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Verified that the Document is Admitted to Registration, the Signatures Sheet and the Endorsements attached with this Document are the Part of this Document.

[Handwritten signature]
A.D.R. Durgapur
Bardhaman

9 5 MAY 2019

Development Agreement

This Development agreement is made on 14th day of May 2019

Between

(1) Mr. PULAK CHATTERJEE, [PAN-AFBPC6003K], (2) Mr. PALLAB CHATTERJEE, [PAN-AFBPC6002J], both are S/O. LATE MADANMOHAN CHATTERJEE, both are by faith Hindu, by occupation- Business, both are Resident of- Arraha, Kalinagar, P.S- Kanksa, P.O- Arraha, Durgapur- 713212, District- Paschum Bardhaman, West Bengal, India. Hereinafter referred to and called as "LANDOWNER" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, executors, administrators, successors and assigns) of the First PART.

[Handwritten signature]

AND

"**RUDRA CONSTRUCTION**" Being a Partnership firm, (PAN- AAZFR4591E) having its registered office at Plot No.-1522, Goswami Para, C/O, Biswanath Goswami, Mouza- Bamunara, Durgapur-713212, P.S.- Kanksa, Dist.- Paschim Bardhaman, hereinafter referred to as "THE DEVELOPERS" represented by its some partner's (1) Sri Biswajit Goswami, [PAN-ALZPG6872G], S/o Sri Biswanath Goswami, by faith Hindu, by occupation -private survice, resident of Vill & P.O.- Bamunara, P.S- Kanksa, Durgapur-12, Dist.- Paschim Bardhaman, West Bengal, (2) Sri. Shubhadip Mondal, [PAN-BENPM3753C], S/O. Naresh Mondal, by faith Hindu, by occupation- Business, Resident of - Vill & Post- Gopalpur, Paschim Para, P.S- Kanksa, Durgapur- 12, District- Paschim Bardhaman, West Bengal. (3) Sri Rakesh Kumar verma, [PAN- ACLPV5883B], S/o. Gouri Shankar Verma, by faith Hindu, by occupation- Doctor, Resident of- Gujrat Colony, Near st. mary school, Chas, Bokaro, Jharkhand, Pin- 827013. 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 the present landowners owning and possessing of a land measuring about 4.8484 katha or 8 decimals under the jurisdiction of Malandighi Gram Panchayat under Mouza-Arraha, Dist- Burdwan at present Paschim Bardhaman, Which was purchased by Madan Mohan Chatterjee by virtue of a registered deed of sale vide no- 1841 in the year of 1984 of A.D.S.R.O Durgapur, and his name was duly been recorded in LR. Khatian no-33. And whereas said Madan Mohan Chatterjee died leaving behind the aforesaid present owner as his sole legal heirs, and the present owners are occupying and possessing the aforesaid property by recording the schedule below property by recording their name in the present L.R.R.O.R.

AND WHEREAS the First Part desire to develop the First schedule property by construction of a multi storied building up to maximum limit of floor consisting of so many flats and parking space etc as approved by Malandighi Gram Panchayat or any other competent authority but the owners have not sufficient funds for the development work and for this reason First Part could not to take any steps for the said development and as such the First Part is in search of a Developer for the said development work.

AND WHEREAS the First Part herein has approached the Second Part And whereas the Second part after considering various aspects of execution of the project and proposals of the Owners, has decided to construct multistoried building there- at, consisting of apartments and flat, car parking space etc. with the object of selling such flats/apartments car parking space etc. to the prospective purchasers and the Second Part has accepted the proposal of First Part

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

I-Definition

Shubhadip Mondal

- 1.1 **OWNER/LANDLORD:** - Shall mean, (1) Mr. PULAK CHATTERJEE, [PAN- AFBPC6003K], (2) Mr. PALLAB CHATTERJEE, [PAN- AFBPC6002J], both are S/O. LATE MADANMOHAN CHATTERJEE, both are by faith Hindu, by occupation- Business, both are Resident of- Arraha, Kalinagar, P.S- Kanksa, P.O- Arraha, Durgapur- 713212, District- Paschim Bardhaman, West Bengal, India.
- 1.2 **DEVELOPER:-** Shall mean "RUDRA CONSTRUCTION" Being a Partnership firm, (PAN- AAZFR4591E) having its registered office at Plot No.-1522, Goswami Para, C/O, Biswanath Goswami, Mouza- Bamunara, Durgapur-713212, P.S.- Kanksa, Dist.- Paschim Bardhaman, herein after referred to as "THE DEVELOPER" through its present partners (1) Sri Biswajit Goswami, [PAN-ALZPG6872G], S/o Sri Biswanath Goswami, by faith Hindu, by occupation -private survice, resident of VIII & P.O.- Bamunara, P.S- Kanksa, Durgapur-12, , Dist- Paschim Bardhaman, West Bengal, (2) Sri. Shubhadip Mondal,[PAN-BENPM3753C] ,S/O. Sri. Naresh Mondal, by faith Hindu, by occupation- Business, Resident of - Vill & Post- Gopalpur, Paschim Para, P.S- Kanksa, Durgapur- 12, District- Paschim Bardhaman, West Bengal. (3) Sri Rakesh Kumar verma, [PAN-ACLPV5883B], S/o. Lt. Gouri Shankar Verma, by faith Hindu, by occupation- Doctor, Resident of- Gujrat Colony, Near st. mary school, Chas, Bokaro, Jharkhand, Pin- 827013.
- 1.3 **Land:-** Shall mean land measuring about 4.8484 katha or 8 decimals under Mouza- Arraha, J.L.No-91, L.R. Plot No.-2094, R.S.Plot No- no-1586, R.S khatian no-1293, L.R Khatian No- 4023 & 4024, under the jurisdiction of Malandighi Gram Panchayat, Dist- Burdwan at present Paschim Bardhaman.
- 1.4 **Building:** - Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.
- 1.5 **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the lawful Architect(s) of the Building.
- 1.6 **GRAM PANCHYAT MEANS:-** Shall mean the Malandighi Gram Panchayat, and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.7 **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Malandighi Gram Panchayat and shall also include variations/modifications, alterations therein that may be made by the Owners herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any
- 1.8 **OWNERS AREA:-** Shall mean total 1900 Sq. Ft built-up area and two medium size car parking as per sanctioned building plan which is going to be constructed over and above First Schedule mentioned land, together with the undivided importable proportionate share and/or interest in the said land. Be it mentioned here that the land owner all ready taken a loan by mortgaging the schedule below property from Central Bank, Branch- Bidhannagar, for repaying said mortgage loan amount of bank land owner had taken Rupees 12, 00,000/- (Twelve Lack Only) from the Developer vide Cheque No.(1) 808749 amount 1,00,000/- (2) 808750 amount 1,00,000/- (State Bank Of India), (3) 600053 amount 5,00,000/- (4) 600054 amount 5,00,000/- (Indian Overseas Bank), the aforesaid Loan Amount taken from the developer which shall be returned to the developer within one month before providing owners allocation. If land owner fails to repay the said amount to the developer, then it shall be adjusted from owners allocation at the rate of rupees 1200/- per Sq. Ft.
- 1.9 **DEVELOPER'S AREA:** Shall mean entire area of the building/s together with the undivided importable proportionate share and/or interest in the said land and the common portions after providing owner area as mentioned in clause 1.8 written above.
- 1.10 **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
- 1.11 **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/etc. and Others be taken over by the Unit/Flat and occupiers.

Shubul Kri's boy

1.12 **FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, notice or prohibitory order from Municipality/Gram Panchayat 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

1.13 **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;

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

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

C) 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;

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

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

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

II- **COMMENCEMENT:** - This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned hereinabove at the commencement of this agreement

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

IV: - **DURATION:** - This agreement is made for a period of 36 months from the date of it become effective.

V: - **SCOPE OF WORK:** - The Developer shall construct a multistoried building according to sanctioned plan of Malandighi Gram panchyat over and above the First Schedule Land.

VI:- OWENER DUTY & LIABILITY:-

1. The owners have offered total land of 4.8484 katha or 08 decimals for development and construction of a housing complex consisting of flats / apartments & parking spaces etc.

2. That the Owner shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the 1st Schedule property to the second party

3. The Owners hereby declared that :-

a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.

b) The said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.

Sankar K. S.

c) There is no agreement between the Owners and any other party (except "RUDRA CONSTRUCTION" either for sale or for development and construction of housing complex and the said land is free from any encumbrance.

d) That any dispute regarding land shall be met up by the Land Owners in their own cost.

4. That the Owner have agreed that they will be personally present before the Registering Authority to sign all the agreement for sell and all deeds of conveyance for selling the Flats to the prospective buyer as Land Owners.
5. That the Owner also agreed that they give full authority & power to Second Part to do & execute all lawful acts, deeds things for the owners 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 Malandighi Gram panchyat 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 owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sign agreement for sale or sale deed on behalf of the land owners of flats/apartments/parking space etc to the prospective buyers and produce the same before the registering authority 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 and the owners shall agreed to ratify all acts and things lawfully done by the developer but the Owners shall not be responsible for any unlawful activities of the Developer.
6. The owner/vendor shall execute and register a power of Attorney whereby the partners either individually or jointly for and on behalf of the "RUDRA CONSTRUCTION" will be nominated, appointed and constituted as lawful attorney of the OWNERS/VENDORS in their names and on their behalf to do all acts and deeds and things relating to the aforesaid project including signing all papers, making complain to the policy, signing and registering agreement for sale in respect of the developer allocated flats more fully described in the scheduled-1-1.9 hereto signing and registering mortgage deed and mortgaging of the property to obtain project lone etc, execution and registration of the deeds of conveyances in favor of the intending purchasers in respect of any flat/unit/covered space/rooms car parking space etc. With proportionate share of the undivided and impetrative land common areas, facilities described in schedule bellow.

Summarised by
VII- Developer DUTY, LIABILITY & responsibility:-

1. The developer "RUDRA CONSTRUCTION" Confirm accepts and assure the owners that they are fully acquainted with, aware of the process/formalities related to similar project in. area or any other area. Malandighi Gram panchyat

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. 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 owner & 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 owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.
4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and Developer shall take all necessary steps to save the property from any kind of encroachment by the adjacent land owner.
5. That the Developer shall be responsible for any acts deeds or things done towards any fund collection from one or more prospective buyer of the proposed flats.
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 Owners shall not be responsible for any infringement of law that may be in force from time to time during the subsistence of this Agreement. The Owner 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 for the said incident or damage or loss during construction.
7. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan within 36 months with and additional grace period of 6 (six) month from the date approval of plan by the Malandighi Gram panchyat or by any competent authority, the time shall be computed on and from the date of sanctioned of building plan.
8. That the Developer shall not make the Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such cases the Developer shall have to bear the entire responsibility.

VIII-Developer Allocation:-

Developers Allocations shall mean entire building including common facilities of the building along with undivided proportionate share of the "said property / premises" after providing the Land Owners allocation as mentioned in this deed.

IX-Miscellaneous:-

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.

Santhosh Das: Roy

- 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) *Disputes- Differences in opinion in relation to or arising out during execution of the housing project under this agreement shall be intimated by a registered letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate, to be nominated by both the parties and their legal advisors.*
- d) *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 owners time to time.*
- e) *The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disturb the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and 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. And the owner shall not be liable for same in any manner whatsoever whether during construction or after construction.*
- g) *The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney.*
- 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 owners shall have no right, title, interest; claim whatsoever in the consideration received by the 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.*

Sambhu Kumar

l) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

m) Save and except the conditions and stipulations as mentioned herein the owner shall have every right to terminate the agreement at any moment if any condition and stipulations is violated and in case of termination of agreement the Developer cannot claim any damages from the landowner towards the cost incurred in construction of project.

First Schedule above referred to

(Description of Land)

All that piece and parcel Bastu Land measuring 4.8484 Katha or 08 (Eight) Decimals, under Mouza- Arraha, J.L.No-91, L.R. Plot No.-2094, R.S.Plot No- no-1586, R.S khatian no-1293, L.R Khatian No- 4023 & 4024, an area under the Malandighi Gram panchyat , Dist- Paschim Bardhaman.

Butted and Bounded by.

North: - 20' wide Metal Road.

South: - House of Anupam Mukherjee.

East: - 12' Metal Road.

West: - Dulali Apartments.

Be it mentioned here that collar passport size photograph and finger prints of both the owners & partners of developer are attested in separate page 1(a) & (b). Which will be a part of this deed.

Scanned by: Roy

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

- 1) Pallab Chatterjee.
- 27 Pulaka Chatterjee

SIGNED AND DELIVERED by the OWNERS /FIRST PART at DURGAPUR in the presence of:

RUDRA CONSTRUCTION

Biswajit Goswami
Partner

RUDRA CONSTRUCTION

Shubhadip Mondal
Partner

RUDRA CONSTRUCTION

Rohit Kumar Mishra
Partner

SIGNED AND DELIVERED by the DEVELOPER/SECOND PART at DURGAPUR in the presence of:

WITNESSES:

- (1) Subal Sutarthar
S/o Late Bhuluan Sutarthar
Piyali, P.O. Durgapur-8

- (2) Prasanta Ghosh

S/o - Santan Ghosh
Bankampur -
Durgapur - 12

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

Sushil Kumar Roy
L.N.D.P.R-13
A.D.S.R. office
Durgapur.

1A

হস্তাসূত্র টিপ ছাপ ও কটো/Fingers Print & Photo

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

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

স্বাক্ষর
Signature Pritak Chatterjee

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

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

স্বাক্ষর
Signature Pallab Chatterjee

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

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

স্বাক্ষর
Signature Biswajit Goswami

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

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

স্বাক্ষর
Signature Shubhadip Mondal

13

হস্তাসূত্র টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand						 Rohush Kumar Wama
	বৃহদাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						
	বৃহদাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	

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

স্বাক্ষর
Signature Rohush Kumar Wama

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

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

স্বাক্ষর
Signature _____

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

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

স্বাক্ষর
Signature _____

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

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

স্বাক্ষর
Signature _____


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন
IDENTITY CARD WB/37/265/612184
 পরিচয় পত্র



Elector's Name : Subal Sutaradhar
 পিতামহের নাম : সুবাল সূতারদহর
 Father/Mother :
 Husband's Name : Sitaradhar Sutaradhar
 স্বামীর নাম : সূতারদহর সূতারদহর
 Sex : Male
 Age as on 01.11.2019 : 38
 ১১/১১/১৯৮১ এর বয়স : ৩৮



Subal Chandra

Subal Chandra Sutaradhar

Address :
 265, Burgapur 2
 Ward-Burdwan
 পিকানা :
 ২৬৫, বুরগাপুর ২
 ওয়ার্ড-বুর্দওয়ান

Facsimile Signature
 Electoral Registration Officer

265 Burgapur 2 Assembly Constituency
 ২৬৫ বুরগাপুর ২ বিধানসভা কেন্দ্র

Place : Burgapur
 স্থান : বুরগাপুর
 Date : 06.03.20
 তারিখ : ০৬.০৩.২০

Subal Sutaradhar



Shubhadip Mondal

भारत सरकार
INCOME TAX DEPARTMENT
BISWAJIT GOSWAMI
BISWANATH GOSWAMI
23/10/1986
Pan Card Number
ALZPG6872G
Signature

भारत सरकार
GOVT. OF INDIA



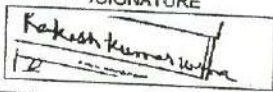
Biswanath Goswami

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACLPV5883B



नाम /NAME
RAKESH KUMAR VERMA

पिता का नाम /FATHER'S NAME
GAURI SANKAR

जन्म तिथि /DATE OF BIRTH
15-08-1974

हस्ताक्षर /SIGNATURE


आयकर आयुक्त, कानपुर
Commissioner of Income-tax(Computer Operations)



इस कार्ड के खो / मिल जाने पर कृप्या जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त,
आयकर भवन,
16/69 सिविल लाईन,
कानपुर - 208 001.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Commissioner of Income Tax(Computer Operations),
Aayakar Bhawan,
16/69, Civil Lines,
Kanpur - 208 001.

Rakesh Kumar Verma

जायकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PALLAB CHATTERJEE
MADAN MOHAN CHATTERJEE

07/02/1978

Permanent Account Number
AFBRC6002J

Pallab Chatterjee
Signature



Pallab Chatterjee

आयकर विभाग
INCOME TAX DEPARTMENT
PULAK CHATTERJEE
MADAN MOHAN CHATTERJEE
07/09/1958
Permanent Account Number
AFBPC6003K
Pulak Chatterjee
Signature



Pulak Chatterjee

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

19-201920-001409386-5

Date: 14/05/2019 10:45:07

√: 201913405527447

Payment Mode Debit Card Payment

Bank : Indian Overseas Bank

BRN Date: 14/05/2019 10:47:35

DEPOSITOR'S DETAILS

Id No. : 02061000112978/4/2019
[Query No./Query Year]

Name : BISWAJIT GOSWAMI

Contact No. :

Mobile No. : +91 7872794245

E-mail :

Address : BAMUNARA DURGAPUR12

Applicant Name : Mr Pradip Kumar Acharyya

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS



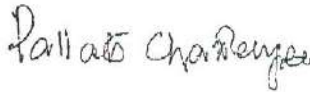
Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02061000112978/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	11 ✓
2	02061000112978/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	12014 ✓

In Words : Rupees Twelve Thousand Twenty Five only

Total

12025



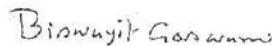


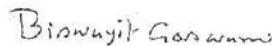


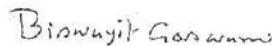


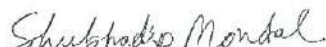


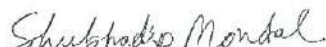


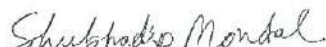
Arrah, Kalinagar, P.O:- Arrah, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212
 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFBPC6003K, Status
 :Individual, Executed by: Self, Date of Execution: 14/05/2019
 , Admitted by: Self, Date of Admission: 15/05/2019 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Pallab Chatterjee Son of Late Madanmohan Chatterjee Executed by: Self, Date of Execution: 14/05/2019 , Admitted by: Self, Date of Admission: 15/05/2019 ,Place : Office			
		15/05/2019	LTI 15/05/2019	15/05/2019
Arrah Kalinagar, P.O:- Arrah, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFBPC6002J, Status :Individual, Executed by: Self, Date of Execution: 14/05/2019 , Admitted by: Self, Date of Admission: 15/05/2019 ,Place : Office				

Developer Details :



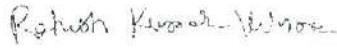
SI No	Name,Address,Photo,Finger print and Signature
1	Rudra Construction Plot No. 1522, Goswami Para, C/ O Biswanath Goswami, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212 , PAN No.:: AAZFR4591E, Status :Organization, Executed by: Representative

Representative Details :




SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mr Biswajit Goswami Son of Mr Biswanath Goswami Date of Execution - 14/05/2019, , Admitted by: Self, Date of Admission: 15/05/2019, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>May 15 2019 3:18PM</td> <td>LTI 15/05/2019</td> <td>15/05/2019</td> </tr> </tbody> </table> <p>Vill Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , PAN No.:: ALZPG6872G Status : Representative, Representative of : Rudra Construction (as partner)</p>	Name	Photo	Finger Print	Signature	Mr Biswajit Goswami Son of Mr Biswanath Goswami Date of Execution - 14/05/2019, , Admitted by: Self, Date of Admission: 15/05/2019, Place of Admission of Execution: Office					May 15 2019 3:18PM	LTI 15/05/2019	15/05/2019
Name	Photo	Finger Print	Signature										
Mr Biswajit Goswami Son of Mr Biswanath Goswami Date of Execution - 14/05/2019, , Admitted by: Self, Date of Admission: 15/05/2019, Place of Admission of Execution: Office													
	May 15 2019 3:18PM	LTI 15/05/2019	15/05/2019										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Shubhadip Mondal Son of Naresh Mondal Date of Execution - 14/05/2019, , Admitted by: Self, Date of Admission: 15/05/2019, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>May 15 2019 3:20PM</td> <td>LTI 15/05/2019</td> <td>15/05/2019</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shubhadip Mondal Son of Naresh Mondal Date of Execution - 14/05/2019, , Admitted by: Self, Date of Admission: 15/05/2019, Place of Admission of Execution: Office					May 15 2019 3:20PM	LTI 15/05/2019	15/05/2019
Name	Photo	Finger Print	Signature										
Shubhadip Mondal Son of Naresh Mondal Date of Execution - 14/05/2019, , Admitted by: Self, Date of Admission: 15/05/2019, Place of Admission of Execution: Office													
	May 15 2019 3:20PM	LTI 15/05/2019	15/05/2019										

Major Information of the Deed :- I-0206-02811/2019-15/05/2019

III Gopalpur, P.O:- Gopalpur, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BENPM3753C Status : Representative, Representative of : Rudra Construction (as partner)

3	Name	Photo	Finger Print	Signature
	Rakesh Kumar Verma Son of Gouri Shankar Verma Date of Execution - 14/05/2019, , Admitted by: Self, Date of Admission: 15/05/2019, Place of Admission of Execution: Office			
		May 15 2019 3:19PM	LTI 15/05/2019	15/05/2019
Gujrat Colony Near St Mary School, Chas Bokaro, P.O:- Bokaro, P.S:- BOKARO STEEL CITY, District:-Bokaro, Jharkhand, India, PIN - 827013, Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, , PAN No.:: ACLPV5883B Status : Representative, Representative of : Rudra Construction (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subal Sutradhar Son of Late Bhuban Sutradhar Vill Piyala, P.O:- Palashdiha, P.S:- Coke Oven, District:-Burdwan, West Bengal, India, PIN - 713208			
	15/05/2019	15/05/2019	15/05/2019
Identifier Of Pulak Chatterjee, Pallab Chatterjee, Mr Biswajit Goswami, Shubhadip Mondal, Rakesh Kumar Verma			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Pulak Chatterjee	Rudra Construction-4 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Pallab Chatterjee	Rudra Construction-4 Dec

Land Details as per Land Record

District: Burdwan, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2094, LR Khatian No:- 4023	Owner:পুলক চ্যাটার্জী, Gurdian:মদনমোহ চক্রোপাধ্যা, Address:আঁডডা কালীনগর , Classification:বাস্ত, Area:0.04000000 Acre,	Pulak Chatterjee

Major Information of the Deed :- I-0206-02811/2019-15/05/2019

LR Plot No:- 2094, LR Khatian
No:- 4024

Owner:পল্লব চ্যাটার্জী, Gurdian:মদনমোহ
চট্টোপাধ্যায়, Address:আঁড়ডা কালীগর ,
Classification:বাস্ত, Area:0.04000000
Acre,

Pallab Chatterjee

Endorsement For Deed Number : I - 020602811 / 2019

On 10-05-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 20,40,000/-



Partha Bairagya

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR**

Burdwan, West Bengal

On 15-05-2019

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

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

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

Presented for registration at 13:18 hrs on 15-05-2019, at the Office of the A.D.S.R. DURGAPUR by Pulak Chatterjee , one of the Executants.

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

Execution is admitted on 15/05/2019 by 1. Pulak Chatterjee, Son of Late Madanmohan Chatterjee, Arrah, Kalinagar, P.O: Arrah, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 2. Pallab Chatterjee, Son of Late Madanmohan Chatterjee, Arrah Kalinagar, P.O: Arrah, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Indetified by Mr Subal Sutradhar, , Son of Late Bhuban Sutradhar, Vill Piyala, P.O: Palashdiha, Thana: Coke Oven, , Burdwan, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

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

Execution is admitted on 15-05-2019 by Mr Biswajit Goswami, partner, Rudra Construction, Plot No. 1522, Goswami Para, C/ O Biswanath Goswam, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr Subal Sutradhar, , Son of Late Bhuban Sutradhar, Vill Piyala, P.O: Palashdiha, Thana: Coke Oven, , Burdwan, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

Execution is admitted on 15-05-2019 by Shubhadip Mondal, partner, Rudra Construction, Plot No. 1522, Goswami Para, C/ O Biswanath Goswam, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr Subal Sutradhar, , Son of Late Bhuban Sutradhar, Vill Piyala, P.O: Palashdiha, Thana: Coke Oven, , Burdwan, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

Execution is admitted on 15-05-2019 by Rakesh Kumar Verma, partner, Rudra Construction, Plot No. 1522, Goswami Para, C/ O Biswanath Goswam, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr Subal Sutradhar, , Son of Late Bhuban Sutradhar, Vill Piyala, P.O: Palashdiha, Thana: Coke Oven, , Burdwan, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

Major Information of the Deed :- I-0206-02811/2019-15/05/2019

ment of Fees

Certified that required Registration Fees payable for this document is Rs 12,014/- (B = Rs 12,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 12,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/05/2019 10:47AM with Govt. Ref. No: 192019200014093865 on 14-05-2019, Amount Rs: 12,014/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 201913405527447 on 14-05-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1468, Amount: Rs.5,000/-, Date of Purchase: 13/05/2019, Vendor name: Jitendra Nath Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/05/2019 10:47AM with Govt. Ref. No: 192019200014093865 on 14-05-2019, Amount Rs: 11/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 201913405527447 on 14-05-2019, Head of Account 0030-02-103-003-02



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

Major Information of the Deed :- I-0206-02811/2019-15/05/2019

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0206-2019, Page from 64324 to 64349
being No 020602811 for the year 2019.



Digitally signed by PARTHA BAIRAGYA
Date: 2019.05.16 13:31:58 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Partha Bairagya) 16-05-2019 13:31:30
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)