Usage	Bahal	6 Dec		89,35,565/-	Width of Approach Road: 96 Ft., Adjacent to Metal Road,

Major Information of the Deed :- I-0206-07232/2018-27/12/2018

L8	LR-5549	LR-5585	Other Commercial Usage	Bahal	5 Dec		74,46,304/-	Width of Approach Road: 96 Ft., Adjacent to Metal Road,
L9	LR-5549	LR-5582	Other Commercial Usage	Bahal	8 Dec		1,19,14,087/-	Width of Approach Road: 96 Ft., Adjacent to Metal Road,
L10	LR-5549	LR-5581	Other Commercial Usage	Bahal	8 Dec		1,19,14,087/-	Width of Approach Road: 96 Ft., Adjacent to Metal Road,
		TOTAL :			110Dec	0 /-	1621,94,046 /-	

District: Burdwan, P.S:- New Township, Municipality: DURGAPUR MC, Road: Sarat Pally Road, Mouza: Mamra Pin Code : 713206

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L11	LR-614	LR-2995	Other Commercial Usage	Bahal	12.37 Dec		1,84,22,157/-	Width of Approach Road: 96 Ft., Adjacent to Metal Road,
		Grand Total :			122.37Dec	0 /-	1806,16,203 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Nilkrishna Biswas (Presentant) Son of Late Dhananjay Biswas Mamra, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADIPB5678A, Status :Individual, Executed by: Self, Date of Execution: 26/12/2018 , Admitted by: Self, Date of Admission: 26/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/12/2018 , Admitted by: Self, Date of Admission: 26/12/2018 ,Place : Pvt. Residence
2	Mr Sudip Biswas Son of Late Dhananjay Biswas Mamra, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AIUPB0905B, Status :Individual, Executed by: Self, Date of Execution: 26/12/2018 , Admitted by: Self, Date of Admission: 26/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/12/2018 , Admitted by: Self, Date of Admission: 26/12/2018 ,Place : Pvt. Residence
3	Mr Mahadev Biswas Son of Late Dhananjay Biswas Mamra, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ADEPB7088E, Status :Individual, Executed by: Self, Date of Execution: 26/12/2018 , Admitted by: Self, Date of Admission: 26/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/12/2018 , Admitted by: Self, Date of Admission: 26/12/2018 ,Place : Pvt. Residence
4	Mr Satyabrata Biswas Son of Late Suresh Biswas Mamra, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ADIPB5680L, Status :Individual, Executed by: Self, Date of Execution: 26/12/2018 , Admitted by: Self, Date of Admission: 26/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/12/2018 , Admitted by: Self, Date of Admission: 26/12/2018 ,Place : Pvt. Residence

Major Information of the Deed :- I-0206-07232/2018-27/12/2018

5	Mr Subrata Biswas Son of Late Gitesh Biswas Mamra, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADIPB5679B, Status :Individual, Executed by: Self, Date of Execution: 26/12/2018 , Admitted by: Self, Date of Admission: 26/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/12/2018 , Admitted by: Self, Date of Admission: 26/12/2018 ,Place : Pvt. Residence
6	Mrs Madhuchanda Biswas Wife of Mr Subrata Biswas Mamra, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADHPB8753F, Status :Individual, Executed by: Self, Date of Execution: 26/12/2018 , Admitted by: Self, Date of Admission: 26/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/12/2018 , Admitted by: Self, Date of Admission: 26/12/2018 ,Place : Pvt. Residence

Developer Details

Sl No	Name,Address,Photo,Finger print and Signature
1	Blue Onyx Private Limited MR-43, Masjid Mohalla Road, 38 Shib Mandir Road, B, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213 , PAN No.:: AAHCB6149D, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Kanchan Sasmal Son of Late Achint Kumar Sasmal Qr. No-2/7, Bharati Road, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BCAPS6508L Status : Representative, Representative of : Blue Onyx Private Limited (as director)
2	Kazi Mahammad Ali Son of Kazi Wahid Ali Qr. No-4/7, Bharati Road, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713205, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ABPPA6868B Status : Representative, Representative of : Blue Onyx Private Limited (as director)

Identifier Details

Name & address
Mr Basudeb Maji Son of Madan Maji Mauja- Dumuriya, Laxmipur, P.O:- Gangajalghati, P.S:- Gangajalghati, District:-Bankura, West Bengal, India, PIN - 722133, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Nilkrishna Biswas, Mr Sudip Biswas, Mr Mahadev Biswas, Mr Satyabrata Biswas, Mr Subrata Biswas, Mrs Madhuchanda Biswas, Mr Kanchan Sasmal, Kazi Mahammad Ali

Major Information of the Deed :- I-0206-07232/2018-27/12/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Nilkrishna Biswas	Blue Onyx Private Limited-12 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Mr Subrata Biswas	Blue Onyx Private Limited-8 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Mrs Madhuchandra Biswas	Blue Onyx Private Limited-12.37 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Sudip Biswas	Blue Onyx Private Limited-13 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Mahadev Biswas	Blue Onyx Private Limited-13 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Satyabrata Biswas	Blue Onyx Private Limited-20 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Subrata Biswas	Blue Onyx Private Limited-19 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr Nilkrishna Biswas	Blue Onyx Private Limited-6 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr Sudip Biswas	Blue Onyx Private Limited-6 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr Mahadev Biswas	Blue Onyx Private Limited-5 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr Satyabrata Biswas	Blue Onyx Private Limited-8 Dec

Endorsement For Deed Number : I - 020607232 / 2018

Major Information of the Deed :- I-0206-07232/2018-27/12/2018

On 14-12-2018

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 18,06,16,203/-



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

On 26-12-2018

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

Presented for registration at 18:24 hrs on 26-12-2018, at the Private residence by Mr Nilkrishna Biswas, one of the Executants.

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

Execution is admitted on 26/12/2018 by 1. Mr Nilkrishna Biswas, Son of Late Dhananjay Biswas, Mamra, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Business, 2. Mr Pradyumn Biswas, Son of Late Dhananjay Biswas, Mamra, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Business, 3. Mr Mahadev Biswas, Son of Late Dhananjay Biswas, Mamra, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Others, 4. Mr Satyabrata Biswas, Son of Late Suresh Biswas, Mamra, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Others, 5. Mr Suresh Biswas, Son of Late Suresh Biswas, Mamra, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Business, 6. Mrs Madhuchanda Biswas, Wife of Mr Satyabrata Biswas, Mamra, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Business

Indetified by Mr Rajendra Maji, , Son of Madan Maji, Mauja- Dumuriya, Latiyabani, P.O: Gangajalghati, Thana: Gangajalghati, , Burdwan, WEST BENGAL, India, PIN - 722133, by caste Hindu, by profession Others

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

Execution is admitted on 26-12-2018 by Mr Kanchan Sasmal, director, Blue Onyx Private Limited (Private Limited Company), MR-42, 1st Mohalla Road, 38 Shib Mandir Road, B, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213

Indetified by Mr Rajendra Maji, , Son of Madan Maji, Mauja- Dumuriya, Latiyabani, P.O: Gangajalghati, Thana: Gangajalghati, , Burdwan, WEST BENGAL, India, PIN - 722133, by caste Hindu, by profession Others

Execution is admitted on 26-12-2018 by Kazi Mahammad Ali, director, Blue Onyx Private Limited (Private Limited Company), MR-42, 1st Mohalla Road, 38 Shib Mandir Road, B, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213

Major Informalities of the Deed :- I-0206-07232/2018-27/12/2018

Identified by Mr. Sanjay Maji, Son of Madan Maji, Mauja- Dumuriya, Latiyabani, P.O: Gangajalghati, Thana: Gangajalghati, Burdwan, WEST BENGAL, India, PIN - 722133, by caste Hindu, by profession Others



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

On 27-12-2018

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,014/- (B = Rs 6,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/12/2018 at 4:34PM with Govt. Ref. No: 192018190321641931 on 26-12-2018, Amount Rs: 6,014/-, Bank: State Bank of India (6000000001), Ref. No. CKI0985934 on 26-12-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 70,011/-

Description of Stamp

1. Stamp: Type: Ad Valorem, Serial no 1901, Amount: Rs.5,000/-, Date of Purchase: 24/12/2018, Vendor name: Asim Kumar Goswami

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/12/2018 at 4:34PM with Govt. Ref. No: 192018190321641931 on 26-12-2018, Amount Rs: 70,011/-, Bank: State Bank of India (6000000001), Ref. No. CKI0985934 on 26-12-2018, 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

Major Information of this Deed :- I-0206-07232/2018-27/12/2018