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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 3685

12-7-24 B.M.
08-07-24
A.D.S.R. 1235426/24

Certified that the Document
is Admitted to Registration the
Signature Sheet and the End-
orsements Attached with this
Documents are the Part of this
Document.

A.D.S.R. Durgapur
Paschim Bardhaman

8 JUL 2024

DEVELOPMENT AGREEMENT

This Development Agreement is made on this the day of 08th July,
2024 at ADSR Office Durgapur.

BETWEEN

(Signature)
(Adv.)

02 JUL 2024

Serial No. 236
Sold to. Chir Dara Camp/Police
Address. Durgapur-13.
Value of Stamps. 500/-
Date of Purchase of this Stamp Paper. 20 JUN 2024
from the Treasury.
Name of the Treasury from where
Purchased, DURGAPUR.

Subrata Kumar Chakraborty
Stamp Vendor
A. D. S. R. Office, Durgapur-10
Licence No. 5 of 1999



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Durgapur, Paschim Bardhaman

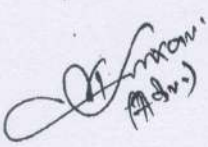
08 JUL 2024

Mr. SHIB SANKAR CHATTERJEE [PAN-AFOPC0604B] son of Late Amaresh Chandra Chatterjee, Religion-Hindu, by Occupation-Business, by Nationality Indian, Residing at Hatia Station Road, Hatia Railway Colony, P.O.-Ranchi, P.S.-Ranchi, District-Ranchi, Jharkhand, Pin 834003, HEREINAFTER referred to as the **LANDOWNER / FIRST PARTY** (which terms shall include unless repugnant to the context his heirs and successors) of the **FIRST PART**.

AND

SHIV TARA CONSTRUCTION [PAN-AFGFS9372A] registered office at S/70, Ramkrishna Pally (South), Rajmahal Road, Benachity, P.O.-Durgapur-13, P.S.-Durgapur, District-Paschim Bardhaman, West Bengal Pin-713213; represented by its Partners :

1. **Mr. SHIB SANKAR CHATTERJEE** [PAN-AFOPC0604B] son of Late Amaresh Chandra Chatterjee, Religion-Hindu, by Occupation-Business, by Nationality Indian, Residing at Hatia Station Road, Hatia Railway Colony, P.O.-Ranchi, P.S.-Ranchi, District-Ranchi, Jharkhand, Pin 834003.
2. **Mr. TARA SANKAR CHATTERJEE** [PAN-AFPPC5060A] son of Late Amresh Chandra Chatterjee, Religion-Hindu, by Occupation-Business, by Nationality Indian, Residing at Hatia Station Road, Hatia Railway Colony, P.O.-Ranchi, P.S.-Ranchi, District-Ranchi, Jharkhand, Pin 834003.
3. **MR. RABIN KANTI ROY** [PAN-AQHPR4715J] son of Late Abani Roy, by faith Hindu, by Nationality Indian, by Occupation-Business, residing at E-28, Hemanta Pally, Benachity, P.O.-Durgapur, P.S.-Durgapur, District-Paschim Bardhaman, West Bengal Pin-713213.

 **HEREINAFTER** referred to as the **DEVELOPERS, SECOND PARTY** (which terms shall includes unless repugnant to the context his, her, their, heirs and successors) of the **SECOND PART**

WHEREAS the LANDOWNER are seize, owned and possess of and/or/otherwise well and sufficient entitled to ALL THAT piece and parcel of land measuring an area of land 8 Decimal in L.R. Plot No. 4208, 4213, 4238, Khatian No. L.R. 14440 of Mouza Bhiringi in the Dist.-Paschim Bardhaman, which is hereinafter more fully mentioned in the "FIRST SCHEDULE", and hereinafter called as "said property".



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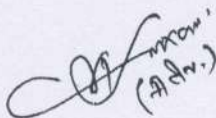
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AND WHEREAS the DEVELOPERS / SECOND PARTY have examined the title of the FIRST PARTY to the 'said property' and has seen and investigate the documents of title of the FIRST PARTY and after fully satisfaction with clear right, title and interest of the FIRST PARTY in the said property the SECOND PARTY desire to develop the "Said Property" by construction of Multi-storied building/s up-to maximum limit of floor, consisting of as many as Flats/Apartments, Garages etc., with the permissions of the appropriate authority (ies), and due to paucity of funds and lack of sufficient time and experience, the Landowner is not able to take necessary steps in everywhere for the said development construction works, as such the LANDOWNER accepts the proposal of DEVELOPERS herein, to do the said development construction work at the DEVELOPERS cost & expenses, with the permissions & approvals of the appropriate Authority (ies), and DEVELOPER herein after prolong discussion with the LANDOWNER, have agreed to do the development construction work over the FIRST SCHEDULE mentioned property,

AND WHEREAS to avoid any future disputes & litigation, both the parties AGREED to prepare and execute this written agreement on terms and conditions having been settled by & between the parties after mutual discussion.

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

- 1) That this agreement shall be deemed to have commenced on and with effect from the date, month and the year first above written.
- 2) GENERAL MEANING OF THE TERMS :-
 - i) **BUILDING** : shall means the proposed Multistoried Building/s up to maximum limit of floors consisting of as many as flats/units, garages etc., to be construct according to the permissions & approvals, by the concerned authority/authorities, which will be sanctioned by the Durgapur Municipal Corporation and/or any other concern/appropriate Authority (ies), from time to time, and to be constructed on the 'said property' more-fully and specifically describe in the "FIRST SCHEDULE"


(Adv.)



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0 8 JUL 2014

written hereunder, and the said building herein after referred to as the "SAID BUDDING".

- ii) PREMISES as well as SAID PROPERTY: shall mean ALL THAT Piece and parcel of land measuring an area of land 8 Decimal L.R. Plot No. 4208, 4213, 4238, Khatian No. L.R. 14440 of Mouza Bhiringi, in the Dist.-Paschim Bardhaman, more-fully and particularly mentioned, described, explained. enumerated and provided in the First Schedule hereunder written and/or given, and the premises hereinafter referred to as the "SAID PREMISES as well as SAID PROPERTY".
- iii) PLAN: shall mean the Building Plan for construction of the 'said building' on the 'said premises, which will approve and/or permit by the Durgapur Municipal Corporation and/or by the concerned/appropriate Authorities, and shall also include variations/modifications, alterations therein, that may be made by the DEVELOPERS .
- iv) DEVELOPMENT AGREEMENT: shall means the date of Execution of this Agreement Between the Landowner herein and the DEVELOPERS herein relating to the development, promotion, construction, erection of building/s at and upon the 'said premises', and shall also include all modifications, alterations, and changes, if any. made therein and all extensions, if any, thereof from time to time.
- v) THE UNIT/FLAT: shall mean any Unit/Flat/apartment or any other covered space in the Buildings, which is capable of being exclusively owned, used and/or enjoyed, and Unit/Flat in the Buildings lying/erected at and upon the said premises, and the right of common use of the common portion apartment 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.
- vi) PARKING SPACE:- shall mean the covered space at the said Building|/s as approved by appropriate authority.
- vii) PROJECT:- shall mean the maximum limit of floors consisting of as many as flats, garages etc. i.e. the works of development, undertake and to be done by the DEVELOPERS herein, over the "said premises" in pursuance

Handwritten signature
(Adm.)



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of the Development Agreement and/or any modification or extension thereof, till the completion of such development, erect, promotion, construction of building/s at and upon the said premises.

viii) **COMMENCEMENT OF CONSTRUCTION WORK:** shall mean the "DATE" on which the DEVELOPERS will start excavation of earth at the "said premises" to do the development construction work construction of the said Building/s, receiving approved Building Plan & it's allied permissions & approvals for the same, and/or registration (if required), from the concerned authority/authorities. Be it mentioned the Developers herein shall intimate the 'date' by writing to the land owner herein.

ix) **LANDOWNER:** shall mean **Mr. SHIB SANKAR CHATTERJEE** son of Late Amaresh Chandra Chatterjee;

x) **DEVELOPERS:** shall mean SHIV TARA CONSTRUCTION, a Partnership Firm, having its office at S/70, Ramkrishna Pally (South), Rajmahal Road, Benachity, P.O.-Durgapur-13, P.S.-Durgapur, District-Paschim Bardhaman, West Bengal Pin-713213 duly represented by its Partners Namely, Mr. SHIB SANKAR CHATTERJEE, Mr. TARA SANKAR CHATTERJEE, MR. RABIN KANTI ROY and their legal heirs' successors in interest and assigns, representatives.

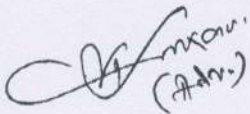
xi) **FORCE MAJEURE:** -shall mean & include natural calamities, act of god. fire, civil commotion, riot, war, strike, lockout, notice or prohibitory order from any authority, shortage of essential commodities and/or any other act or commission or circumstance beyond the control of DEVELOPERS.

xii) **EFFECTIVENESS:** - This agreement shall become effective from the date of execution of this agreement.

xiii) **WORDS COMMONLY USED TO REFER THE MASCULINE GENDER.** Shall include the feminine and neuter gender and vice versa.

xiv) **SINGULAR NUMBER:** Shall include the plural and vice-versa unless the context states otherwise.

xv) **LANDOWNER'S & DEVELOPERS' ALLOCATION:-**That it 'has been agreed between the parties that the tune of share or division of of/the


(Adv.)



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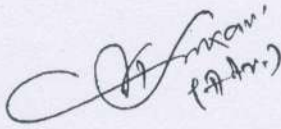
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units/Flats/apartment to be construct by the DLVELOPS herein on the '**FIRST SCHEDULE**' below property, as mentioned in the "**SECOND SCHEDULE**" hereunder.

4) **DUTIES & LIABILITIES OF THE LANDOWNER** and it is hereby undertake & agreed by the **LANDOWNER** as follows :-

- i) That the **LANDOWNER** is now absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises, as the absolute owner with free from all encumbrance, having marketable title thereof, and without receiving any notice for acquisition and requisition from any authority having been beyond the ceiling limit under the Urban Land (Ceiling and Regulation Act, 1976), and being not attached with any suit, decree or order of any court of law or due Income Tax or Revenue or any public demand whatsoever, in spite of that if there is an dispute in respect of the said property then the **LANDOWNER** shall be fully responsible, and shall be solve the same at his own costs and expenses, as earl as possible, from the date of raising out of the said dispute.
- ii) That the **LANDOWNER** is in pursuance of this agreement, hand- over the peaceful physical vacate possession of the 'said premises' as 'mentioned in the "**FIRST SCHEDULE**" hereunder, to the DEVELOPERS herein, for* the proposed development project/construction of multistoried building/s, simultaneously within the 7 (seven) days from the execution of Registered Development Agreement.
- iii) That the **LANDOWNER** shall pay all taxes, fees, outgoings and metc. including arrears of the Government/ Durgapur Municipal Corporation and/or any other authority/ authorities before the concerned authority/ authorities in respect of said premises, till the dale of signing of these presents.
- iv) That if any dispute arises regarding the title and ownership & possession in respect of the said premises of the **LANDOWNER**

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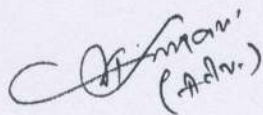
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herein, from any person/s or any other, then the Landowner at his own costs and expenses shall clear the "said property" having establishing of right and marketable title in his name, free from all encumbrance, though the Landowner admits that no suits and /or proceedings and /or litigations are filed/pending before any court of law in connection with the said property or any part thereof, and if any dispute arise in future in respect of the said property & against the development works thereon, & for which if the **DEVELOPERS** became unable to continue the said project thereon, then the Landowner shall always be present to assist the **DEVELOPERS** to solve the dispute/problem in respect of the "**FIRST SCHEDULE**" hereunder, and the time, which will be/may be lapsed to settle the dispute/problem, that time, shall be added/extended to the total time period for the completion of construction work, in accordance with this agreement.

- v) That the **LANDOWNER** shall not claim any manner save & except that written in the "Second Schedule" herein below in respect of their allocation in respect of the "said Building/s".
- vi) That the **LANDOWNER** during the continuance of the development work, of the project shall not cause any impediment of hindrance or obstruction in whatsoever nature and/or manner in the construction of the proposed building and/or project caused by the **DEVELOPERS**.
- vii) That the **LANDOWNER** shall not sell, lease, mortgage, let-out and /or charge the said premises and/or any part thereof towards any third party on and from the date of execution of this Agreement till the date of completion of the project including subsisting of this Agreement, and, also the landowner shall not, do any acts, deeds or things, whereby the **DEVELOPERS** may be prevented from selling, assigning and /or disposing of any portion fallen under the **DEVELOPERS'** allocation as well as **LANDOWNER'** allocation in the said proposed building. It is further-declared by the **LANDOWNER** that they did not sign and/or execute any agreement in any manner with any third party


(J. Manu)

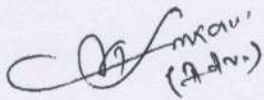


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in respect of the "FIRST SCHEDULE" property, and subsequently, if any son of agreement/ s is/are found then the same will be treated as cancelled.

- viii) That the **LANDOWNER** shall have no right or power to terminate these, presents, till the completion of the aforesaid development project, including to sell the **DEVELOPERS' Allocation** and 'or Landowner' allocation **written** in the "Second Schedule" herein towards the intending purchasers, subject to the terms & conditions & time limit of these presents as and when required for the purpose of Development of the first schedule mentioned property.
- ix) That the **LANDOWNER** shall handover to the **DEVELOPERS** the photocopy of the original title Deeds, Parcha/land records of rights / Tax Receipts & other relevant documents/papers, what they possess in respect of the First Schedule hereunder, simultaneously with the signing of these presents.
- x) That after execution of this agreement, the **LANDOWNER** shall always be present to put their signatures in any document, form, application, etc. in favour of the **DEVELOPERS** herein, which are necessary for the development construction work only at the "First Schedule" hereunder.
- xi) That after execution of this agreement, the **LANDOWNER** shall grant a Development Power of Attorney in favour of the **DEVELOPERS** herein, within 7 (seven) days from its demand.


(Adv.)

5) RIGHTS, DUTIES & LIABILITIES OF THE DEVELOPERS, and it is hereby undertake & agreed by the **DEVELOPERS** as follows :-

- i) That the **DEVELOPERS** by these presents, shall have every right and power to start all kinds of development works of the proposed project on and from the date of signing of this agreement including obtaining plan & permission from the Durgapur Municipal Corporation and/or by the concerned authority, including the proper plan for development of the said property described in the "First Schedule" hereunder written,



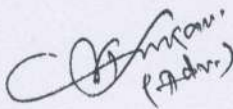
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and to submit the same to the Durgapur Municipal Corporation and/or by the concerned authority for obtaining approval to the same, and to enter upon the said property either as on or along with others to look after and to control all the affairs of the proposed development works, and to erect new building and structures by virtue of the sanctioned all the statutory liabilities in respect of the sale of Developers allocated portion as mentioned in this indenture building plan, and to supervise the development work in respect of the new construction through contractor/ s, sub-contractor/ s, architect/s and surveyor's as may be required by the said **DEVELOPERS** for construction of the proposed building/s.

- ii) That the **DEVELOPERS** by these presents, shall have every right and power to sell, transfer, assign and dispose of any unit or flat, and parking space at the said proposed multistoried building's or project at the said premises, in respect of **DEVELOPERS** allocated portion, on ; Ownership basis towards any intending purchaser's or buyer/s, and/or in any other manner as may be deem fit and proper, and accept any consideration money in regards to the unit/flat/apartment/portion with common facilities at the said proposed project at the "First Schedule" herein, as deem fit & proper, after received Regd. Development Power of Attorney from the **LANDOWNER** herein the developer shall bear all the statutory liabilities in the respect of the sale Developers allocated portion as mentioned in this indenture.
- iii) That the **DEVELOPERS** by these presents, shall have every right and power to collect and receive earnest money and/or advance or part payment of full consideration from any prospective buyer/s or lessee/s for booking and sell of such flat or flats, and parking space, and also to receive and collect or demand the rent from the tenants of the building standing on the said property, and for that act or purpose to make sign and execute and/or give proper and lawful discharge for the same, in respect of the allocated portion/share of the **DEVELOPERS**.
- iv) **That** the **DEVELOPERS** by these presents, shall have every right and power, to execute from time to time, agreements or agreement for sell,


(Signature)

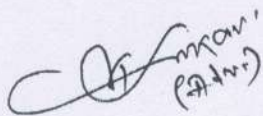


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of such flat/s, or garages, and to transfer the same, on ownership basis by conveyance in respect of the building/s, which will be constructed on the said property, and also to execute and sign conveyance, transfer an surrender in respect of the said property, or any part thereof, and present documents or documents for registration, and admit the execution of any such document/s before the appropriate registering authority, in respect of the allocated portion/share of the **DEVELOPERS**.

- v) That by virtue of these presents, the **DEVELOPERS' are** hereby empowered to raise the construction of the proposed new buildings of maximum limit of floors, consisting of as many as flats, garages etc. on the above mentioned property as well as on the property more-fully mentioned in the "FIRST SCHEDULE" hereunder by investing his own finance, and, the **DEVELOPERS** may take construction loan / project loan or take loan / borrowed money from any financial institutions or any Nationalized, Private or Public Sector Banks for the proposed construction at the "FIRST SCHEDULE" hereunder, against the building and the **LANDOWNER** shall not be liable in any course of incident if the developer failed to foreclose the loan. The Developer indemnified the first party from any loss out of said loan.
- vi) That the **DEVELOPERS** shall complete the construction of the "Said Building/ s" at its costs and expenses in pursuance of the sanctioned building plan & permissions within Two Years with further period of 6(Six) months, if needed, and the time shall be computed on and from the date of "sanction of the building plan" of the "Said Building/s", subject to the circumstances of Force Majeure.
- vii) That the stipulated time for construction as stated above shall be extended, if the **DEVELOPERS** is prevented to continue the Development Works of the project by any unforeseen reasons, beyond the control of the **DEVELOPERS**, and/or force majeure, and in that case, the time so to be expired, should be extended further beyond the aforesaid contractual period without raising any objection from the part of the **LANDOWNER**.

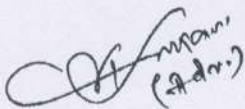
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- viii) That all the taxes, rates, fees, outgoings etc., which will be arise after the execution of these presents, in respect of the "said premises" shall be borne the **DEVELOPERS**, till the date of hand-over the allocation of the **DEVELOPERS**, to the respective buyer for the same.
- ix) That the **DEVELOPERS** shall continue the development construction works of the "said Building" at the "said Premises" under the name of style, as the **DEVELOPERS** shall choice/ fix and that will be final to pay all the applicable taxes accrued out of any opportunities over the first schedule.
- x) **The DEVELOPERS hereby** undertake to keep the **LANDOWNER** indemnified against any third party, claim, suits, costs proceedings and claims for any third party including and /or statutory authorities and /or adjacent neighbors, which may arise out of the **DEVELOPERS'** sections with regard to the development and/or construction of the building on the "said premises".
- xi) That the **LANDOWNER** will give only legal support to the **DEVELOPERS** to settle any disputes against any statutory authorities and/or adjacent labours which may arise out due to constructions purposes.
- xii) That the **DEVELOPERS** by virtue of these presents, shall have right &/or authority to deal with any prospective buyer/s, &/or enter into any contract, &/ or agreement with the buyer/ s, to take advance and to borrow money, against any unit/flat/parking, in respect of the **DEVELOPERS** allocation, from any Nationalized, Private or Public Sector Bank &/or Financial Institution. The developer shall be liable.
- xiii) That the **DEVELOPERS** shall be responsible for any acts, deeds. or things, done towards any fund collection from any prospective buyer/s ' and or any person/s and/or authority(ies), and the **LANDOWNER** shall not liable or responsible for the same, in any circumstances.
- xiv) That the **DEVELOPERS** shall be liable/responsible for received any booking amount / advance/full consideration amount in connection with any agreement for sale from one or more prospective buyer/s of the proposed flats/units in respect of the proposed project at the first


(Sd/-)



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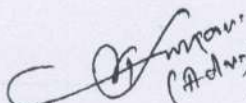
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schedule hereunder.

- xv) That the DEVELOPERS have not acquired any ownership or title, and/or no such ownership or title has transferred in favour of the DEVELOPERS herein, by virtue of this Agreement, in respect of the "FIRST SCHEDULE" hereunder.

6) Mutual consent of the Parties : -

- i) That all the term & conditions of this agreement shall be bound to obey by all the parties of these presents.
- ii) **The LANDOWNER** and the **DEVELOPERS** have entered into these presents purely as a contract, and nothing contained herein shall be deemed to constitute as a partnership between the landowner and the **DEVELOPERS** in any manner nor shall the parties here to be constituted as Association of persons.
- iii) That the cost of drafting of Registered Deed of Sale or any kind of Deeds/Conveyances/Indentures and Stamp Duty on the said Conveyance. charges of registration and all other expenses shall be borne by the **DEVELOPERS** and/or **PURCHASERS** of the Flats as may be agreed upon by and between the **DEVELOPERS** and the **PURCHASERS** of flats.
- iv) That all the Registration Charges, Cost, Stamp Duties and other miscellaneous charges for registration of Deeds of Conveyances in the **LANDOWNER'S** allocation flats and go-down as described in the Second Schedule below shall be borne by the **DEVELOPERS**.
- v) That the Development Agreement/Joint Venture Development Agreement and Power of Attorney shall be registered within one month from the final settlement and all clearance of the disputes against the Tenants of the First Schedule mentioned plot of land after obtaining No-Objection Certificates from the each Tenants subject to payment by the **DEVELOPERS** to the **LANDOWNER**.
- vi) That the present agreement shall be treated as Development Agreement between the parties to this Deed.


(Landowner)



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- vii) That all dispute or differences arising out of these presents, shall be adjudicated before the Court of Law ,
- viii) The Civil Judge of Durgapur Court or Commercial Judge of commercial Court, Asansol shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.
- ix) That two copies of the present Agreement are prepared and each party shall retain the said Agreement and the same shall be treated as original.

FIRST SCHEDULE as referred he-rein above
(Description of Land/Premises)

ALL THAT piece & parcel of land in the Dist.- Paschim Bardhaman (Formerly- Burdwan), P.S.-Durgapur, within the area of Durgapur Municipal Corporation at Mouza- Bhiringi, J.L. No.119, Plot No. R.S. 1726, L.R. 4208 & 4213; R.S. 1732, L.R. 4238; L.R. Khatian No.14440, measuring an area of land 8 (eight) Decimal, under Durgapur Municipal Corporation, Durgapur Police Station and the Land is recorded as Bastu. which is presently use for Residential Purpose as Bastu.

Butted and Bounded as follows:-

North	:	Land of Gopikirshna Halder;
South	:	Land of Dhira Prasad;
East	:	Land of Putul Saha;
West	:	20 ft' Metal Road;

SECOND SCHEDULE as referred herein above
(Description of Allocation of the LANDOWNER & DEVELOPERS)
(Landowner's Allocation)

It has been agreed between the parties that the tune of SHARE or division of the units/Flats/apartment to be construct by the **DEVELOPERS** herein on the above mentioned 'FIRST SCHEDULE' property, will be as follows, subject to the Sanctioned Building Plan.

- a) Land Owners allocation will be 70% of the total building;
- b) Developers allocation will be 30% of the total building;



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General Specification of "said building"

1.	Foundation	R.C.C foundation with good quality materials
2.	Structure	R.C.C. Super Structure with good quality materials
3.	External Finish	Brick wall with A-I brickfield bricks 8" thick outer wall and 5"/3" thick partition wall inside of room
4.	Internal Finish	Cement plastered finish with plaster of wall putty.
5.	Doors	Good quality wood framed and complete teak wood door for main entrance and flash door inside the flat, fittings for all doors with lock
6.	Windows	Aluminum sliding windows finished with good quality glass, steel windows only for both kitchen and toilet with M.S. Grill fittings
7.	Flooring	Vitrified tiles for flats/units and cemented floor for parking and common space
8.	Kitchen	One sink with black stone, aqua guard point, standard tap
9.	Sanitary & plumbing	Toilet ISI Standard O.T. Pan/ E.W.C. system Commode/Indian Style, ISI standard shower, 2 (taps, flat concealed PVC Pipe lines with two taps and basin
10.	Electrical	Concealed copper wiring with standard wires, MCB system with modular switch, one fan point, 2 light points, 5 Amp plug point each in bed room and dining space, same as extra 1 5 Amp point. 1 exhaust point, 1 light point in both kitchen and bathroom, 1 aqua guard point and 1 5 Amp plug point extra in kitchen, T.V. point in dining space, one bell point. All switch and electrical wire art-standard ISI quality
11.	Lift	24 hours Automatic Lift service (ISI Mark)
12.	Fire Protection	Fire extinguishing equipment at common space, lightning arresters at suitable place
13.	Power Backup	24 hours Automatic Power Backup (DG service)

No monitory transaction will be held in between Land Owner and Developer.



1

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

08 JUL 2014

FINGER PRINTS FOR THE PARTIES

LEFT HAND					PHOTO
					
Thumb	Index Finger	Middle Finger	Ring Finger	Little finger	
RIGHT HAND					
					
Thumb	Index Finger	Middle Finger	Ring Finger	Little finger	

Name : SHIVANAR CHANDRAN

LEFT HAND					PHOTO
					
Thumb	Index Finger	Middle Finger	Ring Finger	Little finger	
RIGHT HAND					
					
Thumb	Index Finger	Middle Finger	Ring Finger	Little finger	

Name : TARA SANKAR CHATTERJEE

LEFT HAND					PHOTO
					
Thumb	Index Finger	Middle Finger	Ring Finger	Little finger	
RIGHT HAND					
					
Thumb	Index	Middle Finger	Ring Finger	Little finger	

Name : Rahi Kantu Ray



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

08 JUL 2024

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) Cittam Kanna Sathu
2. FATHER/HUSBAND NAME Bhola Sathu Sathu
(পিতা/স্বামীর নাম)
3. OCCUPATION (পেশা) Dungarpet Court Low Clerk
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Dungarpet Court
POST OFFICE (পোস্ট অফিস) Dungarpet
POLICE STATION (থানা) 28P PIN 713211
DISTRICT (জেলা) Kaschimbah STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) _____
6. AADHAR NO. _____
PAN _____
EPIC NO 16/38/263/62408

আমি (শনাক্তকারী) _____

অএ দলিলের (Query No.) _____

বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Cittam Kanna Sathu has identifier identifying the executants of the concerned deed (Query No.) 2001735436/24

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Cittam Kanna Sathu

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)

Handwritten text in Odia script, mostly illegible due to fading and bleed-through.



Handwritten signature or initials in Odia script.

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

08 JUL 2024



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250107356738

GRN Details

GRN:	192024250107356738	Payment Mode:	SBI Epay
GRN Date:	05/07/2024 16:23:38	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	1770526397013	BRN Date:	05/07/2024 16:23:56
Gateway Ref ID:	IGARMRRLH5	Method:	State Bank of India NB
GRIPS Payment ID:	050720242010735672	Payment Init. Date:	05/07/2024 16:23:38
Payment Status:	Successful	Payment Ref. No:	2001735436/2/2024
			[Query No./Query Year]

Depositor Details

Depositor's Name:	Mr Ashim Kumar Sarkar
Address:	Durgapur Court Durgapur, District-Paschim Bardhaman Pin-713216
Mobile:	9434647671
Period From (dd/mm/yyyy):	05/07/2024
Period To (dd/mm/yyyy):	05/07/2024
Payment Ref ID:	2001735436/2/2024
Dept Ref ID/DRN:	2001735436/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001735436/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	2010
2	2001735436/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				2024

IN WORDS: TWO THOUSAND TWENTY FOUR ONLY.



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

08 JUL 2024

Major Information of the Deed

Deed No :	I-2306-06960/2024	Date of Registration	08/07/2024
Query No / Year	2306-2001735436/2024	Office where deed is registered	
Query Date	05/07/2024 10:10:54 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Ashim Kumar Sarkar Durgapur Court Durgapur-713216, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9434647671, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 40,00,000/-		
Rs. 7,010/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 14/- (Article:E, E)		
	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

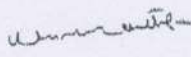
Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Rajmahal Road, Mouza: Viringi, JI No. 119, Pin Code : 713213

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-4208 (RS -)	LR-14440	Vastu	Vastu	2 Dec		10,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-4213 (RS -)	LR-14440	Vastu	Vastu	3 Dec		15,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L3	LR-4238 (RS -)	LR-14440	Vastu	Vastu	3 Dec		15,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		TOTAL :			8Dec	0 /-	40,00,000 /-	
		Grand Total :			8Dec	0 /-	40,00,000 /-	

Land Lord Details :

SI No Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr SHIB SANKAR CHATTERJEE Son of Late AMRESH CHANDRA CHATTERJEE Executed by: Self, Date of Execution: 26/04/2024 Admitted by: Self, Date of Admission: 08/07/2024 ,Place : Office	 08/07/2024	 LT1 08/07/2024	 08/07/2024

HATIA STATION ROAD, HATIA RAILWAY COLONY, City:- Not Specified, P.O:- RACHI, P.S:-Ranchi, District:-Ranchi, Jharkhand, India, PIN:- 834003 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: AFxxxxxx4B, Aadhaar No: 36xxxxxxxx5644, Status :Individual, Executed by: Self, Date of Execution: 26/04/2024 , Admitted by: Self, Date of Admission: 08/07/2024 ,Place : Office

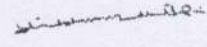
Developer Details :

SI No Name,Address,Photo,Finger print and Signature

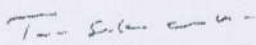
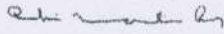
1	SHIV TARA CONSTRUCTION S/70, Ramkrishna Pally South, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Date of Incorporation:XX-XX-2XX4 , PAN No.:: afxxxxxx2a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative		
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Representative Details :

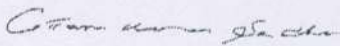
SI No Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr SHIB SANKAR CHATTERJEE (Presentant) Son of Late AMRESH CHANDRA CHATTERJEE Date of Execution - 26/04/2024 , Admitted by: Self, Date of Admission: 08/07/2024 , Place of Admission of Execution: Office	 Jul 8 2024 3:32PM	 LT1 08/07/2024	 08/07/2024

HATIA STATION ROAD, HATIA RAILWAY COLONY, KALIBARI HATIA, City:- Not Specified, P.O:- RANCHI, P.S:-Ranchi, District:-Ranchi, Jharkhand, India, PIN:- 834003, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: AFxxxxxx4B, Aadhaar No: 36xxxxxxxx5644 Status : Representative, Representative of : SHIV TARA CONSTRUCTION (as PARTNER)

2	Name Mr TARA SANKAR CHATTERJEE Son of Late AMRESH CHANDIRA CHATTERJEE Date of Execution - 26/04/2024, , Admitted by: Self, Date of Admission: 08/07/2024, Place of Admission of Execution: Office	Photo  Jul 8 2024 3:34PM	Finger Print  Captured LTI 08/07/2024	Signature  08/07/2024
HATIA STATION ROAD, HATIA RAILWAY COLONY, KALIBARI HATIA, City:- Not Specified, P.O:- RANCHI, P.S:-Ranchi, District:-Ranchi, Jharkhand, India, PIN:- 834003, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AFxxxxxx0A, Aadhaar No: 95xxxxxxxx3940 Status : Representative, Representative of : SHIV TARA CONSTRUCTION (as Partner)				
3	Name Mr RABIN KANTI ROY Son of Late ABONI ROY Date of Execution - 26/04/2024, , Admitted by: Self, Date of Admission: 08/07/2024, Place of Admission of Execution: Office	Photo  Jul 8 2024 3:35PM	Finger Print  Captured LTI 08/07/2024	Signature  08/07/2024
E/28, Block/Sector: E/28, HEMANTA PALLY, BENACHITY, City:- Durgapur, P.O:- BENACHITY, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AQxxxxxx5J, Aadhaar No: 84xxxxxxxx8403 Status : Representative, Representative of : SHIV TARA CONSTRUCTION (as Partner)				

Identifier Details :

Name Mr UTTAM KUMAR SADHU Son of Late BHOLA NATH SADHU DURGAPUR COURT, CITY CENTRE, City: Not Specified, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216	Photo  08/07/2024	Finger Print  Captured 08/07/2024	Signature  08/07/2024
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Identifier Of Mr SHIB SANKAR CHATTERJEE, Mr SHIB SANKAR CHATTERJEE, Mr TARA SANKAR CHATTERJEE, Mr RABIN KANTI ROY

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SHIB SANKAR CHATTERJEE	SHIV TARA CONSTRUCTION-2 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SHIB SANKAR CHATTERJEE	SHIV TARA CONSTRUCTION-3 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr SHIB SANKAR CHATTERJEE	SHIV TARA CONSTRUCTION-3 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Rajmahal Road, Mouza: Viringi, JI No: 119, Pin Code : 713213

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4208, LR Khatian No:- 14440	Owner:শিব শঙ্কর চাট্টোপাধ্যায়, Gurdian:অমরেন্দ্র চন্দ্র, Address:রাউজমা, রবি, Classification:বাড়ি, Area:0.02000000 Acre,	Mr SHIB SANKAR CHATTERJEE
L2	LR Plot No:- 4213, LR Khatian No:- 14440	Owner:শিব শঙ্কর চাট্টোপাধ্যায়, Gurdian:অমরেন্দ্র চন্দ্র, Address:রাউজমা, রবি, Classification:বাড়ি, Area:0.03000000 Acre,	Mr SHIB SANKAR CHATTERJEE
L3	LR Plot No:- 4238, LR Khatian No:- 14440	Owner:শিব শঙ্কর চাট্টোপাধ্যায়, Gurdian:অমরেন্দ্র চন্দ্র, Address:রাউজমা, রবি, Classification:বাড়ি, Area:0.03000000 Acre,	Mr SHIB SANKAR CHATTERJEE

Endorsement For Deed Number : I - 230606960 / 2024

On 08-07-2024

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 12:18 hrs on 08-07-2024, at the Office of the A.D.S.R. DURGAPUR by Mr SHIB SANKAR CHATTERJEE .

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 40,00,000/-

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

Execution is admitted on 08/07/2024 by Mr SHIB SANKAR CHATTERJEE, Son of Late AMRESH CHANDRA CHATTERJEE, HATIA STATION ROAD, HATIA RAILWAY COLONY, P.O: RACHI, Thana: Ranchi, Ranchi, JHARKHAND, India, PIN - 834003, by caste Hindu, by Profession Others

Indetified by Mr UTTAM KUMAR SADHU, , Son of Late BHOLA NATH SADHU, DURGAPUR COURT, CITY CENTRE, P.O: DURGAPUR, Thana: Durgapur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 08-07-2024 by Mr SHIB SANKAR CHATTERJEE, PARTNER, SHIV TARA CONSTRUCTION, S/70, Ramkrishna Pally South, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr UTTAM KUMAR SADHU, , Son of Late BHOLA NATH SADHU, DURGAPUR COURT, CITY CENTRE, P.O: DURGAPUR, Thana: Durgapur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 08-07-2024 by Mr TARA SANKAR CHATTERJEE, Partner, SHIV TARA CONSTRUCTION, S/70, Ramkrishna Pally South, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr UTTAM KUMAR SADHU, , Son of Late BHOLA NATH SADHU, DURGAPUR COURT, CITY CENTRE, P.O: DURGAPUR, Thana: Durgapur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 08-07-2024 by Mr RABIN KANTI ROY, Partner, SHIV TARA CONSTRUCTION, S/70, Ramkrishna Pally South, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr UTTAM KUMAR SADHU, , Son of Late BHOLA NATH SADHU, DURGAPUR COURT, CITY CENTRE, P.O: DURGAPUR, Thana: Durgapur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/07/2024 4:23PM with Govt. Ref. No: 192024250107356738 on 05-07-2024, Amount Rs: 14/-, Bank: SBI FPay (SBIPay), Ref. No. 1770526397013 on 05-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by Stamp Rs 5,000.00 - by online = Rs 2,010/-

Description of Stamp

1 Stamp Type: Impressed, Serial no 236, Amount: Rs.5,000.00/-, Date of Purchase: 02/07/2024, Vendor name: SUBRATA KUMAR CHAKRABORTY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/07/2024 4:23PM with Govt. Ref. No: 192024250107356738 on 05-07-2024, Amount Rs: 2,010/-, Bank: SBI E Pay (SBIE Pay), Ref. No. 1770526397013 on 05-07-2024, Head of Account 0030-02-103-003-02

Santanu Pal

Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 2306-2024, Page from 126622 to 126647
being No 230606960 for the year 2024.



Digitally signed by SANTANU PAL
Date: 2024.07.09 17:05:29 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 09/07/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.