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Certified that the Document is Admitted to Registration the Signatures Sheet and the Endorsements Attached with this Document are the Part of this Document.

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A. D. S. Dargaperi
Baridwan

24 JAN 2020


DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON 24TH day of January, 2020

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No. 2646 of 22/01/2020
Sold to Indira Chakraborty & others
Address D.P.-13
Value of Stamp 5000/-
Date of Purchase of the Stamp
Paper from Treasury
Name of the Treasury from where
Purchase: Durgapur

10 JAN 2020


Ram Prasad Banerjee
Stamp Vender
A.D.S.R. Office, Durgapur
Licence No-103



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

24 JAN 2020

BETWEEN

- 1) MRS. INDIRA CHAKRABORTY (PAN, ACLPC8744Q), wife of Late Debabrata Chakraborty, by religion: Hindu, by Occupation: Housewife, resident of 122, Nabapalli, Benachity, Durgapur, Pin- 713213, District-Paschim Bardhaman, West Bengal, India.
- 2) MR. SUMAN CHAKRABORTY [PAN- AJQPC4171K] son of Late Debabrata Chakraborty, by religion: Hindu, by Occupation: Professional, resident of 122, Nabapalli, Benachity, Durgapur, Pin- 713213, District Paschim Bardhaman, West Bengal, India.
- 3) MR. SOVAN CHAKRABORTY [PAN- AGYPC4818L] son of Late Debabrata Chakraborty, by religion: Hindu, by Occupation: Service, resident of 122, Nabapalli, Benachity, Durgapur, Pin- 713213, District Paschim Bardhaman, West Bengal, India.
- 4) MR. SUBRATA CHAKRABORTY [PAN- ADVPC7407P] son of Late Debendra Kumar Chakraborty, by religion: Hindu, by Occupation: Others, resident of Harashabardhan Road, A-Zone, Durgapur, Pin- 713204, District Paschim Bardhaman, West Bengal, India.
- 5) MR. SATYABRATA CHAKRABORTY [PAN- ACDPC7301D] son of Late Debendra Kumar Chakraborty, by religion: Hindu, by Occupation: Others, resident of T-8/10E, 2A/1 Martin Luther King Road, Salarpuria Gardenia, Bidhannagar, Durgapur- 713212, District Paschim Bardhaman, West Bengal, India.
- 6) MRS. SYAMALI CHAKRABORTY [PAN- BCKPC2552G] wife of Pinaki Bhusan Chakraborty, daughter of Late Debendra Kumar Chakraborty, by religion: Hindu, by Occupation: Housewife, resident of Radhanagar Road, Gouranga Sen Sarani, Hirapur, Asansol, Pin- 713325, District Paschim Bardhaman, West Bengal, India. Hereinafter jointly refereed to and called as "LANDOWNERS" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/their respective heirs, representatives, executors, administrators, successors and assigns) of the FIRST PART.

AND

GANAPATI BUILDERS AND DEVELOPERS [PAN-AAUFG0008J], (A Partnership Firm) having its office at Nachan Road, P.O- Benachity, P.S- Durgapur, Dist- Paschim Bardhaman, W.B, India, Pin- 713213 represented by its one of the Partner MR. INDRANIL KAR [PAN- BKVVK7445K] S/O- Mihir Baran Kar, by faith Hindu, by Occupation- Business, residing at Nachan Road, P.O- Benachity, P.S- Durgapur, Dist- Paschim Bardhaman, W.B, India, Pin- 713213, hereinafter refereed to and called as 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 SECOND PART.

WHEREAS Schedule mentioned property originally belong to Rasik Lal Sur, son of Late Ambika Charan Sur and he received the said Schedule land measuring an area 4.5 Katha or more or less 7.5 Decimal under Mouza-Benachity, Khatian No.58 by way of Registered Deed of Sale, vide Regd. Sale Deed No.I-204 for the year of 1964, dated 05/02/1964 from the original recorded owner Chandidas Bandhopadhyay, son of Sri Durgadas Bandhopadhyay.

Thereafter after received of the schedule land, said Rasik Lal Sur, son of Late Ambika Charan Sur during his peaceful possession executed a Registered Bengali Deed of "NA DABI" or "MUKTI PATRA DALIL", being Regd. Deed No.1297 for the year of 1967, dated 03/04/1967 in favour of his son Rabindra Nath Sur. Thereafter said Rabindra Nath Sur during his peaceful possession of the said land measuring an area 4.5 Katha or more or less 7.5 Decimal, under Mouza-Benachity, R.S. Plot No.463, transferred in favour of Sri Debendra Kumar Chakraborty, son of Sri Kali Prasannya Chakraborty by way of Registered Deed of Sale, vide Sale Deed No.I-1651 for the year 1972 before the joint Sub Registry Raniganj at Durgapur.

Thereafter said Debendra Kumar Chakraborty, son of Sri Kali Prasannya Chakraborty after received and peaceful enjoyment of the said land measuring an area 4.5 Katha or more or less 7.5 Decimal under Mouza-Benachity, R.S. Plot No.463, died on 03rd December, 2003 at D.S.P. Hospital leaving behind his wife Usha Rani Chakraborty (now deceased) and three sons, namely Debabrata Chakraborty (now deceased), Subrata Chakraborty & Satyabrata Chakraborty and only married daughter Smt. Syamali Chakraborty they jointly inherited proportionate undivided share of the schedule land by way of inheritance measuring an area 4.5 Katha or more or less 7.5 Decimal under Mouza-Benachity, R.S. Plot No.463 corresponding to L.R. Plot No.1773.

WHEREAS Debabrata Chakraborty, son of Late Debendra Kumar Chakraborty was died leaving behind his wife Indira Chakraborty and two sons, namely Suman Chakraborty and Sovan Chakraborty and they jointly inherited the said proportionate undivided share of land by way of inheritance as only legal heirs and successors.

THEREAFTER all the legal heirs of Late Debendra Kumar Chakraborty, son of Sri Kali Prasannya Chakraborty after received of the said land under Mouza-Benachity they all mutated their names as per their shares in separate L.R. Khatians No.2086, 2115, 2114, 1994, 2006 & 2007 respectively.

AND WHEREAS the first Party desire to develop the first schedule property by construction of multistoried building up to maximum limit of floor consisting of so many flats and Car parking space etc as per approved Plan of Durgapur Municipal Corporation but the owners have not the sufficient fund for the Development work and for this reason first Party is in search of a Developer for the said Development Work.

AND WHEREAS the first Party herein has approached the Second Party And whereas the Second Party after considering various aspects of execution of the project and proposals of the Owners, has decided to construct multistoried building upon their own schedule land consisting of apartments and Flat with the object selling such flats/apartments and Car Parking Spaces to the prospective purchasers and the second Party has accepted the proposal of First Party.

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by and between the parties hereto as follows:-

ARTICLE -1 ,DEFINITIONS

1. OWNER(S). Shall mean the said 1. MRS. INDIRA CHAKRABORTY (PAN: ACLPC8744Q), wife of Late Debabrata Chakraborty, 2. MR. SUMAN CHAKRABORTY [PAN- AJQPC4171K] son of Late Debabrata Chakraborty, 3. MR. SOVAN CHAKRABORTY [PAN- AGYPC4818L] son of Late Debabrata Chakraborty, 4. MR. SUBRATA CHAKRABORTY [PAN- ADVPC7407P] son of Late Debendra Kumar Chakraborty, 5. MR. SATYABRATA CHAKRABORTY [PAN- ACDPC7301D] son of Late Debendra Kumar Chakraborty & 6. MRS. SYAMALI CHAKRABORTY [PAN- BCKPC2552G] wife of Pinaki Bhusan Chakraborty, daughter of Late Debendra Kumar Chakraborty and includes his/her/their heirs, representative, executors, administrator and assigns.

2. DEVELOPER. Shall mean the said "GANAPATI BUILDERS AND DEVELOPERS" [PAN- AAUFG0008], A Partnership Firm, having its office at Nachan Road, P.O- Benachity, P.S- Durgapur, Dist- Paschim Bardhaman , W.B, India, Pin- 713213, represented by its one of the Partner MR. INDRANIL KAR [PAN- BKVPK7445K] S/O- Mihir Baran Kar, by faith Hindu, by Occupation- Business, residing at Nachan Road, P.O- Benachity, P.S- Durgapur, Dist- Paschim Bardhaman, W.B, India, Pin- 713213 and includes their heirs, representative, executors, administrator and assigns and successors.

3. PREMISES . Shall mean the two storied 37 years old Cemented House measuring Ground Floor Area 1086 Sq. Feet and First Floor Area 500 Sq Feet at Mouza - Benachity, J.L. No. 58, L.R. J.L No- 117, DMC Holding No- 122 under P.S.-Durgapur under the Jurisdiction of Durgapur Municipal Corporation, R.S. Plot No.463 corresponding to L.R. Plot No.1773 under Khatian No. 58, L.R. Khatians No. 2086, 2115, 2114, 1994, 2006 & 2007 respectively, measuring an area 4.5 Katha or more or less 7.5 Decimal, Classification of land -Basta and proposed for Commercial Housing Complex.

4. OLD BUILDING : Shall mean the building or portion thereof at present existing at the said premises more fully described in the scheduled.

5. NEW BUILDING : Shall mean and include the multi storied building G+4 or as may be extended further to be constructed at the said land in accordance with the plan to be sanctioned by the DMC authority or the Asansol-Durgapur Development Authority or further storied if the authority granted in that case the owner also have a right to claim from the Developer @ 35% of the extended construction work.

6. COMMON FACILITES AND AMENITIES : Shall mean and include corridor, stair ways, passage ways, Pump room, Tube-well, Over-head tank, Septic Tank, Sock Well, Water pump and Motor and other facilities, which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, maintenance and/or management of building and land there under as per Apartment Ownership Act 1972, or mutually agreed upon by the owners of the flats.

7. SALEABLE PLACE : shall mean the space in the new building available for independent use and occupation after making due provisions for common facilities and amenities and the space required thereof.

8. OWNERS' ALLOCATION,

Landowners' allocation shall mean the allocation as mentioned clearly in the Second Schedule below.

9. DEVELOPER'S ALLOCATION : Shall mean all entire building including 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 and the right to use thereof in the premises upon construction of the said building as per approved Building Plan of DMC.

10. ARCHITECT shall mean the person who may be appointed by the developer for designing and planning of the said building and obtain the sanction building plan.

11. BUILDING PLAN, shall mean the plan or plans for the construction of the new building to be submitted or to be sanctioned by the DMC authority with the alterations and modifications as may be made by the developers with the approval of the appropriate authority from time to time.

12. COVERED AREA, shall mean the plinth area of the said unit/flat/ parking space including the bathrooms and balconies and also thickness of the walls and pillars which includes proportionate share of the plinth area of the common portions. Provided that if any wall be common between two units/ flats/ then one half of the area which shall be included in each unit/ flat.

13. TRANSFER shall mean its grammatical variations include transfer by possession and title/ or by any other means as may be adopted for effecting what is to be understood transfer of space/ super build up area in the multistoried building to the purchaser thereof although the same may not amount to be a transfer in law.

14. TRANSFeree shall mean the person, firm, limited company, association of persons or a body of individuals whether incorporated or to whom any space/ super buildup area in the building has been transferred.

15. TITLE DEED shall mean and includes the following deeds and documents:-

A. deed of conveyance bearing Nos.1-204 of 1964, deed No.1-1297 of 1967 and Deed No.1-1651 of 1972.

B. Parchas

C. rent receipts

D. Panchayat Tax receipt etc.

16. WORDS IMPORTING singular shall includes plural and vice -versa. Masculine gender shall includes feminine or neuter genders likewise importing feminine genders shall includes masculine and neuter genders shall includes masculine and feminine genders.

ARTICLE-II. COMMENCEMENT

THIS AGREEMENT shall be deemed to have commenced on and with effect from the date of execution of this agreement or the date as stipulated in the above.

ARTICLE-III. OWNERS RIGHTS AND REPRESENTATIONS

1. The owner is absolutely seized and possessed of land or otherwise well and sufficiently entitled to the said premises and ALL THAT exclusive right, title, interest in the said land/ premises and has a good, clear and absolute marketable title to enter into this agreement with the developer.
2. There is no legal bar or otherwise for the owner to obtain the certificate under the provision of the Income Tax Act, 1961 or other consents and permission that may be required.
3. There is no excess vacant land in the said premises and is not vested under the urban land(ceiling and regulation) act, 1976.
4. That the land owner handed over the said land/ premises as mentioned in the schedule below from that day for develop/ erect the multistoried building to the developer as agreed terms and conditions here under written.
5. The said premises are free from all encumbrances, charges, liens, lispendents, attachments, trusts, debtors, walkf, mortgage, and acquisitions whatsoever.

6. There is no suit or proceeding regarding the title of affecting the title of the owners in respect of the said premises or any parts thereof.

ARTICLE-IV. DEVELOPERS RIGHTS

1. The owners hereby grant subject to what has been hereinafter provided the exclusive rights (except the Landowners' allocation) to the developers to built, construct, erect and complete the said building comprising of various sizes of flats in order to sell the said flat to the intended purchaser/ purchasers for their residential purpose by entering into an agreement for sale and/or transfer and/or construction in respect of developers allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and or modifications made or caused by the developer with the approval of the owners by demolishing the existing old building and by constructing new building thereon.
2. The developers shall be entitled to prepare, modify or alter the plan with approval of the owner and submit the same to the appropriate authority in the name of the owner as its own cost and charges and developers shall pay and bear the expenses required to be paid or deposited for obtaining sanction of the building plan from the appropriate authorities, if required, for construction of building at the premises.
3. The owner shall put the developers into possession of the said premises in terms of this agreements and the developers shall be entitled to deal with the said premises on the terms and conditions here in contents and also in accordance with the power and authorities to be conferred on the developer in accordance with a general power of attorney specifically for the purpose of development for construction of a new building as contemplated in this presence with power to sale, transfer, lease, late out, mortgage in respect of the DEVELOPER ALLOCATION ONLY.
4. Simultaneously after execution of these presents the developers shall be at liberty to take possession of the premises and hold the same at its discretion for the purpose of said construction.

ARTICLE -V , APARTMENT CONSIDERATION

1. Shall mean a sum of Rs.35,00,000/- (Rupees Thirty Five Lakh) only which shall be pay by the Developer in favour of the Land Owners stated above, within 18 Months in three equal installment, such as after lapse of six months from the date of execution of this Development Agreement, a sum of Rs.11,66,000/- (Rupees Eleven Lakh Sixty Six Thousand) only and thereafter after lapse of another six months, a sum of Rs.11,66,000/- (Rupees Eleven Lakh Sixty Six Thousand) only and lastly again after lapse of another Six(6) Months, rest amount of Rs.11,68,000/- (Rupees Eleven Lakh Sixty Eight Thousand) only. The Owners shall bound to provide Money

Receipts after received the said amount time to times in favour of the present Developer.

2. In consideration of the owners having agreed to permit to the developer to sell the flats and Car Parking Spaces(except Land owners' own allocation) of the said premises and to construct, erect, and complete the building on the said premises the developers agreed.-
 - A) That the developers shall construct the building in question over the scheduled property at their own cost, expenses and efforts in term of the sanctioned building plan of the said proposed building from the competent authority of DMC and ADDA Paschim Bardhaman and obtain all necessary permission and or approvals and or consent in the name of the land owners.
 - B) In respect of the construction of the building to pay cost of supervision of the development, construction of the building at the said premises.
 - C) To bear all costs, charges and all expenses of construction in the building at the said premises.
 - D) The new building will be constructed at the said premises within 36 months from the date of execution of this Development Agreement, which is the essence of this contract. The said time will be enhanced for further 6 months for unavoidable circumstances.
 - E) The aforesaid shall constitute the apartment consideration for grant of exclusive right for development for the said premises.

ARTICLES-VI. OWNER'S ALLOCATION

1. In consideration of the above the Owners allocation already mentioned in the Second Schedule below together with proportionate right, title and interest in the said land including common facilities and amenities as per sanctioned plan of DMC.
2. The Developer shall also construct erect and complete the said building at his own costs with entire common facilities and amenities of the building including electric lines fittings, lift, pump etc.
3. If there is any addition and alteration of the sanctioned plan the developer will be responsible for that and for further submission of Revised plan the necessary costs will be incurred by the Developer.
4. The Developer shall have no right, title and interest whatsoever in the owner's allocation and undivided proportionate share pertaining thereof in the land in common facilities and amenities, which shall solely and exclusively belong and continue to belong to the owner.

ARTICLE -VII ,DEVELOPER'S ALLOCATION

In consideration of the above, the developer shall be entitled to get all Flats and Car Parking Spaces, except Land owners' own allocation upon constructed area in the premises including

common facilities and amenities in the entire portion of the saleable space in the building to be constructed including the right to use thereof to be available at the said premises upon construction of the said building after providing for the owner's allocation and the developer shall be entitled to enter into an agreement for sale and transfer its own name with any transferees for their residential purpose and to receive and collect all money in respect thereof which shall absolutely belong to the developer and it is hereto expressly agreed by and between the parties hereto that for the purpose entering into such agreement it shall not obligatory on the part of the developer to obtain any further consent of the Land owners and this agreement by itself shall be treated as consent by the owners provided however the developer will not be entitled to deliver possession of Developer's allocation to any of its transferees until the developer shall make over possession of the owners and comply with all other obligation of the developer to the owners his agreement provided that the deeds of transfer of the flats under developer's allocation shall be executed by the owners and developer jointly till the execution of further Development Power of Attorney with selling Rights in favour of the Developer.

ARTICLE-VIII , PROCEDURE

1. Upon execution of these presents the owner shall grant a General power of Attorney in favour of the partners of the Developers firm.
2. Immediately upon the Developer obtaining peaceful possession of the said premises/ vacant land with structure thereon the developer shall be entitled demolish. The existing structure at its Developer's costs and expenses by his contractor and all salvage materials arising there from, shall belong to the Developer.
3. That as far as necessary all dealings by the developer in respect of the new building shall be in the name of the owner and for which purpose the owner undertake to give the Developer or its nominee or nominees power of Attorney in form and manner as requested by the Developer. It is being understood however that such dealings shall not in any manner fasten or create any financial liabilities upon and against the owner.
4. The owner shall grant to the developer for the purpose of obtaining the Sanctions or all necessary permission and approvals for different authorities in connection with the construction of the building and Electricity and also for pursuing and following up the matter with the Municipal Corporation or other appropriate authority or authorities for the purpose of amendment or alteration of the said plan.
5. That in the event executing of any default or delay or refusal on the part of the owner in the deed of conveyance or transfer as the case may be the developer shall as the Constituted Attorney of the owner is entitled to execute the deed of conveyance of transfer for and on behalf of the owner.
6. The Developer is carrying on business as a builder and shall be entitled to enter in to agreement for sale of various portion with to various persons intended to own the

constructed spaces and for the purpose of proper enjoyment of the Developer's allocation or the persons with whom the Developer shall enter into any agreement for sale of flats/units/and /or other built up areas the Developer shall be entitled to nominate such person or persons for the purpose of obtaining such transfer of the flat/units/parking space and undivided proportionate share in the said premises attributable there to in respect of the Developer's allocation and the owner hereby agree to execute the deed of conveyance or to transfer such undivided proportionate share to the land comprised in the said premises directly in favour of such person or persons it being expressly agreed that the Owner shall not be entitled to claim any further consideration for sale or transfer and this agreement for development by itself will be the consideration for sale and transfer of such undivided proportionate share.

ARTICLE-IX . CONSTRUCTION

The developer shall be solely and exclusively responsible for the construction of the said building and the Developer will take all sorts of precaution to avoid accident and also started construction after soil Test. In case of any accident or labour problem or any type of loan the land lord/owner will not responsible but any major problem or any dispute regarding land or any legal bar/affair of any Loan Burden the developer will not responsible and the owner shall have to clear up the said problem and in that case the delayed time will be added to the total completion period of the project.

ARTICLE-X . SPACE ALLOCATION

1. That after completion of the building the owner shall be entitled to obtain physical possession of the owner's allocation as stated above and the balance constructed area and other portion of the said building shall belong to the developer and to that effect the developer shall supply a copy of the completion certificate from the planner/architect or competent authority.
2. The developer shall be exclusively entitled to the building with exclusive right to transfer from the owner and to transfer or otherwise deal with or to dispose of the same without any right claim or interest therein whatsoever of the of owner and owner shall not in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.
3. The owner and/or Developer shall be entitled to transfer or otherwise deal with their respective allocation even before the completion of construction.
4. The Developer shall be exclusively entitled to the Developer's allocation with exclusive right to enter into agreement for sale or transfer or dispose of the same without any right claim and interest therein whatsoever of the owner and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's

allocation and no further consent shall be required and this agreement by itself shall be covered the consent of the Owner.

5. Both the OWNERS and DEVELOPER shall extend their best efforts in selling the constructed floor space at the maximum price.
6. In so far as the roof right in the DEVELOPER allocation barring the common facilities attached with the roof such as water tanks, antenna and also make a Maintaining office of the developer etc. In other words the entire roof right will be developed upon the Developers and the Developer shall have and will unconditionally enjoy the right to erect further and future structure on and over the roof after obtaining Sanctioned plan from the competent authority in that case the owner also have a right to claim proportionately [Owners will receive 35% and Developer will receive 65% ratio] as agreed by the Owners and the Developer.

ARTICLE-XI, BUILDING

1. The developers shall at his own cost structure, erect and complete and multi storied building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and standard materials as may be specified by the architect from time to time and such construction of the building shall be completed entirely by the developers within 36 months including the enhanced period from the date of Sanction of the building plan from the competent authority.
2. The developer shall erect the said building at his own cost as per specification and drawings in the sanctioned plan with common anilities and facilities for the flat holders shall be provided as are required and to be provided as residential building, self-contained apartment and constructed space for sale and/or residential flat and/or constructed space therein on ownership basis.
3. The develops shall be authorized in the name of the owner in so far as necessary to apply and obtain quotas, entitlements and other allocation of or for cement, steel, bricks and other building materials allocation to the owner for the construction of the building and to similarly apply for an obtain temporary and permanent connection of water, electricity power, drainage, sewerage to the building and other impute and facilities required for the construction of enjoyment of the building for which purpose the power shall execute in favour of the developer a Development Power of Attorney any other authorities as shall be required by the developers.
4. The developer shall at liberty at its own cost and expenses and without causing any financial or other liability on the owner will construct and complete the building in various unit and/or apartment herein according to the building plan and amendment thereto or modification thereof made or cost to be made by the developer without the consent of the owner in writings.

5. All cost, charges and expenses in respect of the construction of the new building including architect's fees shall be paid discharged and borne by the developer and the owners shall have no liabilities in this context.
6. The developers shall at his own cost will install electricity wiring, water, pipe line, sewage connection in portion of the owner's allocation also include lift in the building the owner shall be liable to contribute only of Electric Meter cost for his own allocation.

ARTICLES-XII. COMMON FACILITIES

1. The developer shall pay and bear the property tax and other dues and outgoings in respect of this building according to dues as on land from the date of handed over the vacant possession by the owners till as provided hereafter.
2. As soon as the building is completed and the Electricity, wiring, sewerage line, water pipe line are ready according to the specification and plan thereof and certificate to the architect from the competent authority herein produce to that affect the developer shall give written notice to the owner requesting the owner to take possession of the owner's allocation in the building and the developer can registered and delivered the flats to the purchaser after due execution of the deed by the owner after full and final satisfaction of the owner.
3. As and from the date of service of notice of possession, the owner and developer and the flat owner's shall be responsible to pay and bear the proportionate share of the service charges for the common facilities in the building i.e. proportionate share of the premises for water, fire and Scavenging charges and taxes light, Sanitation and lift maintenance operation, repair and renewal charges for bill collection management of the common facilities and renovation, replacement, repair and maintenance charges and expenses for the building and of the common wiring, pipes, electrical and pumps, motors and other electrical and mechanical installation, applications and equipments, stairways, corridors, passage ways and other common facilities whatsoever as may be mutually agreed from time to time.
4. The owner shall not do any act, deed or thing whereby the developer shall be prevented from construction and completion of the said building, subject to the conditions of this agreement.

ARTICLE -XIII. OWNER'S OBLIGATION

1. The owner agrees and covenant with the developer not to cause any interference or hindrance in the construction work of the building at the said premises by the developer or its contractors, engineers and all workmen under its employment if work be done legally and as per agreement.

2. The owner hereby agrees and covenant with the developer not to do any act deed or thing whereby the developer shall be prevented from selling, assign and or disposing of any of the part of the said building or any other things at the said premises.
3. The original title deeds and documents in respect of the said premises shall be kept by the owners during construction period and after completion of the construction, the Owners shall deliver all Title Deeds and allied Title documents in respect of this Project Land to the Flat owner's Association subject to full and final satisfaction of the owners as per agreed terms of payment and the owners if they not willing to handover of their own Title Deeds and allied Title documents in their favour, in that case the Owners singly/jointly/severally shall bound to each and every times as per requirement of intending purchasers and also at the times of Bank Loan searching(s) & verification(s) of every individual intending purchasers bound to provides the same in originals as per their demands.

ARTICLE -XIV . DEVELOPERS' OBLIGATION

1. The Developer **GANAPATI BUILDERS & DEVELOPERS** confirms, accepts and assurance the Owners that they are fully acquainted with, aware of the process/formalities related to similar project in Municipal Area and fully satisfied with the papers /documents related to the ownership, physical measurement of the land and free possession, suitability of the land viability of the said project and will raise no objection with regard and thereto.
2. The developer confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the owners do not have any liability and or responsibility to finance and execute the project or part thereof.
3. That the Developer shall develop and/or construct the said landed property in its own name and account and at its own expenses, expertise in its own right, interest and shall alone be liable and responsible for the development of the said property, it required then demolishing the existing structures over the said landed property thereon.
4. 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/municipal/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owners & the Architect before submission to the municipal/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final

and binding on both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.

5. That the Developer shall be 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 constructions 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 Owners shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement and in future. The Owner part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The second part shall be responsible the said incident or damage or loss during construction.
7. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses within 36 months from the date of execution of this agreement with further additional period of 6 months if needed.
8. That the Developer shall not make Owner responsible for any business loss and/or any damages etc or due to failure on the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such case the Developer shall have been the entire responsibility.
9. That the developer shall agree to indemnify the land owners from the obligation of paying Income tax, sales tax or any other duties levies either by the state GOVT. or Central GOVT. or statutory local authorities from his part which are required to pay for the profit which he derived after selling the flats to the prospective buyer. In case the Developer fails to deliver the possession of the flats to the prospective buyers then the developers himself shall be responsible and answerable for the same. In case for any default in the part of developer any legal action will take, then the Developer shall personally liable for the said consequences under any circumstances the owner are not responsible for the same.
10. That Developer is bound to provide suitable alternative accommodation facility i.e; Rent for the said @ Rs. 6,000/- (Six Thousand only) per month to the land owner till the date of handing over the owner's allocation.

ARTICLE -XV, OWNER'S INDEMNITY

1. The owner hereby undertakes that the developer shall be entitled to the said construction of the new building and shall enjoy its allotted space without any interference and or disturbance.
2. The owner hereby declare that the owner's have a clear marketable title in respect of the said premises without any claim, right title, interest of any person or persons and

the owner's declare that they have good right absolute authority, and power to enter into this agreement with the developer and the owners hereby also undertake to indemnify and to keep the developer indemnified against any and all other particular claims action and demands whatsoever.

3. That if the Owner intended to sale Owner's allocation through the Developer in that case the Developer will get 5% of the Sale price as marketing charges.

ARTICLE -XVI. DEVELOPER INDEMNITY

1. The developer hereby undertake to keep the owner indemnified against all kinds of claim, damages, compensation, action out of any sort of act of commission the developer and/ or of any other person working it in or related to the construction of the said building at the said premises.
2. The developer hereby undertake to keep the owner indemnified against all suits, proceedings, costs, claims that may arise out of the said premises and/or the matter of construction of the said building and/or for any defect therein of any nature whatsoever.

ARTICLE-XVII. LEGAL PROCEEDING

1. The owner and the developer have entered in to this agreement on principal to principal basis voluntarily and with full knowledge the contract and nothing contained herein shall be deemed to construe as partnership between the developer and the owner but as joint venture between the parties.
2. It is hereby expressly agreed by and between the parties hereto that it shall be tire responsibility of the owner to defend all suits and proceeding which and the owner's shall execute any such additional power of attorney and/or authorization as may required may arise in respect of the development of the said premises at his own cost. The owner hereby undertake to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matter by the developer for the purpose and the owner's also undertake to sign and execute all such additional application and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe of the rights of the owners and/or go against the spirit of this Agreement.
3. Any notice required to be given by the developer shall without prejudice to another mode of service available demand to have been served on the owners, if delivered to the developer by hand and duly acknowledgement due to the residence of the owner shall likewise be deemed to the have been served on the developer by hand or send by pre-paid Registered post to the Registered Office of the developer.
4. Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the owner of the premises or any part thereof to the developer or as creating

any right, title or interest in respect thereof in the developer other than an exclusive license to the developer to commercially exploit the same in terms thereof provided however the developer shall be entitle to borrow money from any Bank without creating any financial liability of the owner or affecting the estate and interest in the said premises and it is being expressly agreed and understood that in no event the owner or any other estate shall be responsible and/or made liable for payment of any dues of such banks and for that purpose, the developer shall keep the owners' indemnity against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

5. The name of the building shall be as desired by the parties after completion of the proposed building named as "SHANKARALAYA APARTMENT".
6. Both the developer and the Owner shall frame a scheme for the management and administration of the said building and or common parts thereof Owner hereby agree to abide by all the rules and regulations as such management society holding organization do hereby give their consent to abide by the same.
7. The owner undertake and agrees to execute and register all conveyance and transfer in favour of the persons with whom the developer enters in to an agreement (the Stamp duty or Registration fees and all other expenses towards the registration will be borne by the intending purchaser).

ARTICLE -XIV . FORCE MAJEURE

1. The developer shall not be consider to be liable for any obligation hereunder to be extent that the performance of the relevant obligation are prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.
2. Force majeure shall mean flood, earth quake, riot, war, storm, tempest, civil commotion, strike and/or other further commission beyond to the reasonable control of the developer.
3. That if any dispute arises in between the Developer and the Owner beyond the force Majeure then time will not be essence of the contract and the owner will not claim any damage for that.

ARTICLE -XV . BREACH & CONSEQUENCE

The owners have every right to cancel and/or rescind this Agreement and general power of Attorney after 36 Months and grace period of 6 months if the Developer shall unable to complete the construction work or fail to make payment according to this agreement, the Developer shall be liable to pay extra compensation amount per months as mutually decided by both parties.

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That, this Agreement and Development Power of Attorney issued by the land owners is valid for this particular Project only as per sanction building plan issued by the Authority concern and after completion and delivery of all Flats and Car Parking Spaces in favour of prospective purchasers of this Project, this Agreement and Development Power of Attorney shall become inoperative and the Developer shall not be entitled to claim any right and interest from the land owners in any manner whatsoever.

In the event of either Party to this agreement committing breach of any of their obligations under this agreement the aggrieved Party shall be entitled to specific performance and also to recover damages compensation to make good the loss sustained by the aggrieved Party on account of such breach from the Party committing the breach. In the event of the developer not commencing construction of the new building upon expiry of the said stipulated and also to recover damages compensation to make good the loss sustained by the aggrieved Party on account of such breach from the Party committing the breach.

ARTICLE-XVI JURISDICTION

The Court at Durgapur, Paschim Bardhaman shall have the jurisdiction to try and entertain all actions, suits proceedings arising out of this agreement.

ARTICLE -XVII ARBITRATION

If at any time any dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and condition herein contained or touching these presents or determination of any liability of any of the parties under this agreement. They will try first among themselves to solve that dispute or problem with friendly manner. If it will not possible by them the same shall be referred to arbitration of two arbitrators one to be appointed by each of the parties in dispute and same be deemed to be referred within the meaning of the Arbitration Act, 1996 or any statutory modifications hereunder in force and the parties herein further agreed that all disputes will come under the jurisdiction of DURGAPUR COURT, Paschim Bardhaman as stated above.

FIRST SCHEDULED ABOVE REFERRED TO

DESCRIPTION OF LAND

ALL THAT piece and parcel of land situated in the District of Paschim Bardhaman , Under Durgapur Municipal Corporation, Land measuring an area 4.5 Katha or more or less 7.5 Decimal, along with two storied 37 years old Cemented House measuring Ground Floor Area 1086 Sq. Feet and First Floor Area 500 Sq Feet under Mouza - Benachity, J.L. No. 58, L.R. J.L. No- 117, DMC Holding No- 122 under P.S.-Durgapur, R.S. Plot No.463 corresponding to L.R. Plot No.1773 under Khatian No. 58, L.R. Khatians No. 2086 [Land Area 1 Dec.], 2115[Land Area 0.25 Dec.], 2114[Land Area 0.23 Dec.], 1994[Land Area 2 Dec.], 2006[Land Area 2

Dec.], & 2007[Land Area 2 Dec.], respectively, Classification of land –Bastu, which is situated at 122, Nabapalli Road, Benachity, Durgapur, Pin- 713213 and proposed use for Commercial Housing Complex.

Butted and bounded by:-

ON THE NORTH.-House of Sri Shibu Chatterjee

ON THE SOUTH.-20 Feet Wide Metal Road

ON THE EAST.- House of Smt. Anima Chakraborty

ON THE WEST.-20 Feet Wide Metal Road

SECOND SCHEDULE ABOVE REFERRED TO
(LAND OWNERS' ALLOCATION)

LAND OWNERS	ALLOCATION
(1) Indra Chakraborty, (2) Suman Chakraborty (3) Sovan Chakraborty (4) Subrata Chakraborty (5) Satyabrata Chakraborty & (6) Syamali Chakraborty.	Flat No. B. on the 1st Floor(Western side), measuring Carpet area 540 Sq. Ft. and Super Built up area 702 Sq. Feet along with one Car Parking Space measuring an area 120 Sq. Feet in the ground Floor of the said Building as per approved Building Plan of DMC.
	Flat No. A. on the 1st Floor (Southern side), measuring Carpet area 542 Sq. Ft. and Super Built up area 704 Sq. Feet along with one Car Parking Space measuring an area 120 Sq. Feet in the ground Floor of the said Building as per approved Building Plan of DMC.
	Cash amount of Rs. 17,50,000/-
	Cash amount of Rs. 17,50,000/-

THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

Shall mean all entire building including 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 and the right to use thereof in the premises upon construction of the said building as per approved Building Plan of DMC.

SPECIFICATIONS

STEEL	: Concast-Maxx/Shyam Steel/elegant
SCTURTURAL	: As Specified by our Engineer.
BRICKS	: Dulal Clay Bricks
CEMENT	: Birla Samrat/ACC/ Ultratech/India cement
WATER SUPPLY	: DMC Water, Overhead tank on the roof. (1000 Ltr. P.V.C water tank).
WALLS	: Conventional brickwork of 200mm, 125mm, & 75mm.
WALL FINISH	: Interior - Plaster of Paris/Wall Putty Exterior - Combination of weather cote.(Asian Paints/ Berger/ Nerolac)
FLOORING	: Vitrified Tiles in all bedrooms, Living-cum-Dining, Kitchen.
KITCHEN	: Kitchen platform made of Granite. Glazed tiles, up to the height of three feet from the platform. Stainless steel sinks.
TOILET	: Anti skit tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 6 Feet. Hindustan/Hind ware/ paryware sanitary fittings and ISI Mark/ CP fittings (as per supply) with a mirror, and one western type commode, one Indian/Italian type commode. Concealed plumbing and pipe work, Provision of geyser point.
DOORS	: Door frame made of Sal Wood. Front Decorative Panel Door Flush Solid core/Panel doors and PVC Door in Toilet, Locks OF Stainless steel.
WINDOWS	: Sliding anodized Grill Glass window.
WIRING	: Standard concealed wiring for electricity. Average six points in each room including two nos. Power point. Telephone and television at extra costs. Switches belonging to superior brands.
ELECTRIC	: Individual electric connection by own cost from W.B.S.E.D.C.L.*
OTHER	: MS grill in balcony and stair case.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of the LANDOWNERS and DEVELOPER are attested in additional pages in this deed and the same are treated as part and parcel of this deed.

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

SIGNED AND DELIVERED by the Land Owners and Developer at DURGAPUR in the presence of:

WITNESSES.

1) Rahul Roy

(RAHUL ROY).

S/o Bimal Chandra Roy.

House No - 9/5, Ambagan

Benachity, Durgapur

PIN - 713213

Paschim Bardhaman.

Indira Chakraborty

Suman Chakraborty

Sovan Chakraborty

Sulerata Chakraborty

Setyabrata Chakraborty

Syamali Chakraborty

2) Leela Bhusan Chakraborty

S/o Dr. Jyotish Chandra Chakraborty

Radhanagar Road.

Pratapnagar, Praspuram

Pu - 713325

Signature of Land Owners

Ganapati Builders & Developers

[Signature]

Partner

Signature of the Developer

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

Sudhanu Kumar

Advocate.

Durgapur Court

Enrolment No. WB/999/09

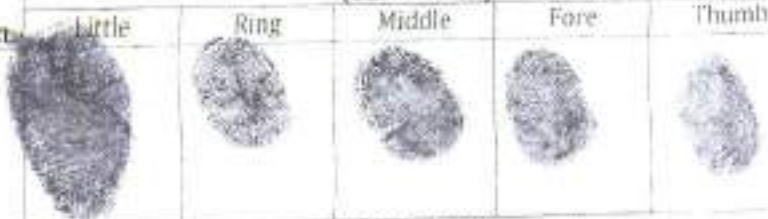
SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



Indira Chakraborty
- 84

(LEFT HAND)



(RIGHT HAND)



Signature: *Indira Chakraborty*

Signature of the Executants/presentation

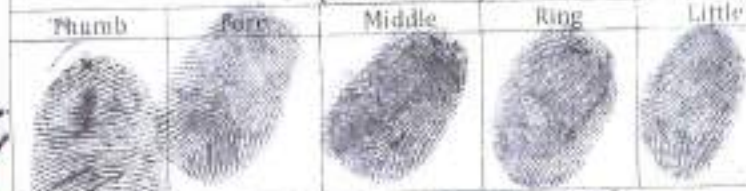


Suman Chakraborty

(LEFT HAND)



(RIGHT HAND)



Signature: *Suman Chakraborty*

Signature of the Executants/presentation



Sohan Chakraborty

(LEFT HAND)



(RIGHT HAND)



Signature: *Sohan Chakraborty*

Signature of the Executants/presentation

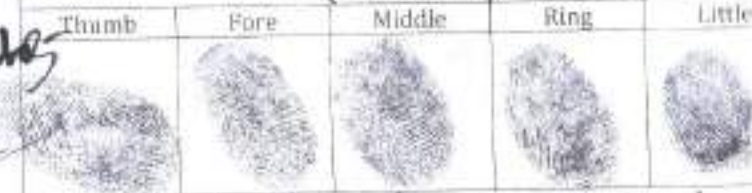


Sulerati Chakraborty

(LEFT HAND)



(RIGHT HAND)



Signature: *Sulerati Chakraborty*

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



Satyabrata Chakraborty

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:- *Satyabrata Chakraborty*

Signature of the Executants/presentation



Syamali Chakraborty

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:- *Syamali Chakraborty*

Signature of the Executants/presentation



Anil Kumar

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:- *Anil Kumar*

Signature of the Executants/presentation

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:-



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

GRN: 192019200162510378

GRN Date: 23/01/2020 20:24:27

BRN : 7249684419314

SBI ePay txn No. : GTN

Payment Mode : Net Banking-SELF

Payment Gateway SBI EPay-State Bank of

BRN Date: India 23/01/2020 20:26:49

SBI ePay txn Date. 23/01/2020 20:25:47

DEPOSITOR'S DETAILS

Name : Indranil Kar Id No.: 02060000133301/3/202
Contact No. null
E-mail : Mobile No. +91 8250566163
Address : Nachan Road Benachity Durgapur713213
User Type : Others

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02060000133301/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	37534
2	02060000133301/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	35011
			Total Amount	72545

In Words : Rupees Seventy Two Thousand Five Hundred Forty Five Only.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ACLPC8744Q



नाम / Name
INDIRA CHAKRABORTY

पिता का नाम / Father's Name
HARALAL CHATTERJEE

जन्म की तारीख / Date of Birth
25/06/1957

Indira Chakraborty
हस्ताक्षर / Signature



27036018

Indira chakraborty



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

প্রতিষ্ঠান/ইউআইডি/Enrollment No : 1058/13604/16189

To:
INDIRA CHAKRABORTY
শ্রীমতী ইন্দ্রা চক্রবর্তী
21.01.2014
NABAPALLI
NABAPALLI ROAD
BENAGHATI
Durgapur (n Corp.)
Bengachy Bardhaman
West Bengal - 713213
9378478224



KL718309232FT

71830923



Indira chakraborty

আপনার আধার সংখ্যা / Your Aadhaar No. :

2328 9999 9850

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



শ্রীমতী ইন্দ্রা চক্রবর্তী

INDIRA CHAKRABORTY

শ্রীমতী ইন্দ্রা চক্রবর্তী

Father: DEBANDRA HAKRABORTY

জন্ম তারিখ/DOB (DDMMYY):

সঙ্গ / Female

2328 9999 9850



আধার - সাধারণ মানুষের অধিকার

Indira chakraborty



संघ शासन
Government of India
 Unique ID Card
SUMAN CHAKRABORTY
 Father: Debendra Chakraborty
 Mobile No: 9145 6998 3178
 State: West Bengal




आधार - आधार प्रमाणिका अधिकार

Suman Chakraborty





एनयूआई
Unique Identification Authority of India

पता: नबपल्ली, नबपल्ली रोड बेंगलूर - 560075 को. - बेंगलूर	Address: NABAPALLI NABAPALLI ROAD BENACHITI Durgapur Corp - Benachity Bardhaman, West Bengal 713213
--	--

9145 6998 3178

Suman Chakraborty



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUMAN CHAKRABORTY

DEBABRATA CHAKRABORTY

25/11/1974

Permanent Account Number

AJQPC4171K


Signature



Suman Chakraborty

[Handwritten mark]

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOVAN CHAKRABORTY
DEBABRATA CHAKRABORTY
16/02/1981

Permanent Account Number
AGYPC4818L


Signature



Sovan Chakraborty





ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

ZYR2829877



নির্বাচকের নাম : শোভন চক্রবর্তী
 Elector's Name : Sovan Chakraborty
 পিতার নাম : দেবব্রত চক্রবর্তী
 Father's Name : Debabrata Chakraborty
 লিঙ্গ/Sex : পু/ M
 জন্ম তারিখ : 10/02/1981
 Date of Birth : 10/02/1981

SOVAN CHAKRABORTY

ZYR2829877

সেবা

1st Fl, 4A/1B, Kalipada Roy Lane, Nazimbagan, Kolkata Municipal Corporation, Garfa, Kolkata-700031

Address:

1ST FL, 4A/1B, KALIPADA ROY
LANE, NAZIMBAGAN, KOLKATA MUNICIPAL
CORPORATION, GARFA, KOLKATA-700031

Date: 10/03/2018

1st Fl, 4A/1B, Kalipada Roy Lane, Nazimbagan, Kolkata Municipal Corporation, Garfa, Kolkata-700031

Facsimile Signature of the Electoral
Registration Officer for
149-Kasba Constituency

ভোটারের নাম এবং ঠিকানা পরিবর্তন করা হলে এই কার্ডটি
 নতুন ঠিকানা এবং নামের সাথে পুনরায় ইস্যু করা হবে।
 In case of change in address mention the Card No.
 in the nearest booth for recording your name in the
 roll at the changed address and to obtain the card
 your name is correct.

Sovan Chakraborty

आयकर विभाग

INCOME TAX DEPARTMENT

SUBRATA CHAKRABORTY

DEBENDRA KUMAR CHAKRABORTY

22/05/1959

Pan/Account Number

ADVPC7407P

Chakraborty

Signature



भारत सरकार

GOVT. OF INDIA



50000016

Chakraborty



ভারত সরকার
Government of India



সুব্রত চক্রবর্তী
SUBRATA CHAKRABORTY
Fid. 9542 4780 9223
Father: DEBENDRA KUNJA CHAKRABORTY

মহাশয়/মহিলা: 23/05/1976
পুল / Male



9542 4780 9223

সাবিত্রী - সাধারণ মানুষের অধিকার

Chakraborty



ভারত সরকার
Unique Identification Authority of India

উল্কা, ১, অফিসিয়াল স্টোর
হুগলি রোড, অলিম্পিক স্টেডিয়াম
হুগলিপুর টাউন, হুগলি জেলা
কলকাতা, পশ্চিম বঙ্গ.

Address: 204,
KARSHAWANGA INH ROAD
DURGAPUR 2A, DURGAPUR
(in Coll.) Bandelwan
Durgapur (West) Town West
West Bengal, 713124

ISSUE DATE: 23/5

9542 4780 9223

1947
1800 950 1947

1947
1800 950 1947

www.iai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SATYABRATA CHAKRABORTY
D K CHAKRABORTY
05/04/1958

Permanent Account Number
ACDPC7301D


Signature




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

यदि कार्ड को खोने या पावना स्थिति में/पौन्यतः
आयकर पैन सेवा यूनिट, (UTISI)
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

Satyabrata Chakraborty



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 1528/20088/00037

To
Satyabrata Chakraborty
S/O Lt Debendra Kumar Chakraborty
T -8/1CF-2A/1, MARTIN LUTHAR KING ROAD
SALARPURIA GARDENIA 2A BIDHANNAGAR
Durgapur (m. Corp.)
Bidhannagar
Bardhaman Bardhaman
West Bengal 713212
9476426257

10/01/2014
80246782



MD802467821FH



आपका आधार क्रमांक / Your Aadhaar No. :

3287 6644 2981

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Satyabrata Chakraborty
Father : Debendra Kumar Chakraborty
DOB : 05/04/1958
Male



3287 6644 2981

मेरा आधार, मेरी पहचान

Satyabrata Chakraborty



Syamali Chakraborty



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 0000/00114/54933

To
Syamali Chakraborty
W/O, Pinaki Bhushan Chakraborty
Flat-g3 Dolphin Apartment Radhenagar Road Bumpur
Gauranga Sen Sarani Chitra
Asansol (m Corp.)
Bumpur
Bardhaman
West Bengal 713325
9232470695

07/03/2015
268444639



MP684446391FT



Syamali Chakraborty

आपका आधार क्रमांक / Your Aadhaar No. :

2246 0648 9958

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



Syamali Chakraborty
DOB : 10/02/1962
Female



2246 0648 9958

आधार - आम आदमी का अधिकार

Syamali Chakraborty

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAUFG0006J




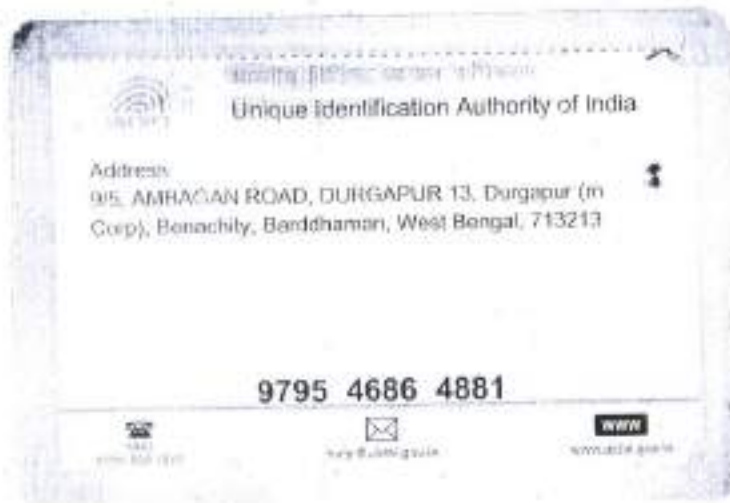
नाम/Name
GANAPATI BUILDERS AND
DEVELOPERS

13/05/2019

निर्माण / तैयार की तारीख
Date of Incorporation / Formation
13/05/2019

Ganapati Builders & Developers


Partner



Rahul Roy -
(RAHUL ROY).

Major Information of the Deed

Deed No :	I-0206-00371/2020	Date of Registration	24/01/2020
Query No / Year	0206-0000133301/2020	Office where deed is registered	
Query Date	22/01/2020 4:52:04 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Swapan Kumar Dutta Durgapur Court, Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713216, Mobile No. : 9735168110, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 37,52,000/-]	
Set Forth value		Market Value	
Rs. 7/-		Rs. 2,11,21,565/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,011/- (Article:48(g))		Rs. 37,534/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



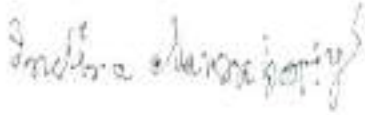



District: Burdwan, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Benachity), Mouza: Benachity, JI No: 117, Pin Code : 713213









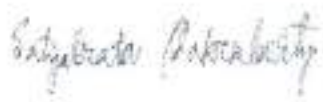



Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1773 (RS :-463)	LR-2086	Other Commercial Usage	Vastu	1 Dec	1/-	25,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-1773 (RS :-463)	LR-2115	Other Commercial Usage	Vastu	0.25 Dec	1/-	6,25,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L3	LR-1773 (RS :-463)	LR-2114	Other Commercial Usage	Vastu	0.25 Dec	1/-	6,25,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L4	LR-1773 (RS :-463)	LR-1994	Other Commercial Usage	Vastu	2 Dec	1/-	50,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L5	LR-1773 (RS :-463)	LR-2006	Other Commercial Usage	Vastu	2 Dec	1/-	50,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L6	LR-1773 (RS :-463)	LR-2007	Other Commercial Usage	Vastu	2 Dec	1/-	50,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
		TOTAL :			7.5Dec	6 /-	187,50,000 /-	
		Grand Total :			7.5Dec	6 /-	187,50,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6	1586 Sq Ft.	1/-	23,71,565/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1086 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 37 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 500 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 37 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1586 sq ft	1 /-	23,71,565 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>Mrs Indira Chakraborty (Presentant) Wife of Late Debabrata Chakraborty Executed by: Self, Date of Execution: 24/01/2020 , Admitted by: Self, Date of Admission: 24/01/2020 ,Place : Office</p>	 <p>24/01/2020</p>	 <p>LTI 24/01/2020</p>	 <p>24/01/2020</p>
<p>122, Nabapally, Benachity, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACLPC8744Q, Aadhaar No: 23xxxxxxxx9850, Status :Individual, Executed by: Self, Date of Execution: 24/01/2020 , Admitted by: Self, Date of Admission: 24/01/2020 ,Place : Office</p>				
2	Name	Photo	Finger Print	Signature
	<p>Mr Suman Chakraborty Son of Late Debabrata Chakraborty Executed by: Self, Date of Execution: 24/01/2020 , Admitted by: Self, Date of Admission: 24/01/2020 ,Place : Office</p>	 <p>24/01/2020</p>	 <p>LTI 24/01/2020</p>	 <p>24/01/2020</p>
<p>122, Nabapalli, Benachity, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AJQPC4171K, Aadhaar No: 91xxxxxxxx3178, Status :Individual, Executed by: Self, Date of Execution: 24/01/2020 , Admitted by: Self, Date of Admission: 24/01/2020 ,Place : Office</p>				




3	<p>Name</p> <p>Mr Sovan Chakraborty Son of Late Debabrata Chakraborty Executed by: Self, Date of Execution: 24/01/2020 , Admitted by: Self, Date of Admission: 24/01/2020 ,Place : Office</p>	<p>Photo</p>  <p>24/01/2020</p>	<p>Finger Print</p>  <p>LTI 24/01/2020</p>	<p>Signature</p>  <p>24/01/2020</p>
<p>122, Nabapalli, Benachity, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AGYPC4818L, Aadhaar No: 68xxxxxxxx1621, Status :Individual, Executed by: Self, Date of Execution: 24/01/2020 , Admitted by: Self, Date of Admission: 24/01/2020 ,Place : Office</p>				
4	<p>Name</p> <p>Mr Subrata Chakraborty Son of Late Debendra Kumar Chakraborty Executed by: Self, Date of Execution: 24/01/2020 , Admitted by: Self, Date of Admission: 24/01/2020 ,Place : Office</p>	<p>Photo</p>  <p>24/01/2020</p>	<p>Finger Print</p>  <p>LTI 24/01/2020</p>	<p>Signature</p>  <p>24/01/2020</p>
<p>Harshabardhan Road, A Zone, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713204 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ADVPC7407P, Aadhaar No: 95xxxxxxxx9223, Status :Individual, Executed by: Self, Date of Execution: 24/01/2020 , Admitted by: Self, Date of Admission: 24/01/2020 ,Place : Office</p>				
5	<p>Name</p> <p>Mr Satyabrata Chakraborty Son of Late Debendra Kumar Chakraborty Executed by: Self, Date of Execution: 24/01/2020 , Admitted by: Self, Date of Admission: 24/01/2020 ,Place : Office</p>	<p>Photo</p>  <p>24/01/2020</p>	<p>Finger Print</p>  <p>LTI 24/01/2020</p>	<p>Signature</p>  <p>24/01/2020</p>
<p>T8/10F,2A/1, Martin Luther King Road, Salarpuria G, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ACDPC7301D, Aadhaar No: 32xxxxxxxx2981, Status :Individual, Executed by: Self, Date of Execution: 24/01/2020 , Admitted by: Self, Date of Admission: 24/01/2020 ,Place : Office</p>				
6	<p>Name</p> <p>Mrs Syamali Chakraborty Wife of Mr Pinaki Bhusan Chakraborty Executed by: Self, Date of Execution: 24/01/2020 , Admitted by: Self, Date of Admission: 24/01/2020 ,Place : Office</p>	<p>Photo</p>  <p>24/01/2020</p>	<p>Finger Print</p>  <p>LTI 24/01/2020</p>	<p>Signature</p>  <p>24/01/2020</p>

Radhanagar Road, Gouranga Sen Sarani, Hirapur, P.O:- Asansol, P.S:- Hirapur, District:-Burdwan, West Bengal, India, PIN - 713325 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BCKPC2552G, Aadhaar No: 22xxxxxxxx9958, Status :Individual, Executed by: Self, Date of Execution: 24/01/2020
 , Admitted by: Self, Date of Admission: 24/01/2020 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ganapati Builders And Developers Nachan Road, Benachity, P.O:- Benachity, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213 , PAN No.:: AAUFG0008J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Indranil Kar Son of Mr Mihir Baran Kar Date of Execution - 24/01/2020, , Admitted by: Self, Date of Admission: 24/01/2020, Place of Admission of Execution: Office			
		Jan 24 2020 5:50PM	L1 24/01/2020	24/01/2020
	Nachan Road, P.O:- Benachity, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BKVPK7445K, Aadhaar No: 31xxxxxxxx9761 Status : Representative, Representative of : Ganapati Builders And Developers (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Roy Son of Mr Bimal Chandra Roy 9/5, Ambagan Road, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213			
	24/01/2020	24/01/2020	24/01/2020
Identifier Of Mrs Indira Chakraborty, Mr Suman Chakraborty, Mr Sovan Chakraborty, Mr Subrata Chakraborty, Mr Satyabrata Chakraborty, Mrs Syamali Chakraborty, Mr Indranil Kar			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Indira Chakraborty	Ganapati Builders And Developers-1 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Indira Chakraborty	Ganapati Builders And Developers-0.0416667 Dec
2	Mr Suman Chakraborty	Ganapati Builders And Developers-0.0416667 Dec
3	Mr Sovan Chakraborty	Ganapati Builders And Developers-0.0416667 Dec
4	Mr Subrata Chakraborty	Ganapati Builders And Developers-0.0416667 Dec
5	Mr Satyabrata Chakraborty	Ganapati Builders And Developers-0.0416667 Dec
6	Mrs Syamali Chakraborty	Ganapati Builders And Developers-0.0416667 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Sovan Chakraborty	Ganapati Builders And Developers-0.25 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Subrata Chakraborty	Ganapati Builders And Developers-2 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Satyabrata Chakraborty	Ganapati Builders And Developers-2 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mrs Syamali Chakraborty	Ganapati Builders And Developers-2 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Indira Chakraborty	Ganapati Builders And Developers-264.33333333 Sq Ft
2	Mr Suman Chakraborty	Ganapati Builders And Developers-264.33333333 Sq Ft
3	Mr Sovan Chakraborty	Ganapati Builders And Developers-264.33333333 Sq Ft
4	Mr Subrata Chakraborty	Ganapati Builders And Developers-264.33333333 Sq Ft
5	Mr Satyabrata Chakraborty	Ganapati Builders And Developers-264.33333333 Sq Ft
6	Mrs Syamali Chakraborty	Ganapati Builders And Developers-264.33333333 Sq Ft

Land Details as per Land Record

District: Burdwan, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Benachity), Mouza: Benachity, JI No: 117, Pin Code : 713213

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1773, LR Khatian No:- 2086	Owner:ইন্দিরা চক্রবর্তী, Gurdian:দেবপ্রভ , Address:নিঃ , Classification:বারু, Area:0.00450000 Acre,	Mrs Indira Chakraborty

L2	LR Plot No:- 1773, LR Khatian No:- 2115	Owner:সুমল চক্রবর্তী, Gurdian:দেবরত , Address:নবপল্লী বেনাচিতি দুর্গাপুর , Classification:বাস্তু, Area:0.00450000 Acre,	Mr Suman Chakraborty
L3	LR Plot No:- 1773, LR Khatian No:- 2114	Owner:শোভন চক্রবর্তী, Gurdian:দেবরত , Address:নবপল্লী বেনাচিতি দুর্গাপুর , Classification:বাস্তু, Area:0.00450000 Acre,	Mr Sovan Chakraborty
L4	LR Plot No:- 1773, LR Khatian No:- 1994	Owner:সুব্রত চক্রবর্তী, Gurdian:দেবেন্ড কুমা চক্রবর্ত, Address:নিজ , Classification:বাস্তু, Area:0.02000000 Acre,	Mr Subrata Chakraborty
L5	LR Plot No:- 1773, LR Khatian No:- 2006	Owner:সত্যব্রত চক্রবর্তী, Gurdian:দেবেন্ড কুমা, Address:নিজ , Classification:বাস্তু, Area:0.02000000 Acre,	Mr Satyabrata Chakraborty
L6	LR Plot No:- 1773, LR Khatian No:- 2007	Owner:শ্যামলী চক্রবর্তী, Gurdian:দেবেন্ড কুমা, Address:নিজ , Classification:বাস্তু, Area:0.02000000 Acre,	Mrs Syamali Chakraborty

On 22-01-2020

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 2,11,21,565/-



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

On 24-01-2020

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 13:55 hrs on 24-01-2020, at the Office of the A.D.S.R. DURGAPUR by Mrs. Indira Chakraborty, one of the Executants.

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

Execution is admitted on 24/01/2020 by 1. Mrs Indira Chakraborty, Wife of Late Debabrata Chakraborty, 122, Nabapally, Benachity, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession House wife, 2. Mr Suman Chakraborty, Son of Late Debabrata Chakraborty, 122, Nabapalli, Benachity, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Professionals, 3. Mr Sovan Chakraborty, Son of Late Debabrata Chakraborty, 122, Nabapalli, Benachity, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Service, 4. Mr Subrata Chakraborty, Son of Late Debendra Kumar Chakraborty, Harshabardhan Road, A Zone, P.O Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713204, by caste Hindu, by Profession Service, 5. Mr Satyabrata Chakraborty, Son of Late Debendra Kumar Chakraborty, T8/10F,2A/1, Martin Luther King Road, Salarpuria G, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Others, 6. Mrs Syamali Chakraborty, Wife of Mr Pinaki Bhusan Chakraborty, Radhanagar Road, Gouranga Sen Sarani, Hirapur, P.O: Asansol, Thana: Hirapur, , Burdwan, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession House wife

Identified by Mr Rahul Roy, , Son of Mr Bimal Chandra Roy, 9/5, Ambagan Road, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Others

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

Execution is admitted on 24-01-2020 by Mr Indranil Kar, partner, Ganapati Builders And Developers, Nachan Road, Benachity, P.O- Benachity, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213

Identified by Mr Rahul Roy, , Son of Mr Bimal Chandra Roy, 9/5, Ambagan Road, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 37,534/- (B = Rs 37,520/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 37,534/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/01/2020 8:26PM with Govt. Ref. No: 192019200162510378 on 23-01-2020, Amount Rs: 37,534/-, Bank: SBI EPay (SBIPay), Ref. No. 7249684419314 on 23-01-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2646, Amount: Rs 5,000/-, Date of Purchase: 22/01/2020, Vendor name: Ram Prasad Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/01/2020 8:26PM with Govt. Ref. No: 192019200162510378 on 23-01-2020, Amount Rs: 35,011/-, Bank: SBI EPay (SBlePay), Ref. No. 7249684419314 on 23-01-2020, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2020, Page from 14406 to 14454
being No 020600371 for the year 2020.



Digitally signed by PARTHA BAIRAGGYA
Date: 2020.02.03 16:39:59 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2020/02/03 04:39:59 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)