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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 589410

Q-12196  
 19/1/2018

DEVELOPMENT AGREEMENT

This Development Agreement is made on this 17<sup>th</sup> day of January 2018.

Verified that the Document  
 is Admitted to Registration the  
 Signature Sheet and the Endr-  
 ovements attached with this  
 Document are the Part of this  
 Document.

Contd. Page-02

A. S. R. Durgapal  
 Bardwan

19 JAN 2018

*[Handwritten signature]*

6077 15.1.18  
No. .... Date .....  
Sold to..... Balaji Developers  
Address..... Ko1  
Value of Stamp..... 100/-  
Date of Purchase of this  
Stamp Paper from Treasurer.....  
Name of the Treasury where 11/1/2018  
Stamp Paper Purchase-Durgapur

*or*  
KHUDIRAM MONDAL  
Stamp V. nnder  
Durgapur Court  
City Centre Durgapur 10  
E. No.-1



*[Handwritten signature]*

Addl. Dist. Sub-Registrar  
Durgapur, Burdwan

19 JAN 2018

**BETWEEN**

[1] Mrs. KRISHNAMOYEE POBI [Pan No-APXPP2931B] [Aadhaar No-598631199016]  
[ wife of Mr. Sanjib Pobi residing at AN-1, Malcos Sarani, Sector 2C, Bidhannagar, P.O:  
Durgapur-12, P.S-New Township, District-Burdwan, West Bengal, Pin-713212 .

[2] Mrs. RAMA MANDAL [Pan No-AQOPM4556B] [Aadhaar No- 934574964447] wife  
of Mr. Sushanta Kumar Mandal residing at Flat No-123, Aster Vijaya Gardens, Baridih, P.O:  
Baridih, District:-Purbi Singhbhum, Jharkhand, Pin -831017.

{ Hereinafter referred to and called as "LANDOWNERS" (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**

**BALAJEE DEVELOPERS** [Pan No-AAPFB6600C] having its regd. Office at Flat No. 2a,  
23, Gangadhar Basu Lane, Post Office: Bowbazar, Bowbazar, Kolkata, District-Kolkata, West  
Bengal, Pin-700012, represented by all its Partners

[1] Mr. PANKAJ MUKHERJEE [Pan No-AJOPM7641Q] [Aadhaar No-672187918111]  
son of Late Swapan Kumar Mukherjee, by faith: Hindu, By Nationality: Indian, By Occupation:  
Business, resident of B-132, Aldrin Path, Bidhannagar, P.O-Durgapur-12, P.S-Newtownship,  
Dist-Burdwan, West Bengal.

[2] Mr. ARUP GOSWAMI [Pan No-AKBPG6791M] [Aadhaar No-996518220685] son of  
Lalmohan Goswami by faith: Hindu, By Nationality: Indian, By Occupation: Business, resident  
of Vill+P.O-Bamunara, Durgapur-12, P.S-Kanksa, Dist-Burdwan, West Bengal,

[3] Mr. MAHADEV PAUL [Pan No-BIEPP3457M] [Aadhaar No-832823946856] son of  
Late Nakul Paul, by faith: Hindu, By Nationality: Indian, By Occupation: Business, resident of  
Vill+P.O-Bamunara, Durgapur-12, P.S-Kanksa, Dist-Burdwan, 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.

**WHEREAS** [1] Mrs. Krishnamoyee Pobi [2] Mrs. Rama Mandal also purchased a vacant  
land from minor Aditya Narayan Hazra represented by its guardian Jiban Krishna Hazra which  
minor Aditya Narayan Hazra acquired by way of regd deed of 2787 of 2013 and it was duly  
registered at Sub-Registry office at Durgapur and thereafter minor Aditya Narayan Hazra  
represented by its guardian Jiban Krishna Hazra transferred an area measuring about 22  
Decimal by way of Regd deed of Sale being no-020608217 of 2015 in respect of plot no-RS-  
926,927, LR-720,721.

**AND WHEREAS** the landowners being desirous of developing the property have agrees to  
appoint the Developers to Develop the property for which the landowner already executed  
development agreement vide deed no-8321 of 2015 in favour of the Balajee Developers and  
due to paucity of fund the partnership firm i.e the developer company is not in a position to  
develop the schedule below land and thereafter both the landowner and developer is desirous to  
cancel the previous development agreement and the same has been registered as **Cancellation  
of Development Agreement** being no-020600156 of 2018 and being desirous to entered into a  
fresh development agreement for construction new building over the said property strictly in  
accordance with plan which may be sanctioned by the gram panchayat and Zila Parishad  
Burdwan duly complying with all prevailing rules and laws applicable and in accordance with  
the terms and conditions.

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

**I-DEFINITION**

- 1.1 OWNERS/LANDLORDS:-** Shall mean Mrs. Krishnamoyee Pobi & Mrs. Rama Mandal.
- 2 DEVELOPER:-** Shall mean **BALAJEE DEVELOPERS**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at, Flat No. 2a, 23, Gangadhar Basu Lane, Post Office: Bowbazar, Bowbazar, Kolkata, District-Kolkata, West Bengal, Pin-700012.
- 3 LAND:-** Shall mean land measuring an area of more or less [ **Total Bastu Land measuring 22 decimal** ] comprising in Plot No-RS-926, Plot No-LR-720 measuring area of 7 decimal, Plot No- RS-927, LR-721 measuring area of 15 decimal, under Khatian No-LR-5830,5831 under Mouza-Bamunara, J.L. No-58, P.S-Kanksa, under Gram Panchayat, P.O-Durgapur-12 District-Burdwan, West Bengal.
- 4 BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Landowners 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 PANCHYAT:-** Shall mean the Gram Panchayat 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 Gram Panchayat and shall also include variations/modifications, alterations therein that may be made by the Landowners herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any
- 8 LANDOWNERS ALLOCATION:** means Developer will give 7 [seven] nos of flats alongwith 7 [seven] nos of Car parking surrounding the building measuring 120 sq ft each.
- 9 DEVELOPER'S AREA:** Shall mean rest of flats except the landowners' allocation building/s together with the undivided importable proportionate share and/or interest in the said land and the common portions.
- 10 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.

*Adv.*

- 11 **PROJECT:** Shall mean the work of development undertake and to be done by the Owners 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.
- 12 **DEVELOPERS' ADVOCATE:** Shall mean Mr. J. N. Sinha, Advocate Of Durgapur Court, City Centre, Durgapur – 16, District-Burdwan, West Bengal, who have prepared these presents and who shall prepare all legal documentations regarding the development, construction, building, promotion & erection & sale, transfer, grant, conveyance, demised, devise & provide of the premises, its parts & parcels and the Building/s & the Unit/s/Flat/s therein, including the Deed of Conveyance/s thereof.
- 13 **FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer
- 13.1 **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.
- 13.2 **Masculine gender:** Shall include the feminine and neuter gender and vice versa.
- 13.3 **Singular number:** Shall include the plural and vice-versa.

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Adv.

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

**IV:- DURATION:-** This agreement is made for a period of **36 month** from the date of sanction of Plan with a grace period of 6 month and it is agreed by the developer that they will compensate @ 12 % per annum if the project is not completed within a period of **36 month** from the date of sanction of Plan with a grace period of 6 month.

**V:- SCOPE OF WORK:-** The Developer shall construct a multistoried building according to sanctioned plan of Gram Panchayat & Burdwan Zilla Parishad over and above the First Schedule Land, maximum limit of the building will be G+XI.

**VI: - Landowners DUTY & LIABILITY:-**

1. The Landowners will delivered the "A" schedule land measuring an area of **22 decimal** for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That Landowners hereby declare that the Schedule mentioned land is free from all encumbrances and any question regarding land, the Landowners is answerable for the same and if any dispute found in future that shall be meet up by the Landowners the cost of the same shall be bear by the Developer but same shall be deducted from the Landowners Allocation.
3. That the Landowners shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the 1<sup>st</sup> Schedule property to the second party and also shall supply all original sale deed , chain deed, LR Parcha Conversion Certificate.
4. The Landowners hereby declared that :-
  - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
  - b) There is no agreement between the Landowners and any other party except **BALAJEE DEVELOPERS** either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
5. That the Landowners have agreed that they are personally present before the Registering Authority to sign all the agreement for sell and all deed of conveyance for selling the Flats to the prospective buyer as **Land Owners**.
6. That the Landowners 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 Landowners and on their behalf in respect of all activities related to developing and construction of a housing complex on the said land i.e receive sanctioned plan from the Panchyat, Zilla Parishad such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, 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 Landowners 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. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed in favour of intending customer.

*Law  
Adv.*

**VII- Landowners Allocations:-**

Landowners will get only 7 [seven] nos of flats of Block-I building 2A on 2nd Floor, 5A on 5<sup>th</sup> Floor, 2B on 2nd Floor, 3B on 3rd Floor, 4B on 4<sup>th</sup> Floor, 3C on 3<sup>rd</sup> Floor, 4C on 4<sup>th</sup> Floor alongwith 7 [seven] nos of Car parking surrounding the building measuring 120 sq ft each but in no case the Landowners will not claim any other consideration in whatsoever manner.

**VIII-DEVELOPER DUTY, LIABILITY & Responsibility:-**

1. The developer **BALAJEE DEVELOPERS** are fully acquainted with, aware of the process/formalities related to similar project in Panchayat area.
2. The developer confirms and assures the Landowners 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 Landowners 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/Corporation/Govt. agencies. Any variation/ alteration/ modification from the original approved drawing/plan needs approval of the Landowners & the Architect before submission to the Corporation/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the Landowners and developers. However basic character of the projects consisting of Flats /apartment/parking space and common space like garden/water will remain intact unless agreed to by both the landowners and developers.
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 land owners.
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 landowner 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 be complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan within a period of 36 month from the date of sanction of Plan with a grace period of 6 month.

*Dev*  
→ *Adv*

8. That the Developer shall not make Landowners 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.

**IX-Developer Allocation:-**

Shall mean rest of the flats except the landowners allocation together with the undivided importable proportionate share and/or interest in the said land and the common portions.

**X-Cancellation**

1. The Landowners have no right to cancel and/or rescind this agreement after getting all the statutory permission by the Developer and it is agreed by the developer will also liable to pay penalty for cancellation of this agreement which deems just, proper and fit.

**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.
- c) Dispute-That all disputes and differences arising out of this agreement shall be referred to Arbitrator Advocate J.N.Sinha for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.
- d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the Landowners time to time.
- e) The Landowners 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.

  
Actv



- 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 Landowners shall have no right, title, interest, claim whatsoever in the consideration received by the Balajee developers or its nominees out of the developer's allocation.
- k) The landowners and the developers 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.
- 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 Landowners without reimbursement of the same and the land Landowners 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.

Contd. Page-9

Q.  
Adv

**THE SCHEDULE-I ABOVE REFERRED TO**

All That piece or parcel of Land measuring an area of [ Total Bastu Land measuring 22 decimal ] comprising in RS Plot No-926, 927 under Mouza-Bamunara, J.L. No-58, as follows:

| Plot No        | Khatian No | Area      |
|----------------|------------|-----------|
| Plot No-LR-720 | LR-5830    | 4 decimal |
| Plot No-LR-720 | LR-5831    | 3 decimal |
| Plot No-LR-721 | LR-5830    | 7 decimal |
| Plot No-LR-721 | LR-5831    | 8 decimal |

Under P.S-Kanksa, Dist-Burdwan, West Bengal, Additional District Sub Registration Office Durgapur, under Gopalpur Gram Panchayat, Durgapur-12 District-Burdwan, West Bengal which is Butted and bounded as follows:

On the North: Plot No-802,

On the South: Plot No-831,

On the East: Plot No-926,927.

On the West: 12 ft wide road. (Kacha)

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

Landowners will get 7 [ seven] nos of flats alongwith 7 [seven] nos of Car parking surrounding the building measuring 120 sq ft each but in no case the Landowner will not claim any other consideration towards land value or Flat.

**The Flats as Follows:**

| Flat No | Floor                 | Flat Area [ 3BHK ] |
|---------|-----------------------|--------------------|
| 2A      | 2nd Floor             | 1065 Sq ft         |
| 5A      | 5 <sup>th</sup> Floor | 1065 Sq ft         |
| 2B      | 2nd Floor             | 1065 Sq ft         |
| 3B      | 3rd Floor             | 1065 Sq ft         |
| 4B      | 4 <sup>th</sup> Floor | 1065 Sq ft         |
| 3C      | 3 <sup>rd</sup> Floor | 1056 Sq Ft         |
| 4C      | 4 <sup>th</sup> Floor | 1056 Sq Ft         |

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

**DEVELOPER'S ALLOCATION** shall mean all entire building 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 after providing the landowners' allocation as aforesaid and 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 Landowners thereof along with absolute power of handing over any possession thereof with and/or without registration to any intending purchaser/purchasers.

FOURTH SCHEDULE ABOVE REFERRED TO

(GENERAL SPECIFICATION)

1. Elevation: Modern Elegant Elevation.
2. External : Weather Coat.
3. Internal : Wall Putty.
4. Staircase: Kota /Marble/IPS.
5. Doors: All Wooden Flush Door.
6. Windows: Sliding aluminum Shutter with Glass window.
7. Flooring: Vitrified Tiles in all bed room, living dining and balcony [ jonshon/Kajaria ]
8. LIFT: Reputed ISI Brand.
9. Kitchen: Wall putty with dado tiles upto 2 ft from platform, platform : Granite top 7 ft, Sink: Stainless Steel Sink, Flooring: Antiskid Ceramic tiles.
10. Bathroom: Wall Glazed tiles upto 6 ft [ jonshon/other Branded ], Flooring: Antiskid Ceramic tiles, Sanitary Ware : Imported / ISI mark CP Fittings of Reputed Brand.
11. Electrical : Wiring & Switches: Ample electrical points in all rooms +15 amp/5 amp all plug Sockets and One AC Point in the master bed Room [ 2BHK/3BHK], TV, Telephone, Door Bell in Living Room, Concealed copper wiring [ reputed ISI Mark wires ]
12. EXTRA WORK: Any extra work viz: difference costs of site mosaic and enable, 3/4<sup>th</sup> part of balcony grill, costs of collapsible gate and other works then our standard specification given, hereinabove shall be treated as extra work and such amount will be paid by the respective flat owner. The rates of extra work will be at per prevailing market price to be decided by the Developer. No outsider will be allowed for doing the said extra work (s).

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 being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

Contd. Page-11

Q.  
Adv

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

Witness:

1. Bhakta Sat  
No- Baidyath Sat  
Durgam Court-16

2. Sushanta Kumar Mandal  
S/o- Late Dulal Chandra Mandal  
Flat No. 123, Vijaya Gandhi,  
P.O. - Bonicli, Janshedpur-831017

1. Krishna mojee Pabi  
2. Rama Mandal

SIGNATURE OF THE LANDOWNERS

BALAJEE DEVELOPERS

1.

Birendra Kumar

Partner

BALAJEE DEVELOPERS

2.

Arun Goswami

Partner

BALAJEE DEVELOPERS

3.

Manoj Kumar

Partner

SIGNATURE OF DEVELOPER

Drafted & prepared & Typed by












Gouramta Bandyopadhyay  
Advocate

EN. NO- F-413/399 of 2011.

NOTARY PUBLIC

1805 MAY 2 1

## FINGER PRINT & PHOTOCOPY

|            |   |   |   |   |  |   |
|------------|---|---|---|---|--|---|
| Left hand  |  |  |  |  |  | <br>Krishna mojee Pobi |
|            | Thumb   | fore  | Middle  | Ring  | Little   |   |
| Right hand |  |  |  |  |  |   |

Signature & Photograph is duly attested by me

krishnamojee Pobi

|            |  |  |  |  |  |   |
|------------|--|--|--|--|--|---|
| Left hand  |   |   |   |   |    | <br>Rama Mandal |
|            | Thumb  | fore   | Middle   | Ring   | Little   |   |
| Right hand |  |  |  |  |  |   |

Signature & Photograph is duly attested by me

Rama Mandal

|            |   |   |   |   |  |   |
|------------|---|---|---|---|--|---|
| Left hand  |  |  |  |  |  | <br>Rami M |
|            | Thumb   | fore  | Middle  | Ring  | Little   |   |
| Right hand |  |  |  |  |  |   |

Signature & Photograph is duly attested by me

Rami M

|            |   |   |   |   |  |   |
|------------|---|---|---|---|--|---|
| Left hand  |  |  |  |  |  | <br>Arup Ghosh |
|            | Thumb   | fore  | Middle  | Ring  | Little   |   |
| Right hand |  |  |  |  |  |   |

Signature & Photograph is duly attested by me

Arup Ghosh

## FINGER PRINT & PHOTOCOPY


|            |   |   |   |   |  |  |
|------------|---|---|---|---|--|--|
| Left hand  |  |  |  |  |  | <br><i>Maha dw Paul</i> |
|            | Thumb   | fore  | Middle  | Ring  | Little   |  |
| Right hand |  |  |  |  |  |  |

Signature & Photograph is duly attested by me

Maha dw Paul

|            |       |      |        |      |        |  |
|------------|-------|------|--------|------|--------|--|
| Left hand  |       |      |        |      |        |  |
|            | Thumb | fore | Middle | Ring | Little |  |
| Right hand |       |      |        |      |        |  |

Signature & Photograph is duly attested by me

|            |       |      |        |      |        |   |
|------------|-------|------|--------|------|--------|---|
| Left hand  |       |      |        |      |        | <br><i>l</i> |
|            | Thumb | fore | Middle | Ring | Little |   |
| Right hand |       |      |        |      |        |   |

Signature & Photograph is duly attested by me

|            |       |      |        |      |        |  |
|------------|-------|------|--------|------|--------|--|
| Left hand  |       |      |        |      |        |  |
|            | Thumb | fore | Middle | Ring | Little |  |
| Right hand |       |      |        |      |        |  |

Signature & Photograph is duly attested by me

  
 ভারতের নির্বাচন কমিশন  
 পরিচয় পত্র  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 DVM2926202




নির্বাচকের নাম : ভক্ত পাল  
 Elector's Name : Bhakta Pal  
 পিতার নাম : বৈদ্যনাথ পাল  
 Father's Name : Baidyanath Pal  
 লিঙ্গ / Sex : পুরু / M  
 জন্ম তারিখ : XX / XX / 1987  
 Date of Birth



*Bhakta Pal*

*Bhakta Pal*

DVM2926202

ঠিকানা:  
 গৌরবাজার গুরবঙ্গে গৌরবাজার ফরিদপুর বর্ধমান  
 713377

Address:  
 Gourbazar Purbangsa Gourbazar  
 Faridpur Burdwan 713377

Date: 02/02/2008

264-দুর্গাপুর-1 নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
 অধিদপ্তরের স্বাক্ষরের অনুকৃতি  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 264-Durgapur - 1 Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিটে নাম  
 ত্রুটি ও একই নামের নতুন সঠিক পরিচয়পত্র পাওয়ার  
 জন্য নিম্নলিখিত ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
 In case of change in address mention this Card No.  
 in the relevant Form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number.

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

GRN: 19-201718-015331829-1

GRN Date: 14/01/2018 19:54:11

BRN : CKE7010134

Payment Mode Online Payment

Bank : State Bank of India

BRN Date: 14/01/2018 19:55:09

DEPOSITOR'S DETAILS

Name : PRASANTA BANERJEE

Contact No. :

E-mail :

Address :

Applicant Name :

Office Name :

Office Address :

Status of Depositor :

Purpose of payment / Remarks :

Mobile No. : +91 8436913332

DURGAPUR COURT CITY CENTER DURGAPUR 713216

Mr Prasanta Banerjee

Advocate

Sale, Development Agreement or Construction agreement  
Payment No 4

Id No. : 02061000012196/4/2018

[Query No./Query Year]

PAYMENT DETAILS

| Sl. No. | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount[ ₹] |
|---------|-----------------------|--|--------------------|------------|
| 1       | 02061000012196/4/2018 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 6910       |
| 2       | 02061000012196/4/2018 | Property Registration- Registration Fees | 0030-03-104-001-16 | 14         |

In Words : Rupees Six Thousand Nine Hundred Twenty Four only

Total

6924



## Major Information of the Deed

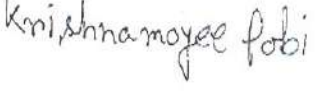
|  |   |   |            |
|--|---|---|------------|
| Deed No :  | I-0206-00195/2018   | Date of Registration  | 19/01/2018 |
| Query No / Year  | 0206-1000012196/2018  | Office where deed is registered                                       |            |
| Query Date   | 11/01/2018 3:38:33 PM   | A.D.S.R. DURGAPUR, District: Burdwan                                  |            |
| Applicant Name, Address & Other Details                      | Prasanta Banerjee<br>Durgapur Court,Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713216,<br>Mobile No. : 8436913332, Status :Advocate |   |            |
| Transaction  |   | Additional Transaction  |            |
| [0110] Sale, Development Agreement or Construction agreement |   | [4308] Other than Immovable Property, Agreement [No of Agreement : 1] |            |
| Set Forth value  |   | Market Value  |            |
| Rs. 4/-  |   | Rs. 50,33,644/-   |            |
| Stampduty Paid(SD)   |   | Registration Fee Paid   |            |
| Rs. 7,010/- (Article:48(g))                                  |   | Rs. 14/- (Article:E, E)   |            |
| Remarks  |   |   |            |

### Land Details :




District: Burdwan, P.S:- Kanksa, Gram Panchayat: GOPALPUR, Mouza: Bamunara

| 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-720      | LR-5830        | Vastu         | Vastu   | 4 Dec        | 1/-                     | 9,15,208/-            | Width of Approach Road: 12 Ft., |
| L2                   | LR-720      | LR-5831        | Vastu         | Vastu   | 3 Dec        | 1/-                     | 6,86,406/-            | Width of Approach Road: 12 Ft., |
| L3                   | LR-721      | LR-5830        | Vastu         | Vastu   | 7 Dec        | 1/-                     | 16,01,614/-           | Width of Approach Road: 12 Ft., |
| L4                   | LR-721      | LR-5831        | Vastu         | Vastu   | 8 Dec        | 1/-                     | 18,30,416/-           | Width of Approach Road: 12 Ft., |
| <b>TOTAL :</b>       |             |                |               |         | <b>22Dec</b> | <b>4 /-</b>             | <b>50,33,644 /-</b>   |                                 |
| <b>Grand Total :</b> |             |                |               |         | <b>22Dec</b> | <b>4 /-</b>             | <b>50,33,644 /-</b>   |                                 |

### Land Lord Details :

| SI No  | Name,Address,Photo,Finger print and Signature  |   |  |   |
|--|--|---|--|---|
| 1  | Name   | Photo   | Fingerprint  | Signature   |
|  | <b>Mrs Krishnamoyee Pobi (Presentant)</b><br>Wife of Mr Sanjib Pobi<br>Executed by: Self, Date of Execution: 17/01/2018 , Admitted by: Self, Date of Admission: 19/01/2018 ,Place : Office | <br>19/01/2018 | <br>LTI<br>19/01/2018 | <br>19/01/2018 |
| AN-1, Malcos Sarani, Sector-2C, Bidhannagar, P.O:- Durgapur, P.S:- New Township, District:- Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: APXPP2931B, Status :Individual, Executed by: Self, Date of Execution: 17/01/2018 , Admitted by: Self, Date of Admission: 19/01/2018 ,Place : Office |  |   |  |   |



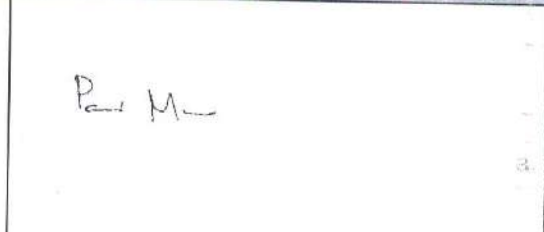


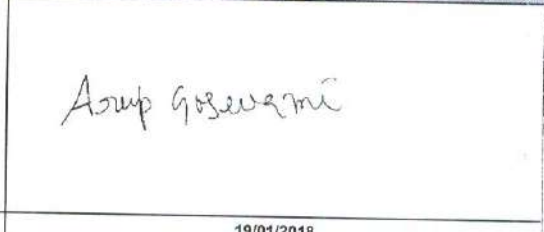


| 2  | Name  | Photo   | Fingerprint  | Signature   |
|--|---|---|--|---|
|  | <b>Mrs Rama Mandal</b><br>Wife of Mr Sushanta Kumar Mandal<br>Executed by: Self, Date of Execution: 17/01/2018 , Admitted by: Self, Date of Admission: 19/01/2018 ,Place : Office |  |  |  |
|  | 19/01/2018  | LTI<br>19/01/2018   | 19/01/2018   |   |
| Aster Bijoya Garden, Baridihi, Flat No: 123, P.O:- Baridihi, P.S:- GOLMURI, District:-Purbi Singhbhum, Jharkhand, India, PIN - 831017 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AQOPM4556B, Status :Individual, Executed by: Self, Date of Execution: 17/01/2018 , Admitted by: Self, Date of Admission: 19/01/2018 ,Place : Office |   |   |  |   |



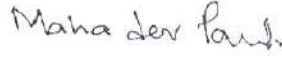
**Developer Details :**

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Balajee Developers</b><br>Gangadhar Basu Lane, Flat No: 2A, 23, P.O:- BOWBAZAR, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700012 , PAN No.:: AAPFB6600C, Status :Organization, Executed by: Representative |


**Representative Details :**

| SI No  | Name,Address,Photo,Finger print and Signature  |   |  |   |
|--|--|---|--|---|
| 1  | Name   | Photo   | Finger Print   | Signature   |
|  | <b>Mr Pankaj Mukherjee</b><br>Son of Late Swapan Kumar Mukherjee<br>Date of Execution - 17/01/2018 , , Admitted by: Self, Date of Admission: 19/01/2018, Place of Admission of Execution: Office |  |  |  |
|  | Jan 19 2018 11:29AM  | LTI<br>19/01/2018   | 19/01/2018   |   |
| B-132, Aldrin Path, Bidhannagar, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJOPM7641Q Status : Representative, Representative of : Balajee Developers (as partner) |  |   |  |   |
| 2  | Name   | Photo   | Finger Print   | Signature   |
|  | <b>Mr Arup Goswami</b><br>Son of Mr Lalmohan Goswami<br>Date of Execution - 17/01/2018 , , Admitted by: Self, Date of Admission: 19/01/2018, Place of Admission of Execution: Office             |  |  |  |
|  | Jan 19 2018 11:28AM  | LTI<br>19/01/2018   | 19/01/2018   |   |
| Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKBPG6791M Status : Representative, Representative of : Balajee Developers (as partner)                              |  |   |  |   |



|   |  |  |  |   |
|---|--|--|--|---|
| 3   | <b>Name</b><br><b>Mr Mahadev Paul</b><br>Son of Late Nakul Paul<br>Date of Execution -<br>17/01/2018, , Admitted by:<br>Self, Date of Admission:<br>19/01/2018, Place of<br>Admission of Execution: Office | <b>Photo</b><br><br>Jan 19 2018 11:29AM | <b>Finger Print</b><br><br>LTI<br>19/01/2018 | <b>Signature</b><br><br>19/01/2018 |
| Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BIEPP3457M Status : Representative, Representative of : Balajee Developers (as partner) |  |  |  |   |

**Identifier Details :**

| Name & address  |            |
|---|------------|
| Mr Bhakta Pal<br>Son of Baidyanath Pal<br>Durgapur Court, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mrs Krishnamoyee Pobi, Mrs Rama Mandal, Mr Pankaj Mukherjee, Mr Arup Goswami, Mr Mahadev Paul | 19/01/2018 |
|    |            |

| Transfer of property for L1 |                       |                           |
|-----------------------------|-----------------------|---------------------------|
| Sl.No                       | From                  | To. with area (Name-Area) |
| 1                           | Mrs Rama Mandal       | Balajee Developers-4 Dec  |
| Transfer of property for L2 |                       |                           |
| Sl.No                       | From                  | To. with area (Name-Area) |
| 1                           | Mrs Krishnamoyee Pobi | Balajee Developers-3 Dec  |
| Transfer of property for L3 |                       |                           |
| Sl.No                       | From                  | To. with area (Name-Area) |
| 1                           | Mrs Rama Mandal       | Balajee Developers-7 Dec  |
| Transfer of property for L4 |                       |                           |
| Sl.No                       | From                  | To. with area (Name-Area) |
| 1                           | Mrs Krishnamoyee Pobi | Balajee Developers-8 Dec  |

**Endorsement For Deed Number : I - 020600195 / 2018**



**On 11-01-2018**

**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 50,33,644/-



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

**On 17-01-2018**

**Payment of Fees**

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/01/2018 7:55PM with Govt. Ref. No: 192017180153318291 on 14-01-2018, Amount Rs: 14/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKE7010134 on 14-01-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by by online = Rs 6,910/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/01/2018 7:55PM with Govt. Ref. No: 192017180153318291 on 14-01-2018, Amount Rs: 6,910/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKE7010134 on 14-01-2018, Head of Account 0030-02-103-003-02



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

**On 19-01-2018**

**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.

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

Presented for registration at 10:51 hrs on 19-01-2018, at the Office of the A.D.S.R. DURGAPUR by Mrs Krishnamoyee Pobi , one of the Executants.

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

Execution is admitted on 19/01/2018 by 1. Mrs Krishnamoyee Pobi, Wife of Mr Sanjib Pobi, AN-1, Malcos Sarani, Sector-2C, Bidhannagar, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Others, 2. Mrs Rama Mandal, Wife of Mr Sushanta Kumar Mandal, Aster Bijoya Garden, Baridihi, Flat No: 123, P.O: Baridihi, Thana: GOLMURI, , Purbi Singhbhum, JHARKHAND, India, PIN - 831017, by caste Hindu, by Profession Others



**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 0206-2018, Page from 4193 to 4215  
being No 020600195 for the year 2018.**



Digitally signed by ABHIJIT  
CHATTERJEE  
Date: 2018.01.19 15:45:57 +05:30  
Reason: Digital Signing of Deed.

**(Abhijit Chatterjee) 19-01-2018 15:44:32  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.**

**(This document is digitally signed.)**