

Sl. No.: ৩৭০০৪০৫৭/১৯

I- ০১০১০৩৭৫৭/১৯



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 697222 E 697222

৬ → ২৩১৪৪৭/১৯

M/V → ৩৬৭১৭৫৪১-

৮
১৯
১৩.১০

DEVELOPMENT AGREEMENT

certified that the document is admitted to registration. The signature sheet and the endorsement sheets attached with document are the part of this document.

District Sub-Registrar
Bankura

08 NOV 2019

This Development Agreement is made on the 8th day of November, 2019.

[Handwritten signature]

Contd P/2

1) **MRS. SUMITA KUNDU (PAN : AFQPK8044R), Aadhar No - 8030 8696 3790**, wife of Mr. Tarun Kumar Kundu, Occupation Business, 2) **MR. ARIJIT KUNDU (PAN : AMTPK1405G), Aadhar No - 3844 5434 2922**, son of Mr. Tarun Kumar Kundu, Occupation Doctor, resident at Rabindra Sarani, Bankura, P.O., P.S. & District - Bankura, Pin 722101, represented by Constituted Attorney of **MR. TARUN KUMAR KUNDU**, son of Late Gobardhan Kundu, resident at Rabindra Sarani, Bankura. P.O., P.S. & District - Bankura, Pin 722101, by virtue of a registered Deed of Power of Attorney being No. I-4335, dt. 14/11/2012 registered office of D.S.R. Bankura, 3) **MR. TARUN KUMAR KUNDU, (PAN : AFQPK8045Q), Aadhar No - 7541 1505 1604**, son of Late Gobardhan Kundu, resident at Rabindra Sarani, Bankura. P.O., P.S. & District - Bankura, Pin 722101. By Nationality Indian, hereinafter Referred to as the **LAND OWNER** (which expression shall unless otherwise excluded by or repugnant to the context shall mean and include their legal heirs, executors, administrators, legal representatives, successors, and assigns) of the **FIRST PART**.

AND

RAGHUNATHJEE CONSTRUCTION having its registered office at 17/4 Lokepur, P.O. - Kenduadihi, P.S. & District - Bankura, Pin - 722102 represented by its Proprietor **MR. SAUGAT KUNDU. (PAN : AMAPK1015H), Aadhar No - 2270 2378 2202**, son of Late Mahadeb Kundu, residing at Lokepur Bankura, P.O- Kenduadihi, P.S & District - Bankura,, Pin - 722102 hereinafter called the "**DEVELOPER**" (Which expression unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns)of the **SECOND PART**.

The proportionate share of the landed property to District and police station at Bankura of Mouza Kenduadihi, J.L. No. 213, C.S. Khatian No. 212 Plot No 244 was belonged to Ramendranath Ghosh and others. In which they was enjoying without any kind of hindrance or interruption. They have a partition Deed on 19/10/1965 vide Deed No. 9151/1965 at D.S.R. Bankura.

The legal heirs of the said C.S. recorded tenant next legal heirs named Anindita Sarkar and Oth. Sold by the registered title deed no. 3136/2003 of A.D.S.R. Office at Bankura in favour of **Mr. Tarun Kumar Kundu**, and also they sold by the registered title deed no. 3137/ 2003 of A.D.S.R. Office at Bankura in favour of **Mr. Arijit Kundu**, and also they sold by the registered title deed no. 3138/2003 of A.D.S.R. Office at Bankura in favour of **Mrs. Sumita Kundu**.

And their said purchased land has already been recorded in their names in the present L.R. Khatian under the provisions of the West Bengal Land Reforms Act 1955 with final publication and preparation of their right therein 0.46 Acres vide L.R. Khatian No. 6711, 6712 and 6713 vide L.R. Plot No. 1571 appertaining to Mouza Kenduadihi, J.L. No. 213 within the District and P.S. Bankura.

AND WHEREAS the land owners herein have right to sale, convey, transfer etc. the said property as absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said property is free from all encumbrances charges, liens, lis-pendents, attachments, trust whatsoever and paying the Municipal taxes as absolute owners and occupier time to time.

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 Bankura Municipality or any other competent authority but the owner have not the sufficient time and experience for the development work and for this reason First Part could not able to take any steps for the said development and the First Part 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 with the object of selling such flats apartments to the prospective purchaser and the Second Part has accepted the proposal of First Part.

AND WHEREAS a Title Deed of Development Agreement being No 010102932/2018 was made on dated 30/08/2018 of the District Sub-Registrar office Bankura and another a Title Deed of Development Agreement being No 010103126/2019 was made on dated 06/09/2019 of the District Sub-Registrar office Bankura and now this Deed of Development Agreement is going to execute by Sumita Kundu & Others as per Sanctioned Plan of Bankura Municipality vide building permit No - 87/P, dtd. 31/08/2019.

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by and between :-

1.-DEFINITION :

1.1. **OWNER/LANDLORD** :- Shall mean 1) **MRS. SUMITA KUNDU**, wife of Mr. Tarun Kumar Kundu, Occupation Business, 2) **MR. ARIJIT KUNDU**, son of Mr. Tarun Kumar Kundu, Occupation Doctor, 3) **MR. TARUN KUMAR KUNDU**, son of Late Gobardhan Kundu, resident at Rabindra Sarani, Bankura. P.O., P.S. & District - Bankura, Pin 722101.



- 1.2. **DEVELOPER:-** Shall mean **RAGHUNATHJEE CONSTRUCTION**, having its registered office at 17/4 Lokepur, P.O. - Kenduadihi, P.S. & Dist. - Bankura, Pin- 722102 represented by its Proprietor **MR. SAUGAT KUNDU, son of Mahadeb Kundu, residing at Lokepur, P.O.- Kenduadihi, P.S. & Dist. - Bankura, Pin 722102**
- 1.3. **LAND:-** Shall mean all the "Bastu" Land measuring on area of 0.46 acres comprising C.S. Khatian No - 212, L.R. Khatian No. 6711, 6712, 6713, C.S. Plot No. 244, L.R. Plot No. 1571 within District, Thana Bankura, Mouza Kenduadihi, J.L. No. 213, at Ward No. 22 under Bankura Municipality.
- 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 whom the Developer may from time to time, appoint as the Architect(s) of the Building.
- 1.6. **MUNICIPALITY :-** Shall mean the Bankura Municipality 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 Bankura Municipality and shall also include variations/modifications, alternations 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. OWNER'S AREA :-

Shall mean 12 nos. and 1 no Commercial stall of Flats measuring more or less 13164 Sq.ft (Super-Built-up) area and 32% of total Car parking of the Block-I and 7 Nos. of Flats measuring more or less 5800 Sq.ft (Super-Built-up) area and 32% of total Car parking of the Block-II which is particularly mentioned and described in the Second Schedule. Together with the undivided impracticable proportionate interest in the said kind and the common portions.

1.9. DEVELOPER'S AREA :- Shall mean 30 nos. of Flats measuring more or less 28655 Sq.ft (Super-Built-up) area and 68% of total Car parking of the Block-I and 13 nos. of Flats measuring more or less 11530 Sq.ft (Super-Built-up) area and 68% of total Car parking of the Block-II which is particularly mentioned and described in the Second Schedule. Together with the undivided impracticable proportionate interest in the said kind and the common portions.

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.

Contd P/7



1.11. PROJECT :- Shall mean the work to 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/Flat(s)/Car Parking space/s and others be taken over the Unit/Flat and occupiers.

1.12. FORCE MAJURE : Shall include natural calamities, at of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air strike, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or polices 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.

I-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.

II- DURATION :- This agreement is made for a period of 30 months from the date of it become effective with a grace period of 6 months.

III.- SCOPE OF WORK :- The Developer shall constructed a multistoried building according to sanctioned plan of Bankura Municipality over and above the First Schedule Land.

IV.- OWNER DUTY & LIABILITY :-

1. The Owners have offered total bare land of 0.46 acres for development and construction of a housing complex consisting of Flats/Apartments & Parking space at the instance of the developers in respect of which the entire development cost from A to Z construction till finishing touch for placing offer as read for use and sale the owner will not have to pay any furthering or shoulder any Bank or other financial liability.
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.

V.- OWNERS ALLOCATIONS OR CONSIDERATION :-

Considering that the owners having agreed to enter in to the Development Agreement with the developer on the said property described in the First Schedule hereunder written and knowing the developers rights, powers, privileges and benefits, as mentioned herein, the herein the developer has agreed to allot 12 nos. and 1 no Commercial stall of Flat and 1 commercial stall measuring more or less 13164 Sq.ft (Super-Built-up) area and 32% of total Car parking of the Block-I and 7 Nos. of Flats measuring more or less 5800 Sq.ft (Super-Built-up) area and 32% of total Car parking of the Block-II which is particularly mentioned and described in the Second Schedule.

VI.- DEVELOPER DUTY, LIABILITY & RESPONSIBILITY :-

1. The developer mean **RAGHUNATHJEE CONSTRUCTION**, having its registered office at 17/4 Lokepur, P.O. - Kenduadihi, P.S. & Dist. - Bankura, Pin- 722102 represented by its Proprietor **MR. SAUGAT KUNDU, son of Mahadeb Kundu, residing at Lokepur, P.O.-**

Contd P/9

Kenduadihi, P.S. & Dist. - Bankura, Pin 722102 , West Bengal confirms, accepts and assure the owners that they are fully acquainted with, aware of the process/formalities related to similar project in Corporation area and fully satisfied with the papers/documents related to the ownership, physical measurement of the said land and litigation free possession, suitability of the said land viability of the said project and will not raise any objection with regard thereto.

1. 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 made for execution of the total project within schedule time under this agreement and the owners will not have any liability and/or responsibility of finance for execution of the project as the developers will take all financial and/or Bank liability at their own shoulder.
2. The developer will preserve the right to mortgage the land to any financial institution or Bank for any purpose but the entire liability of the borrowed loan will be shouldered by himself. The land owner could not be liable for any liabilities regarding the mortgage or loan taken by the developer in this purpose of this Agreement.
3. The developer has agreed to carry out the total project at his own risk 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 owners & 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 second party shall not raise any question regarding the measurement of the 1st Schedule mentioned property and second party shall take all the necessary step to save the property from any kind of encroachment by the adjacent land owner.
5. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time during the currency of this Agreement.

The First 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 alone be responsible the said incident or damage or loss during construction.



7. That the Developer shall be complete the Development work/construction of building/flat at his own cost and expenses in pursuance of the sanctioned plan within 30 months.
8. That the Developer shall not make 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.

VIII. - DEVELOPER ALLOCATION :-

Developer/ Allocations Shall mean 30 nos. of Flats measuring more or less 28655 Sq.ft (Super-Built-up) area and 68% of total Car parking of the Block-I and 13 nos. of Flats measuring more or less 11530 Sq.ft (Super-Built-up) area and 68% of total Car parking of the Block-II which is particularly mentioned and described in the Second Schedule. Together with the undivided impracticable proportionate interest in the said kind and the common portions.

IX. - CANCELLATION :-

The Owner have every right to cancel and/or rescind this agreement after 24 months, if the Developer shall unable to complete the Construction work for that Owner has to give two month clear notice to the Developer.

X. - Miscellaneous :-

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

Contd P/12

Handwritten signature and initials, possibly 'R.C.' or similar, with a diagonal line through them.

- 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 shall consist of one arbitrator who shall be an Advocate to be nominated by both the parties and their legal advisors.
- d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owners time to time.
- e) The owners can visit the construction site any time with intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work. However any unusual and non-permissible actions operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with



all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risk and hazards whatsoever related to the project.

- g) The second party or the developer shall have the right and/or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or borrow money and/or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the frame work 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 materials and workmanship of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will responsible for any defect and rectification thereof at their cost/expenses 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 fees 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 developers allocation similarly the developer shall have no right, title, interest, claim whatsoever in the consideration received by the owner or its nominees out of owner allocation.

- k) The land owners and the developers have entered into their agreement purely as a construct and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- l) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any needed by the developer for the purpose of the sanctioned 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 subject to written consent of the 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 land owner the cost incurred in construction of project, First Schedule above referred to.
- n) If any further construction can be extended after getting permission form the component authority, the extended construction will be divided among the land owner and the developer at a same proportionate as the above mentioned ration of present proposed construction area is divided.

DESCRIPTION OF LAND (FIRST SCHEDULE)

All that piece and parcel of "Bastu" Land measuring on area of 0.46 acres comprising Khatian No. 212 (C.S.) Plot No. 244 (C.S.), Khatian No. 6711, 6712, 6713, (L.R.) Plot No. 1571 within District, Thana Bankura, Mouza Kenduadihi, J.L. No. 213, District Bankura at Ward No. 22 under Bankura Municipality **S.K. Sahana Road (Near Taragati Samanta Road)**.

BUTTED AND BOUNDED AS UNDER :-

- ON THE NORTH** : Govt. open Land.
ON THE SOUTH : S.K. Sahana Road.
ON THE EAST : Govt. open Land.
ON THE WEST : Common Passage.

Second Schedule above referred to
Details of Flat to be allotted to Land Owners

Block - I

- 1) Flat No - **A1** - Super Build-up area measuring **1129** Sq.ft.
- 2) Flat No - **B1** - Super Build-up area measuring **1123** Sq.ft.
- 3) Flat No - **A2** - Super Build-up area measuring **1129** Sq.ft.
- 4) Flat No - **F2** - Super Build-up area measuring **794** Sq.ft.
- 5) Flat No - **C3** - Super Build-up area measuring **889** Sq.ft.
- 6) Flat No - **D3** - Super Build-up area measuring **757** Sq.ft.
- 7) Flat No - **A4** - Super Build-up area measuring **1129** Sq.ft.
- 8) Flat No - **B4** - Super Build-up area measuring **1123** Sq.ft.
- 9) Flat No - **E5** - Super Build-up area measuring **1087** Sq.ft.
- 10) Flat No - **F5** - Super Build-up area measuring **794** Sq.ft.
- 11) Flat No - **E6** - Super Build-up area measuring **1087** Sq.ft.

Contd P/16

P/16

12) Flat No – **D7** – Super Build-up area measuring **757** Sq.ft.

Total Flat area **11798** (Super-Built-Up)

13) Commercial stall – **CG1** – Super Build-up area measuring **1366** Sq.ft.

The total Car parking of Ground Floor will be divided as the proportionate share between Land Owners and the Developer. The Land Owners will get 32% of the total Car parking area.

Block – II

1) Flat No – **K1** – Super Build-up area measuring **756** Sq.ft.

2) Flat No – **J2** – Super Build-up area measuring **822** Sq.ft.

3) Flat No – **K2** – Super Build-up area measuring **756** Sq.ft.

4) Flat No – **G3** – Super Build-up area measuring **1101** Sq.ft.

5) Flat No – **H4** – Super Build-up area measuring **787** Sq.ft.

6) Flat No – **J5** – Super Build-up area measuring **822** Sq.ft.

7) Flat No – **K5** – Super Build-up area measuring **756** Sq.ft.

Total Flat area **5800** (Super-Built-Up)

The total Car parking of Ground Floor will be divided as the proportionate share between Land Owners and the Developer. The Land Owners will get 32% of the total Car parking area.

Second Schedule above referred to

Details of Flat to be allotted to Developer

Block – I

1) Flat No – **C1** – Super Build-up area measuring **889** Sq.ft.

2) Flat No – **D1** – Super Build-up area measuring **757** Sq.ft.

3) Flat No – **E1** – Super Build-up area measuring **1087** Sq.ft.

Contd P/17

- 4) Flat No - **F1** - Super Build-up area measuring **794** Sq.ft.
- 5) Flat No - **B2** - Super Build-up area measuring **1123** Sq.ft.
- 6) Flat No - **C2** - Super Build-up area measuring **889** Sq.ft.
- 7) Flat No - **D2** - Super Build-up area measuring **757** Sq.ft.
- 8) Flat No - **E2** - Super Build-up area measuring **1087** Sq.ft.
- 9) Flat No - **A3** - Super Build-up area measuring **1129** Sq.ft.
- 10) Flat No - **B3** - Super Build-up area measuring **1123** Sq.ft.
- 11) Flat No - **E3** - Super Build-up area measuring **1087** Sq.ft.
- 12) Flat No - **F3** - Super Build-up area measuring **794** Sq.ft.
- 13) Flat No - **C4** - Super Build-up area measuring **889** Sq.ft.
- 14) Flat No - **D4** - Super Build-up area measuring **757** Sq.ft.
- 15) Flat No - **E4** - Super Build-up area measuring **1087** Sq.ft.
- 16) Flat No - **F4** - Super Build-up area measuring **794** Sq.ft.
- 17) Flat No - **A5** - Super Build-up area measuring **1129** Sq.ft.
- 18) Flat No - **B5** - Super Build-up area measuring **1123** Sq.ft.
- 19) Flat No - **C5** - Super Build-up area measuring **889** Sq.ft.
- 20) Flat No - **D5** - Super Build-up area measuring **757** Sq.ft.
- 21) Flat No - **A6** - Super Build-up area measuring **1129** Sq.ft.
- 22) Flat No - **B6** - Super Build-up area measuring **1123** Sq.ft.
- 23) Flat No - **C6** - Super Build-up area measuring **889** Sq.ft.
- 24) Flat No - **D6** - Super Build-up area measuring **757** Sq.ft.
- 25) Flat No - **F6** - Super Build-up area measuring **794** Sq.ft.
- 26) Flat No - **A7** - Super Build-up area measuring **1129** Sq.ft.
- 27) Flat No - **B7** - Super Build-up area measuring **1123** Sq.ft.
- 26) Flat No - **C7** - Super Build-up area measuring **889** Sq.ft.
- 25) Flat No - **E7** - Super Build-up area measuring **1087** Sq.ft.
- 26) Flat No - **F7** - Super Build-up area measuring **794** Sq.ft.

Total Flat area **28655** (Super-Built-Up)

The total Car parking of Ground Floor will be divided as the Proportionate share between Land Owners and the Developer. The Developer will get 68% of the total Car parking area.

Block - II

- 1) Flat No - **G1** - Super Build-up area measuring **1101** Sq.ft.
- 2) Flat No - **H1** - Super Build-up area measuring **787** Sq.ft.
- 3) Flat No - **J1** - Super Build-up area measuring **822** Sq.ft.
- 4) Flat No - **G2** - Super Build-up area measuring **1101** Sq.ft.
- 5) Flat No - **H2** - Super Build-up area measuring **787** Sq.ft.
- 6) Flat No - **H3** - Super Build-up area measuring **787** Sq.ft.
- 7) Flat No - **J3** - Super Build-up area measuring **822** Sq.ft.
- 8) Flat No - **K3** - Super Build-up area measuring **756** Sq.ft.
- 9) Flat No - **G4** - Super Build-up area measuring **1101** Sq.ft.
- 10) Flat No - **J4** - Super Build-up area measuring **822** Sq.ft.
- 11) Flat No - **K4** - Super Build-up area measuring **756** Sq.ft.
- 12) Flat No - **G5** - Super Build-up area measuring **1101** Sq.ft.
- 13) Flat No - **H5** - Super Build-up area measuring **787** Sq.ft.

Total Flat area **11530** (Super-Built-Up)

The total Car parkings of Ground Floor will be divided as the Proportionate share between Land Owners and the Developer. The Developer will get 68% of the total Car parking area.

SPECIFICATION

<u>Structure</u>	RCC Framed structure with anti-termite treatment in foundation.
<u>Floor</u>	Vitrified tiles in Drawing Cum Dining area, ceramic tiles in Bedroom & Varandah, antiskid ceramic tiles in Kitchen & Bathroom.

<u>Kitchen</u>	Granite platform for cooking with stainless steel sink, feet dodo with glazed tiles over Granite Platform.
<u>External Wall</u>	Finished with weather coat paint of reputed brand on one coat showmen (wall putty).
<u>Internal Wall</u>	Plaster of Paris inside the flat Plaster of Paris with a coat of primer in all common areas.
<u>Doors</u>	Sal wood framed with flush door in all rooms except main door which would be flush door veneer on both sides.
<u>Windows</u>	Anodized aluminum sliding windows.
<u>Lift</u>	Passenger lift of reputed make.
<u>Electrical</u>	Copper wiring with modular switch. One AC point in master Bedroom. One T.V. Plug point and a telephone point in Drawing Room, one 15 amp point for Fridge in Dining area, one 16 amp point for Geyser in one bathroom, MCB and changeover switches for Reputed Brand.
<u>Water Supply</u>	Deep tube well with overhead reservoir for 24 hours water supply at the entire complex.
<u>Generator</u>	24 hours power back up for all common services and specific back up Power for each flat, all at extra charges.
<u>Security</u>	24 hours security for the entire complex, Video screen & door phone facility.



Handwritten signature and date, possibly '22/11/2024'.

IN WITNESS WHEREOF, the parties hereto have set their respective hands on these presents on the date, month and year hereinabove first mentioned in the presence of the following witnesses :

WITNESS :-

1/ Sumanta Sutta
S/o Sasonka Sutta
Rajgram Bankura
Pin. 722146

Buddha Dey Kundu
w/ Rabi Lochan Kundu
Shatak Pakea
Bankura

Photograph and Finger Prints of all parties are affixed in separate sheets which is part of the Deed.

DRAFTED BY :

Swarupananda Pal.

SWARUPANANDA PAL
(ADVOCATE)
BANKURA DISTRICT COURT
En No. F2091 / 1075 of 2011

TYPED BY :

Santanu Dey
Santanu Dey

Bankura, Court Compound

Jamunma Kundu
Constituted Attorney of
Sumta Kundu and Ar. Sil-Kundu
and Sells

Signature of the **LAND OWNER**

RAGHUNATHJEE CONSTRUCTION

Sagar Kundu
Proprietor

Signature of the **DEVELOPER**

হস্তাদুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

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

স্বাক্ষর *Jamuna Khan*
Signature.....

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

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

স্বাক্ষর AGHUNATHJEE CONSTRUCTION
Agath-Kunder
Signature.....
Proprietor

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

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

স্বাক্ষর
Signature.....

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

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

স্বাক্ষর
Signature.....

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

GRN: 19-201920-009132303-1 Payment Mode Online Payment
GRN Date: 08/11/2019 17:23:15 Bank : State Bank of India
BRN : CKL2032083 BRN Date: 08/11/2019 17:24:40

DEPOSITOR'S DETAILS

Id No. : 01011000232887/9/2019
[Tender Number]
Name : Sumita Kundu
Contact No. : Mobile No. : +91 8170044700
E-mail :
Address : Rabindrasarani Bankura
Applicant Name : Mrs Sumita Kundu
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 9

PAYMENT DETAILS

Sl No.	Identification No.	Head of A/C Description	Head of A/C	Amount(₹)
1	01011000232887/9/2019	Property Registration- Stamp duty	0030-02-103-003-02	70050
2	01011000232887/9/2019	Property Registration-Registration Fees	0030-03-104-001-16	74

In Words : Rupees Seventy Thousand One Hundred Twenty Four only
Total 70124

E-payment verified successfully
8/11/19



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 1058/25103/00579

To
Sumanta Dutta

RAJAGRAM
Bankura (m)
Rajagram, Bankura
West Bengal - 722148

10/03/2019



KH460826177F1
48082517



आपका आधार क्रमांक / Your Aadhaar No. :

6837 6497 7193

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India

Sumanta Dutta

Father : Geonika Dutta

008 1600000000
More



6837 6497 7193



आधार - आम आदमी का अधिकार



Government of India

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address: RAJAGRAM,
Bankura (m), Bankura,
Rajagram, West Bengal,
722148

6837 6497 7193



1800 300 1234



www.aadhaar.gov.in



www.aadhaar.gov.in



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

ভবিকাকৃতির আই আই / Enrollment No.: 1058/19421/00770

To
 লীগল কুন্ড
 Saugat Kundu
 LOKEPUR, #
 KENCHLAOHI
 Bankura - I
 Bankura
 Bankura - I Bankura
 West Bengal 722101

14050013
 47618565



MN479185659FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2270 2378 2202

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 Government of India

লীগল কুন্ড
 Saugat Kundu
 পিতা : মাহাধর কুন্ড
 Father: MAHADEB KUNDU
 জন্মতারিখ / DOB: 20/10/1970
 পুংসক / Male

2270 2378 2202

আধার - সাধারণ মানুষের অধিকার



Saugat Kundu

आरकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SAUGAT KUNDU
MAHADEB KUNDU
28/10/1978
Permanent Account Number
AMAPK1015H

Signature



Saugat - Kundu

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOV. OF INDIA

ARJUN KUNDU
TARUN KUMAR KUNDU
06/01/1958

Permanent Account Number
AMTPK1405G

Signature



*In case this card is lost/missing, kindly inform / contact at:
Income Tax PAN Services Unit, ITO/15
Plot No. 2, Sector 11, Con. Complex,
New Delhi - 110 014.*

*इस कार्ड को खोने या गायब होने की सूचना देना चाहिए।
संपर्क करने के लिए सूचना दें।
नवी दिल्ली - 110 014*

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
WB/35/251/219616



নির্বাচকের নাম : তারন কুমার কুন্ডু
Elector's Name : Tarun Kumar Kundu
পিতার নাম : গোবর্ধন কুন্ডু
Father's Name : Gobardhan Kundu
লিঙ্গ/সঙ্গ : পু/ M
জন্ম তারিখ
Date of Birth : 19/05/1951

WB/35/251/219616

বিতান:
রবিন্দ্র সারানি, বঙ্গুর, বঙ্গুর (সদর), বঙ্গুর- 722105

Address:
RABINDRA SARANI, BANGURA, BANGURA
(SADAR), BANGURA- 722105

Date: 05/01/2018

202-বিঙ্গুর পল্লী বিধান সমিতি অফিসের
স্বাক্ষর

Facsimile Signature of the Electoral
Registration Officer for
202-Bangura Constituency

একটি নির্বাচন আইন অধিদপ্তর দ্বারা প্রস্তুত করা হয়েছে।
এই আইন অধিদপ্তর দ্বারা প্রস্তুত করা হয়েছে।
In case of change in address, please inform the
officer in charge for including your name in the
roll at the changed address and to obtain the card
with identification.

Tarun Kumar Kundu

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TARUN KUMAR KUNDU

GOBARDHAN KUNDU

79/08/1954

Permanent Account Number

AFDPK 80450


Signature



Tarun Kumar Kundu

Major Information of the Deed

Deed No :	I-0101-03759/2019	Date of Registration	08/11/2019
Query No / Year	0101-1000232887/2019	Office where deed is registered	
Query Date	08/11/2019 12:42:32 PM	D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Sumita Kundu Rabindra Sarani, Bankura, Thana : Bankura, District : Bankura, WEST BENGAL, PIN - 722101, Mobile No. : 8170044700, Status : Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 5]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 3,67,17,585/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,050/- (Article:48(g))	Rs. 74/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road T.G. Samanta Road, Road Zone : (Ward no 22 -- Ward no 22) , Mouza: Kenduyadihi, , Ward No: 22 JI No: 213, Pin Ccde : 722102



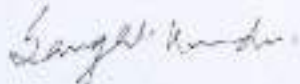
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1571	LR-6711	Commercial	Bastu	0.153 Acre	1/-	1,22,12,588/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L2	LR-1571	LR-6712	Commercial	Bastu	0.153 Acre	1/-	1,22,12,588/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L3	LR-1571	LR-6713	Commercial	Bastu	0.154 Acre	1/-	1,22,92,409/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
		TOTAL :			46Dec	3 /-	367,17,585 /-	
		Grand Total :			46Dec	3 /-	367,17,585 /-	

Land Lord Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Sumita Kundu Wife of Mr Tarun Kumar Kundu Rabindra Sarani Bankura, P.O:- Bankura, P.S:- Bankura, District:-Bankura, West Bengal, India, PIN - 722101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFQPK8044R, Aadhaar No: 80xxxxxxx3790, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mr Arijit Kundu Son of Mr Tarun Kumar Kundu Rabindra Sarani Bankura, P.O:- Bankura, P.S:- Bankura, District:-Bankura, West Bengal, India, PIN - 722101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AMTPK1405G, Aadhaar No: 35xxxxxxx2922, Status :Individual, Executed by: Attorney, Executed by: Attorney

3	Name	Photo	Finger Print	Signature
	Mr Tarun Kumar Kundu Son of Late Gobardhan Kundu Executed by: Self, Date of Execution: 08/11/2019 , Admitted by: Self, Date of Admission: 08/11/2019 ,Place : Office	 <small>08/11/2019</small>	 <small>LTI 08/11/2019</small>	 <small>08/11/2019</small>
Rabindra Sarani Bankura, P.O:- Bankura, P.S:- Bankura, District:-Bankura, West Bengal, India, PIN - 722101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFQPK8045Q, Aadhaar No: 75xxxxxxxx1604, Status :Individual, Executed by: Self, Date of Execution: 08/11/2019 , Admitted by: Self, Date of Admission: 08/11/2019 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Saugat Kundu (Presentant) Son of Late Mahadeb Kundu Executed by: Self, Date of Execution: 08/11/2019 , Admitted by: Self, Date of Admission: 08/11/2019 ,Place : Office	 <small>08/11/2019</small>	 <small>LTI 08/11/2019</small>	 <small>08/11/2019</small>
Son of Late Mahadeb Kundu Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMAPK1015H, Aadhaar No: 22xxxxxxxx2202, Status :Individual, Executed by: Self, Date of Execution: 08/11/2019 , Admitted by: Self, Date of Admission: 08/11/2019 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Tarun Kumar Kundu Son of Late Gobardhan Kundu Date of Execution - 08/11/2019, , Admitted by: Self, Date of Admission: 08/11/2019, Place of Admission of Execution: Office	 <small>Nov 3 2019 5:59PM</small>	 <small>LTI 08/11/2019</small>	 <small>08/11/2019</small>
Rabindra Sarani Bankura, P.O:- Bankura, P.S:- Bankura, District:-Bankura, West Bengal, India, PIN - 722101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFQPK8045Q, Aadhaar No: 75xxxxxxxx1604 Status : Attorney, Attorney of : Mrs Sumita Kundu, Mr Arijit Kundu				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sumanta Dutta Son of Sasanka Dutta Rajgram, P.O:- Rajgram, P.S- Bankura, District- Bankura, West Bengal, India, PIN - 722146			
	08/11/2019	08/11/2019	08/11/2019
Identifier Of Mr Tarun Kumar Kundu, Shri Saugat Kundu, Mr Tarun Kumar Kundu			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Tarun Kumar Kundu	Shri Saugat Kundu-0.153 Acre

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Arijit Kundu	Shri Saugat Kundu-0.153 Acre

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs Sumita Kundu	Shri Saugat Kundu-0.154 Acre

Land Details as per Land Record

District: Bankura, P.S- Bankura, Municipality: BANKURA, Road: T.G. Samanta Road, Road Zone : (Ward no 22 -- Ward no 22) , Mouza: Kenduyadihi, , Ward No: 22 JI No: 213, Pin Code : 722102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1571, LR Khatian No:- 6711	Owner:তরুন কুমার কুন্ডু, Gurdian:গোবর্ধন , Address:রবীন্দ্রসরনী, বাঁকুড়া , Classification:বাস্ত, Area:0.15400000 Acre,	Mr Tarun Kumar Kundu
L2	LR Plot No:- 1571, LR Khatian No:- 6712	Owner:অরিন্জিত কুন্ডু, Gurdian:তরুন , Address:রবীন্দ্রসরনী, বাঁকুড়া , Classification:বাস্ত, Area 0.15300000 Acre,	Mr Arijit Kundu
L3	LR Plot No:- 1571, LR Khatian No:- 6713	Owner:সুমিতা কুন্ডু, Gurdian:তরুন , Address:রবীন্দ্রসরনী, বাঁকুড়া , Classification:বাস্ত, Area:0.15300000 Acre,	Mrs Sumita Kundu

Endorsement For Deed Number : I - 010103759 / 2019

On 08-11-2019

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

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

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

Presented for registration at 13.20 hrs on 08-11-2019, at the Office of the D.S.R. BANKURA by Shri Saugat Kundu, Claimant.

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 3,67,17,585/-

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

Execution is admitted on 08/11/2019 by 1. Mr Tarun Kumar Kundu, Son of Late Gobardhan Kundu, Rabindra Sarani Bankura, P.O: Bankura, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business, 2. Shri Saugat Kundu, Son of Late Mahadeb Kundu, Proprietor Of RAGHUNATHJEE CONSTRUCTION, Lokepur,, P.O: Kenduadihi, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722102, by caste Hindu, by Profession Business

Indetified by Mr Sumanta Dutta, , Son of Sasanka Dutta, Rajgram, P.O: Rajgram, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722146, by caste Hindu, by profession Business

Executed by Attorney

Execution by Mr Tarun Kumar Kundu, , Son of Late Gobardhan Kundu, Rabindra Sarani Bankura, P.O: Bankura, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Business as the constituted attorney of 1 Mrs Sumita Kundu Rabindra Sarani Bankura, P.O: Bankura, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722101, 2. Mr Arijit Kurdu Rabindra Sarani Bankura, P.O: Bankura, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722101 is admitted by him

Indetified by Mr Sumanta Dutta, , Son of Sasanka Dutta, Rajgram, P.O: Rajgram, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722146, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 74/- (E = Rs 42/- ,H = Rs 28/- ,M(b) = Rs 4/- and Registration Fees paid by Cash Rs 0/-, by online = Rs 74/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/11/2019 5:24PM with Govt. Ref. No: 192019200091323031 on 08-11-2019, Amount Rs: 74/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKL2032083 on 08-11-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,050/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 70,050/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1300, Amount: Rs.5,000/-, Date of Purchase: 08/11/2019, Vendor name: Debdas Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/11/2019 5:24PM with Govt. Ref. No: 192019200091323031 on 08-11-2019, Amount Rs: 70,050/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKL2032083 on 08-11-2019, Head of Account 0030-02-103-003-02

b-g
Surajit Roy Chowdhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
Bankura, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0101-2019, Page from 87116 to 87150
being No 010103759 for the year 2019.



Digitally signed by SURAJIT ROY
CHOWDHURY
Date: 2019.11.08 20:01:20 +05:30
Reason: Digital Signing of Deed.

(Surajit Roy Chowdhury) 11/8/2019 7:58:11 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
West Bengal.

(This document is digitally signed.)