

5247

P-5295/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 810438

Certified that the Document
is Admitted to Register
Sign are Sheet and the Body
separately. This is the Part of this
Document.

A D S R Durgapur
Durgapur

24 MAY 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this day month and
year before ADSR Durgapur.

Contd. Page-02

JKE

SINO. 5806 Date 23/05/2022

Sold to: Kedar Nath Koley

Address: 79B-12

Value of Stamp: 5 ML

Date of Purchase of the stamp

From Treasury

Name of the Treasury from:

Durgapur

Chatterjee

Gomnath Chatterjee

Stamp Vendor

A.D.S. Office, Durgapur-18

Licence No.-112016-17

05 MAY 2022



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

24 MAY 2022

BETWEEN

1. Sri Tarun Kanti Konar | Pan No- AEWPK6153J |
2. Sri Tushar Kanti Konar | Pan No- AESPK3150K | Both are sons of Sri Chandi Charan Konar
3. Smt Anjali Konar | Pan No - AESPK3151J | wife Of Late Nirod Baran Konar
4. Sri SubhasKantiKonar | Pan No-AFQPK5023G |, son Of Late Nirod Baran Konar
5. Smt SumanaKumar | Pan No-CBAPK8161C | daughter of Late Nirod Baran Konar
6. Mrs Santana Konar | Pan No- AXNPK7212J |daughter of Late Nirod Baran Konar

SI No-1, 2, 3,4 & 5 are residing at Bhiringi, P.S-Durgapur, P.O-Durgapur-13, Paschim Bardhaman, West Bengal. Pin – 713213.

And SI No- 6 is residing at 5A/3, Behala, Kolkata, West Bengal, PIN-700034.

And SI No-1, 2 and 4 by occupation: Business, SI No-3 5 & 6 by Occupation-House wife by faith: Hindu, by nationality: Indian.

[Hereinafter called the **Landowners** (which term or expression shall, unless excluded by or repugnant or contrary to the subject or context, be deemed to mean and include their respective heirs, successors, legal representatives, administrators, executors and assigns) of the **ONE PART**]

AND

KEDARNATH REALESTATE, | Pan No- AAWFK6546R | a Partnership Firm incorporated under Indian Partnership Act Having its registered office at the Village+P.O-Bamunara, P.S-Kanksa, District : Paschim Bardhaman, West Bengal represented by its Partner

(1) **SUBHADEEP ROY (Pan No-EHSPR0717L)** son Of Lalbahadur Roy, by Nationality: Indian, by faith Hindu, by occupation: Business residing at Village+P.O- Bamunara, P.S-Kanksa, Paschim Bardhaman West Bengal

(2) **INDRAJIT ROY (Pan No- CKHPR3068L)** son Of Sri Gangadhar Roy, by Nationality: Indian, by faith Hindu, by occupation: Business residing at Village+P.O-Bamunara, P.S-Kanksa, District : Paschim Bardhaman, West Bengal

(3) **SUSOVAN ROY (Pan No-DNVPR0917Q)** Son Of Late Debidas Roy, by Nationality: Indian, by faith Hindu, by occupation: Business residing at Village+P.O-Bamunara P.S-Kanksa, District : Paschim Bardhaman, West Bengal

[4] **Mr. BISWABIJOY SUTTRADHAR (Pan No-BEPPS5320M , Aadhaar No-494694708781)** son of Rasamay Sutradhar, by faith: Hindu, by occupation: Business, by nationality: Indian, residing at 5/8 Mahiskapur Road,

P.O-Durgapur-05, P.S-Durgapur, District-Paschim Bardhaman, West Bengal,
Pin-713205.

[Hereinafter called the **Developer** (Which such expression shall unless inconsistent with or repugnant to the context mean and include its representatives, successor or successors in office and/or assigns) of the **SECOND PART.**]

Tracing of Title of property for development

The RS Plot No-1679 Corresponding to LR Plot No-4201 Of Mouja-Bhiringee described in Schedule-A Originally belonged to CHANDI CHARAN KONAR AND NIROD BARAN KONAR and their name duly recorded in RS Khatian No- 5381 and in LR Khatian No- 435 & 436 (**Annexure-A & B**)

And said Nirod Baran Konar died on 06.11.2008 leaving behind his wife Anjali Konar (Landowner No-3) son Subhas Kanti Konar (landowner No-4) and daughters Sumana Kumar (landowner No-5 and Santana Konar (landowner No-6) as per certificate of Mayor Municipal Corporation dated 16.07.2010 (**Annexure-C**)

And another RS and LR ROR Chandi Charan Konar during his lifetime executed a registered WILL being no- 48 Of 2013 in respect of his share of land as described in schedule-A bequeath his share of land in favour of Landowners No-1 & 02 and, landowners No-1 & 02 obtained Probate Certificate from the court of District Delegate Durgapur vide Will (P) Case No-45 Of 2016 and Ld court granted Probate on 20.02.2019 (**Annexure-D**))

All the landowners declare that they are owning, possessing and seizing the "A" schedule the said property without any kinds of encumbrances, charges and liens whatsoever by paying govt rent paid up to date rent to the Government in respect of the property described in the schedule "A" hereunder written and have been enjoining the same therein.

And Landowners further declare and assure that none of them entered into any agreement with any third party nor created charge their property against any loan till date of agreement in respect of "A" schedule property

AND WHEREAS the Owners are desirous of developing the said land by erecting and/or constructing building or buildings at the said land but as the Owners have no experience in the field of construction and/or development of properties, the Owners approached and Offered the Developer to develop the said land by way of constructing and/or erecting **Multi** storied building or buildings over the "A" schedule property subject to the approval of all Government & Statuary Authorities and if the authority of Durgapur Municipal Corporation Sanction building plan and the **Landowners will have no claim over the total construction area except their own allocation.**

AND WHEREAS the Developer has accepted the aforesaid offer of the Land Owners and after a joint meeting held between the Owners and the Developer, and their advocate , it is settled finally that the Owners now appointed the Developer as sole and exclusive Developer to develop the said land by way of constructing and/erecting and/or building multi-storied building or buildings at the said land in accordance with the plan to be sanctioned by the competent authorities from all concern, Durgapur Municipal Corporation, ADDA, and/or any other competent authority or authorities concerned in the name of the Owners on the terms and conditions as enumerated below

AND WHEREAS the Developer shall construct a **Residential Complex** in the said property as per the Floor area and height to be sanctioned by the Durgapur Municipal Corporation or any other Authority subject to leaving open spaces for common amenities and facilities, land scalping, car parking, facilities and services which may enhance the value, viability and reputation of the Complex and to do all acts, deed and things necessary for the purpose of developing and constructing viz. preparing the Building Plan and obtaining sanction thereof from the Durgapur Municipal Corporation or any other Authority and/or any other appropriate Authority and to construct the new Residential buildings at their own purse or cost and expense without any reimbursement from the Owners.

That it is settled and agreed by Developer, and that the **Landowners shall be entitled to get 40% of the total Constructed Super Built Up Area (Flat & Parking) as per Sanction Plan** and the remaining flats, and car parking space will be in the name of Developer or their allocation.

The erected flats will be allocated in name of landowners and Developer on various floors of the building after sanction of building plan and drawing of architect.

AND WHEREAS the Developer shall undertake the construction of the Complex on the "A" schedule property of landowners and for such purpose to appoint Soil Surveyors, Architects and Civil Engineers and to obtain the sanction of the Building Plan from the competent authority or any other statutory Authority and to construct the building and all such funds shall be arranged by the Developer.

AND WHEREAS the Owners have accepted the proposal of the Developer subject to the terms and conditions as more fully written herein below:-

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

A. OWNER: land Owners Shall mean the present landowners namely **Sri Tarun Kanti Konar Sri Tushar Kanti Konar Smt Anjali Konar Sri Subhas Kanti Konar Smt Sumana Kumar Mrs Santana Konar** and in their absence his/her legal heirs, successors, as per Hindu Succession Act.

B. BUILDING: shall mean up to maximum limit of floors consisting of so many flats, Flats, garages etc. to be constructed according to the plan including any modification and/or addition thereof sanctioned by the Durgapur Municipal Corporation from time to time and to be constructed on the "said property" more fully and specially and specifically described in the First Schedule written hereunder, and the said building is hereinafter referred to as the "SAID BUILDING".

C. BUILT-UP AREA/COVERED: Shall in relation to the Unit/Flat shall mean the plinth area of that Unit/Flat (including the area of bathrooms, balconies & terrace, if any, appurtenant thereto & also the thickness of the walls (external or internal), the columns & pillars therein provided that if any wall, column.

D. PARKING SPACE: Shall mean the space in the Basement (if any) and/or on the Ground Floor of the Building/s as also in the open space surrounding the Building that may be earmarked by the Developer herein for Parking Cars on extra costs if any purchaser desire to purchase.

E. COMMON EXPENSES: Shall include all expenses for the management, maintenance and upkeep the Unit/Flat and the buildings, the common portions therein and the premises and the expenses for common purposes of the Unit/Flat and shall be payable proportionately by the Purchaser/s herein periodically as maintenance charges.

F. COMMON PORTIONS: Shall mean the common areas and installations in the Building and the premises, which are mentioned, described, enumerated, provided and given in the THIRD SCHEDULE hereunder written and/or given.

G. COMMON PURPOSES: Shall include the purpose of maintaining and managing the Premises, the Building & in particular the common portions, rendition of services in common to the Unit/Flat, collection and disbursement of the common expenses and dealing with the matters of common interest of the Unit/Flat owners & occupiers relating to their mutual rights and obligations for the beneficial use & enjoyment of their respective Unit/s/Flat/s exclusively & the common portions in common.

H. Municipality: Shall mean the Durgapur Municipal Corporation and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.

I. DATE OF POSSESSION: Shall mean the date on which the Purchaser/s herein take/s actual physical possession of the said Unit/Flat after discharging all his liabilities and obligations.

J. DEVELOPER: Shall mean “**KEDARNATH REALESTATE**” and its successors, successors-in-Office & assigns.

K. OWNERS AREA:- Shall mean as described in Second Schedule.

L. DEVELOPER'S AREA: Shall mean as described in Third Schedule.

M. DEVELOPMENT AGREEMENT: Shall mean the date of Execution of Agreement Between the Owners herein & the Developer herein relating to the development, promotion, construction, erection & building of building/s at & upon the said premises and shall include all modifications, alterations & changes, if any, made therein & all extensions, if any, thereof from time to time.

N. UNIT/FLAT: Shall mean any residential Unit/Flat or any other covered space in the Building, which is capable of being exclusively owned, used and/or enjoyed.

O. ARCHITECT: Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.

P. PROJECT: Shall mean the work of development undertake and to be done by the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/Flat/s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.

Q. PREMISES: Shall mean as described in First Schedule.

R. PLAN: Shall mean the sanctioned and/or approved by authority of Durgapur Municipal Corporation and shall also include variations/modifications, alterations therein that may be made by the Owners herein and/or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.

THIS AGREEMENT SHALL BE DEEMED TO HAVE COMMENCED ON AND WITH EFFECT FROM THE DAY OF EARTH CUTTING OR SANCTION OF PLAN.

That in lieu of taking full consideration as written in the SECOND SCHEDULE hereunder the land owner granted exclusive right on the handing over the physical possession of the said property to the developer on condition that the said development work will be done at Developer's in costs & expenses by construction of proposed multi-storied building up to maximum limit of floors consisting of so many flats, Flats, garages, etc. on the "Said Premises" so desired by the developer in pursuance to the sanctioned plan so to be sanctioned from time to time along with any subsequent modification, rectification addition & renovation thereof so to be approved by the Durgapur Municipal Corporation and/or any other concerned authority / authorities from time to time subject to condition that the developer shall recover all the said development costs & expenses of the building as well as the price of the said premises by sell, mortgage, lease etc. and/or in any other mode of transfer in whatever manner including the terms of transfer of property Act, 1982 of its allocation as fully & particularly described in the THIRD SCHEDULE written herein below and in such every transfer the land owner personally shall signed, execute and/or register as well as will sign all necessary paper, documents, agreement for sell & all deed of conveyance as vendor in said transfer in pursuance of direction of the developer. But the Landowners shall not invest any money for the aforesaid development projects save & except the costs to be borne by the Landowners as stated in this agreement.

That the land owner in pursuance of this agreement has handed over the peaceful physical vacate possession of the said premises for the said development projects to the developer simultaneously with the execution of this agreement and the same shall remain with the developer till the completion of the project and to give over the possession with registered deed of conveyance(s) by each of unique owners thereof and the developer by this agreement shall have every right and power to start all kinds of developments works of the project on and from the date of signing of this agreement including obtaining plan from the Durgapur Municipal Corporation including to prepare plans for development of the said property described in the schedule hereunder written and to submit the same to Durgapur Municipal Corporation.

AND to sell and dispose of all or any of the flat or flats, Flat or Flats and parking space in respects of developer's allocated portion that may be constructed on the said property on ownership basis and/or in any other manner that may be thought fit and proper by the said developer at the price or for the amount that the said developer may think fit and proper.

And to collect and receive of advance money and or part payment or full consideration from the intending purchaser for booking and sell of such flats or flats, Flats and parking space and also to receive and collect or demand the rent from the tenants of the building standing on the said plot and for that act or purpose to make sign and execute and/or give proper and lawful discharge

for the same AND to execute from time to time agreements or agreement for sell and ownership basis of such flats, Flats, or garage conveyance in respect of the building that may be constructed on the said plot and also to execute and sign conveyance, transfer or surrender in respect of the said property or any part thereof and present documents or document for registration and admit the execution of any such documents or document before the appropriate registering authority.

That the land owner shall on the day of signing of this agreement and/or thereafter as and when asked by the developer execute, registry and grant to the developer and/or its nominee or nominees a registered general power of attorney authorizing the developer and/or its nominee/nominees as per direction of the developer in the manner as the developer may think fit and proper including to make agreement for sell of unit/units along with undivided proportionate share of land by taking full and/or part of sell price or consideration thereof with power to sign, execute and present before any registering authority all deed of conveyance and/or conveyance and register thereof on behalf of the land owner to the intending purchaser/purchasers, in respect of the developers allocation. However, the land owner declares that he will personally signed all agreements for sell and all deeds of conveyance for selling of the developer's allocation as fully stated in the THIRD SCHEDULE written herein below.

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 purposes 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 the same found the landowner and the landowner shall sign on the said plan /plans application, papers, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

That by virtue of this agreement the developer is hereby empowered to raise the construction of the proposed new building / buildings on the above mentioned property investing is own finance and the developer may take construction loan from any financial institutions or any banks against the developer's allocation.

That the developer shall be authorized in the name of the land owner, if necessary, to apply for temporary and/or permanent connection for electricity, sewerage, drainage, water and / or other facilities, if needed, for the construction of the building as well as completion of the projects at the costs of the developers.

That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned

building plan within **48 months** from the date of sanctioned plan with further additional period of Six (6) months, if needed, and both the cases the time shall be computed on and **from the date of obtaining of the** sanctioned building plan from the appropriate authority/authorities.

That the Landowners shall pay all taxes, fees, outgoings and etc. including arrears to the Government, Durgapur Municipal Corporation and/or any other authority/authorities before the concerned authority/authorities in respect of said premises till the date of signing of this agreement and thereafter all the taxes, rates fees, outgoings etc. in respect of the said premises shall be borne by the Developer till the date of handing over the allocation to the respective flat owners including Landowners without realization the same from the Landowners.

That if any dispute arises regarding the title and ownership of the said premises of the Landowners herein from any person (s) or any other then the Landowners at his own costs and expenses to clear the said property having establishing of right and marketable title in the name of Landowners with free from all encumbrances.

Though the Landowners admits that no suits and/or proceedings and/or litigations are pending before any court of law of the said property or any part thereof. If show then he /she will be liable to pay the costs and expenses which the Developer incurred for the said project till that date, to the Developer.

The Landowners herein shall answer and comply with all requisitions made by the Advocate of the Developer for establishing of right, title and interest of the Landowners in the said property.

That the Landowners shall not claim any other consideration in any manner save and except the Landowner's total consideration as written in the second schedule herein below having considered as full and final consideration and /or price of the said premises and the Developer shall have exclusive right to sell its allocation of the project by construction of multistoried building up to maximum number of floors consisting of so many flats, Flats, garages, etc. so to be sanctioned by the Authorities from time to time to realize the Development costs and expenses including other miscellaneous expenses of the project and in that sale proceedings the Landowners shall join therein as Vendor.

The respective flat owners of each of the flats bear the costs of preparation, stamping charges, Registration fees, remuneration of Advocate and/or other necessary charges/fees in connection with the registration of Agreement for sale and Deep of conveyance to purchase their respective flat/flats.

That the name of the building will be finalized after making consultation between the Landowners & the developer.

That the Developer shall have exclusive right to amalgamate the "said property" to any other adjacent plot of land/lands situated around the "said property" without taking any prior permission from the Landowners in the manner whatever the Developer may deem fit and proper. The Landowners shall sign and execute all necessary Agreement (S), documents, deed of amalgamation and other paper/papers in whatsoever manner and/or nature to the Developer, without raising any objection and demanding any amount in respect thereof, but the Landowner's allocation will remain same as written in this agreement.

That the Landowners 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 Developer.

That the Developer shall obtain the electric connection on entirety of the building from W.B.S.E.D.C.L but all the flat owners and/or each of their nominee(s), shall pay the proportionate amount of total costs to the Developer for the said electric connection including all expenses for electric meter and connection in their respective flat or flats.

That the Landowners shall not sell, lease, mortgage, let out and/or charge the said premises and/or any part thereof to any third party on and from the date of execution of this Agreement to till date of completion of the project including subsisting of this Agreement and also the Landowners shall not do any acts, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any portion fallen under the Developer's allocation in the said proposed building. It is further declared by the Landowners that he did not sign and/or execute any agreement in any manner with any Third party in respect of the first schedule property and subsequently if any short of agreement/agreements is/are found then the same will be treated as cancelled.

That all flat owners shall bear the proportionate Municipal taxes, fees and/or other outgoings in respect of the said building and premises including the services charges for common areas proportionately according to each of their occupied area from the date of taking possession of each of their respective unit/flat. But each of the unit owners prior to mutation of their respective flats before the Durgapur Municipality in their respective names shall pay the aforesaid taxes including common services and maintenance charges of the building to the Developer as suggested by the Developer till the date of formation of Association/society by all unit owners at their own costs and expenses of the said building.

The Developer hereby undertakes to keep the Landowners indemnified against any Third party, claims, suits, costs, proceedings and claims from any third party including and or statutory authorities and/or adjacent neighbor(s) which may arise out of the Developer's actions with regard to the development and/or construction of the building on the said premises.

**IT IS FURTHER AGREED BY AND BETWEEN THE PARTIES
HEREIN AS FOLLOWS:**

The Landowners including other flat owners will not use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade and activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

The respective owners in each of their respective fields shall abide by all laws, byelaws, rules and regulations of the Government, Durgapur Municipal Corporation statutory bodies and /or local bodies as the case may be.

The respective owners shall keep the interior walls, ewers, drains, pipes and other fitting and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particulars so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other or them and/or the occupation of the building indemnified from and against the consequence of any branch.

That the Landowners shall have no right or power to terminate this agreement and the power of attorney (s) given in favor of the Developer till the completion of the aforesaid development project including to sell the Developer's Allocation written in the Schedule, herein below to all intending purchaser/purchasers without any prior written permission from the Developer.

That the Developer shall be entitled to make advertisement in all kinds of newspapers and/or in other manners which the Developer may deem fit and proper including the fixing of hoarding /signboard on the said premises inviting the intending purchaser /purchasers to purchase the flats/garages/covered spaces fallen under the Developer's allocation till the date of completion of the said development project.

The Landowners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partner hip between the Landowners and the Developer in any manner, nor shall the parties hereto be constituted as Association of persons.

That the Landowners shall handover to the Developer all the original copy of title Deed and all other relevant documents papers what the possessed simultaneously with the signing of this agreement.

The Developer shall form scheme, rules, regulations and bye laws for the management and the administration of the said building and/or common parts thereof and all the units/flats owners shall abide by the same without raising any objection till the date of frames of any further Rules, regulations etc. by the society/Association /organization to be formed by the Landowners and other flat owners at their own costs and expenses.

That all the flat owners will have sole rights in respect of the last Top Floor in the said new multi- storied building to be used jointly in the manner what they like.

Any notice required to be given by the Developer to the Landowners shall without prejudice to any other mode of service available be deemed to have been served on the Landowners if delivered by hand and duly acknowledgement and shall likewise be deemed to have been served on the Developer by the owner if delivered by hand and acknowledged or otherwise sent by prepaid Registered post with Due Acknowledgement by either of the party to the other at the address given herein.

That the Developer shall have right and/or authority to deal with its allocation to negotiate with any person/ persons and/or enter into any contract and/or agreement and/or borrow money and /or take advance against its allocation along with acquired right under this agreement from any bank and /or financial institution.

That the Developer shall be authorized to sign in their own names as Attorneys on behalf of the Landowners by dint of this agreement at the time of signing any agreement (s) for sale with the intending purchaser/purchasers for selling and/or booking of the Developer's Allocation.

The court under which jurisdiction the land is situated shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

**FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF LAND /PREMISES)**

All That the **Baid Land** measuring about more or less **31 Decimal** or 18.897 katha under Mouza: Bhiringee, J.I. No-LR-119 comprising in **Plot No LR-4201, LR Khatian no-435,436** Under Durgapur Municipal Corporation, P.S- Durgapur, District -Paschim Bardhaman, West Bengal .

Northern side plot of 9.557 katha land is butted and bounded by: -

On the North: Plot No- 1681, On the South: 16.6 ft wide metal Road.
On the East: Plot No- 1678, On the West: 10 ft wide metal Road.

AND

Southern side plot of 9.340 katha land is butted and bounded by: -

On the South: 15 ft wide metal Road, On the North: 16.6 ft wide metal Road, On the East: Plot No- 1680, On the West: Plot No-1678.

SECOND SCHEDULE ABOVE REFERRED TO (LANDOWNERS' ALLOCATION)

LANDOWNERS' shall be entitled to get **40% of the total Constructed super Built Up Area (Flat & Parking)** as per Sanction Plan .

And the an amount of Rs. 5,00,000/- (Rupees Five Lakh only) will be paid in the hands of the landowners as advance which will be paid as follows:

Rs. 1,00,000/- [rupees One lakh] only at the time of Notary Agreement and Rs. 4,00,000/- at the time of registration of development agreement.

Advance payment will be adjustable of its equivalent value and the landowner will no claim any other consideration in whatsoever manner. Even extension of upper floor if sanction authority will sanction further .

THIRD SCHEDULE ABOVE REFERRED TO (DEVELOPER 'S ALLOCATION)

DEVELOPER'S ALLOCATION shall mean 60% Of the total construction area of Flat and Parking including common facilities common parties and common facilities of the building along with undivided proportionate share of the "said property / premises" absolutely shall be the property of the Developer except **the Landowners' allocation** fully from intending purchase/purchasers in any manner what the Developer thinks fit and proper as the absolute owner thereof along with absolute power of handing over any possession thereof with and/or without registration to any intending purchaser/purchasers.

OWNERS RIGHTS & REPRESENTATION

1. The Owners hereby declare to be the absolute owner, well and sufficiently seized and possessed of the said property which is free from,



charges, encumbrances, liens, lispendens and is not subject to any impediment, land ceiling or acquisition proceeding from any authority in respect of the whole or any part of the said property.

2. The Owners shall sign and execute all papers and documents necessary as per instruction and requirement of the Developer for obtaining necessary sanction and/or clearance and/or no objection certificates from the Competent Authorities and from other Authorities and sanctions of the necessary plans, elevations and specifications from the Durgapur Municipal Corporation and/or any other statutory authority for construction of the building Complex on the said property including necessary sanctions, clearance and/or permissions from the concerned authorities for the purpose of installation and/or connection of gas, electricity, power, telephone meters, lines.

And Whereas **The Owners shall also execute a revocable Power of Attorney** by appointing the Directors of the Developer for obtaining all sanctions clearances and permissions and for doing all necessary acts, deeds and things for developing and ancillary works thereto in respect of the said property and all costs and expenses in connection with the same will be borne and paid by the Developer.

The Owners shall execute all documents, sign all papers and do all acts, deeds and things necessary for selling, forming Flat Owner's Association or Society or Cooperative etc and to execute the Agreement for Sale and execute and register the Deed of Conveyance/Sale in favour of the buyer /s or transferee /s of the apartments/ flats /floor spaces to be constructed on the said property together with proportionate undivided share and interest in the land and the common areas and facilities as per the request of the Developer, in the Developer's Allocation.

3. The Owners shall not create any encumbrance and/or charge and/or impediment of any nature whatsoever or enter into any agreement or in any way deal with the said property or any part thereof.

4. The Owners hereby permit, authorize and empowers the Developer to proceed with the Development Project including soil testing, excavation, erection, construction of plinth and upper stories as and when it may be permitted by law to do so and it is made clear that all day to day work or administration or construction, preparation of scheme for development and construction of the building Complexes, taking advances from the prospective purchasers/buyers in respect of the Developer's Allocation. Selection and retention of professional services shall be solely entrusted to and will be the sole responsibility of the Developer and the Owner will not be responsible or liable for any claims, demands, costs, and charges etc. in respect thereof in any manner whatsoever.

5. The Owners shall not be responsible in any way or manner whatsoever to the Developer or his/ their nominee or nominees or any prospective buyer of the apartments/flats/ floor spaces to be constructed on the said property in respect of the Developer Allocation or any payment which the Developer may receive from such prospective buyer or in respect of any obligation of the Developer to any such nominee or nominees or prospective buyer under any agreement which may be entered into by and between them.

6. On completion of the Complex and taking Possession over of the Owners' Allocation the Owners shall handover all the original documents and papers of the land to the developer and /or the flat Owner's Association or Society or Cooperative as may be formed. The Owners shall deliver or cause to be delivered to the Developer certified copies of the documents of title related to the said property as are in the possession and custody of the Owners and the Developer shall render all assistance in obtaining such certified copies of documents at the cost of the Developer.

For investigation of title of the Owners in the said property the Owners shall make available the original of such documents of title to the Developer against proper acknowledgement for inspection and scrutiny by the Developer's Solicitor/Advocate until the execution of the Deed of Conveyance/Sale for transfer referred to hereinabove provided that the possession and/or custody of the original documents of title shall remain with the Owners and shall be handed over to the Developer as and when required by the Developer.

7. The Owners shall as and when call upon by the Developer or his nominee or nominees or the prospective purchaser or transferee of the apartments/flats/ floor spaces execute and register the Deed of Conveyance or the Deed of Sale, as the case may be, at the cost of the Developer.

8. The construction shall be completed within the period of **48 months** from the date of sanction of the Building Plan by the Durgapur Municipal Corporation or any other appropriate authority within which period, the construction of the proposed building Complex shall be completed by the Developer subject to force majeure and including Acts of God, Civil disobedience, non availability of essential building materials or any other inevitable cause beyond the control of the Developer. However, the Developer may request the Owners and get a period of extension of a further period of **6 months** from the Owners.

9. The Owners shall be responsible and liable for any defect of title of the said property and that the Owners assure and undertake to make good the same and to keep the Developer harmless and indemnified from all losses, demands and claims and pay the liquidated damages.

10. The Owners agree and undertake not to raise any objection or create any impediment or hindrance to the Developer to develop and construct the Residential Complex on the said property in accordance with the sanctioned Building Plan.

11. The Owners in no case shall be liable or responsible in any manner whatsoever in respect of any liability under any statute or law arising out of and incidental to the construction of the building in the said property and all such liability shall always be of the Developer and the Developer shall keep the Owners indemnified from all or any such losses, demands, claims of any nature or manner made by any person whatsoever and wheresoever's.

12. The Owners shall bear and pay the Income Tax, Wealth Tax, Sales Tax, Service Tax or any other Tax, levy, cess and maintenance charges in respect of the Owners' Allocation after building has been built and possession has been handed over to the Owners.

ARTICLE-V DEVELOPER'S RIGHT

1. The Developer shall develop the said property and construct and/or carry out and/or complete the said project Complex as more fully stated hereinabove.

2. The Developer will allot flats, Garage for Flat to the individual Owner in terms of building plan duly approved by the competent authority.

3. The construction work will be completed by the Developer within 36 months from, obtaining the Building Plan sanctioned from the Durgapur Municipal Corporation or any other statutory Authority and the residential spaces and spaces in the new building as described in **Article- IV** will be physically handed over to the Owners within the said stipulated period mentioned hereinabove, subject to force majeure or situations beyond the control of the Developer, wherein the time will be extendable as per mutual agreement. However, the Developer may request the Owners and get an extension of a further period of 12 months from the Owners.

4. The Developer shall have the right to proceed with the Project including appointing architect, obtaining sanction of building plan, soil testing, excavation, erection, construction of plinth and upper stories as and when it may be permitted by law to do so and it is made clear .

5. that all day to day work or administration or construction, preparation of scheme for development and construction of the Complex having Residential spaces, selection and retention of professional services shall be solely entrusted to and will be the sole responsibility of the Developer and the Owners shall not be responsible for costs, charges etc. in respect thereof in any manner whatsoever.

6. The Developer shall construct and build the Building Complex in phases and shall have the right to sell the said constructed and built up areas in phases and also to give possession in phases.
7. The Developer shall have the right to make, choose and decide the specifications of the Flats/Spaces/ Floor areas in the Complex Project on the said property.
8. The Flats/ Spaces/ Floor area shall be uniform and that there shall be no difference in respect of the Owners allocation / share and that of the Developer unless there is a specific request from the purchaser/s or Intending purchaser/s subject to payment of extra cost/price as decided by the Developer.
9. The Developer shall have the right to modify, add, alter, and change the building plan of the Complex in respect of the said property sanctioned by the Durgapur Municipal Corporation or any other statutory authority as and when required and/or necessary.
10. The Developer, if required or necessary shall have the right to raise funds and to get/obtain financial assistance from banks, financial institutions, companies, firm, and individuals and for such purpose to secure his share and/or interest in the Complex Project on the said property.
11. The Developer shall have the right to advertise and market the Floor area and spaces within the Developer's allocation in the Complex to be built and constructed on the said property at its own cost and expense immediately on execution of these presents.
12. The Developer shall select the nominee or nominees and/or the prospective purchasers/buyers in respect of the Developer's Allocation of the flats/ apartments/floor spaces in the said property.
13. The Developer may take advances from the said prospective purchasers/buyers of the Developer's Allocation through agreement for sale, wherein the Owners shall readily sign as vendors but the Owners shall not be liable or responsible to the said prospective purchasers/buyers of the Developer's Allotment in any manner whatsoever.
14. The Developer shall always be liable or responsible in respect of any liability under any statute or law arising out of and incidental to the construction of the building on the said property and all such liability shall always be of the Developer and the Developer undertakes to keep the Owners indemnified from all or any such losses, demands, claims of any nature or manner made by any person whatsoever and where so ever.
15. The Developer shall not be liable to bear or pay the Income Tax, Wealth Tax, Sales Tax, Service Tax or any other Tax, levy or cess levied in respect of the Owners' Allocation, once handed over to the Owners.
16. That the Developer shall pay the registration cost of the two Flats and cost of electric installation, water connection or any kind development cost within six months from the date of possession of the flats by the developer.

17. and it is agreed by the Developer that they will fulfil all the commitments as mentioned in para 15 and if they refuses to do the same then the Landowners will have every right to seek remedy before the court of Law and right to revoke the power of attorney.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of Landowners & Developers are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

IN WITNESS WHEREOF the parties hereto have executed these presents on this 24th day of May 2022 before the office of the ADSR Durgapur.

WITNESSES: -

1. Pratik Paul,
Sto. Bundgaon Rd,
Durgapur cont-16
2. Anup Roy
Bermana
Durgapur-12
3. Subrata Bagdi
Chopalpur,
Durgapur-12.

Tushar Kanti Konar

Anjali Konar
Sukanta Kanti Konar
Sumana Kumar
Santana Konar

Signature of LANDOWNERS

KEDARNATH REAL ESTATE

Arun Kumar
Partner

KEDARNATH REAL ESTATE

Anita Jit Roy
Partner

KEDARNATH REAL ESTATE

Subhadip Ray
Partner

KEDARNATH REAL ESTATE

Biswal B07 Singh
Partner

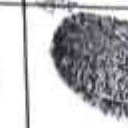
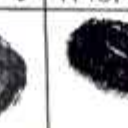
Signature of the Developer

Drafted by me and Typed at my office & I read over & Explained in Mother Languages to the LANDOWNERS and she admit that the same has been correctly written as per her instruction.

Advocate, Durgapur Court

Regd No- WB/468/80

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

					
কান্টন Thums	তজনি 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand					



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

স্বাক্ষর
Signature

Sum Kanti Konar

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

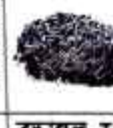
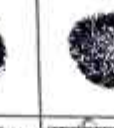
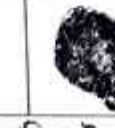
বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তজনি 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



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

স্বাক্ষর
Signature *Tuesh ar Kanti Konar*
Tuesh ar Kanti Konar

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তজনি 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

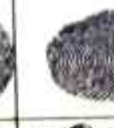


উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature

Anjali Konar

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তজনি 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



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

স্বাক্ষর
Signature *Sulles Kanti Konar*
Sulles Kanti Konar

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

						 <i>Sumana Kumar</i>
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						<i>Sumana Kumar</i>
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	

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

স্বাক্ষর
Signature

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						 <i>Santana Konar</i>
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						<i>Santana Konar</i>
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	

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

স্বাক্ষর
Signature

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						 <i>Subhadeep Ray</i>
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						<i>Subhadeep Ray</i>
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	

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

স্বাক্ষর
Signature

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						 <i>Subhadeep Ray</i>
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						<i>Subhadeep Ray</i>
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	

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

স্বাক্ষর
Signature

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

ডান হাত Right Hand	বৃদ্ধাসুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger



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

স্বাক্ষর
Signature *Muradul Haque*

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



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

স্বাক্ষর
Signature *Biswajit Roy Shaha*

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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

ফটো
PHOTO

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

স্বাক্ষর
Signature

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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

ফটো
PHOTO

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

স্বাক্ষর
Signature

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

GRN Details

GRN: 192022230033252401
GRN Date: 24/05/2022 07:03:49
BRN: CKT7497969
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 24/05/2022 07:05:28
Payment Ref. No: 2001374495/5/2022
[Query No]/[Query Year]

Depositor Details

Depositor's Name: KEDARNATH REAL ESTATE
Address: BAMUNARA DURGAPUR 713212
Mobile: 7908029391
Depositor Status: Others
Query No: 2001374495
Applicant's Name: Mr JN SINHA
Identification No: 2001374495/5/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001374495/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	70011
2	2001374495/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	5014
Total				75025

IN WORDS: SEVENTY FIVE THOUSAND TWENTY FIVE ONLY.

Major Information of the Deed

No :	I-2306-05295/2022	Date of Registration	24/05/2022
Deed No / Year	2306-2001374495/2022	Office where deed is registered	A D S R. DURGAPUR, District: Paschim Bardhaman
Deed Date	10/05/2022 10:52:53 PM	Applicant Name, Address & Other Details	JN SINHA DURGAPUR COURT, CITY CENTRE, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No : 9126665561, Status : Advocate
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Set Forth value	Rs. 2/-		
Stampduty Paid(SD)	Rs 75,011/- (Article:48(g))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		
	Additional Transaction		
	[4308] Other than Immovable Property. Agreement [No of Agreement : 1]. [4311] Other than Immovable Property. Receipt [Rs : 5,00,000/-]		
	Market Value		
	Rs 6,97,50,000/-		
	Registration Fee Paid		
	Rs 5,014/- (Article:E, E, B)		

Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Vidyasagar Pally Road (Block-D),
Mouza: Viringi, JI No: 119, Pin Code : 713213

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4201 (RS :-)	LR-435	Other Commercial Usage	Bahal	19 Dec	1/-	4,27,50,000/-	Width of Approach Road: 42 Ft., Adjacent to Metal Road,
L2	LR-4201 (RS :-)	LR-436	Other Commercial Usage	Bahal	12 Dec	1/-	2,70,00,000/-	Width of Approach Road: 42 Ft., Adjacent to Metal Road,
TOTAL :					31Dec	2 /-	697,50,000 /-	
Grand Total :					31Dec	2 /-	697,50,000 /-	

Details :

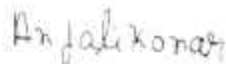
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr TARUN KANTI KONAR (Presentant) Son of Mr CHANDI CHARAN KONAR Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office			
24/05/2022	LTI	24/05/2022	24/05/2022

BHIRINGI, BENACHITY, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx3J, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Mr TUSHAR KANTI KONAR Son of Mr CHANDI CHARAN KONAR Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office			
24/05/2022	LTI	24/05/2022	24/05/2022

BHIRINGI, BENACHITY, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx0K, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs ANJALI KONAR Wife of Late NIROD BARAN KONAR Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office			
24/05/2022	LTI	24/05/2022	24/05/2022

BHIRINGI, BENACHITY, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx1J, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office

Name	Photo	Finger Print	Signature
SUBHAS KANTI KONAR Son of Late NIROD BARAN KONAR Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office	 24/05/2022	 LTI 24/05/2022	 24/05/2022
BHIRINGI, BENACHITY, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
5 Mrs SUMANA KUMAR Daughter of Late NIROD BARAN KONAR Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office	 24/05/2022	 LTI 24/05/2022	 24/05/2022
BHIRINGI, BENACHITY, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, State Government Office,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
6 Mrs SANTANA KONAR Daughter of Late NIROD BARAN KONAR Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office	 24/05/2022	 LTI 24/05/2022	 24/05/2022
5A/3 BEHALA, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AXxxxxxx2J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office			

Developer Details :

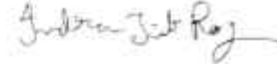
Sl No	Name,Address,Photo,Finger print and Signature
1	KEDARNATH REAL ESTATE BAMUNARA, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , State Government Office,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr SUBHADEEP ROY Son of Mr LALBAHADUR ROY Date of Execution - 24/05/2022, , Admitted by: Self, Date of Admission: 24/05/2022, Place of Admission of Execution: Office	 May 24 2022 3:27PM	 LTI 24/05/2022	 24/05/2022

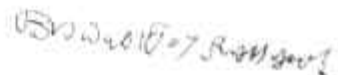
VILL BAMUNARA, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: EHxxxxxx7L, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of KEDARNATH REAL ESTATE (as PARTNER)

Name	Photo	Finger Print	Signature
Mr INDRAJIT ROY Son of Mr GANGADHAR ROY Date of Execution - 24/05/2022, , Admitted by: Self, Date of Admission: 24/05/2022, Place of Admission of Execution: Office	 May 24 2022 3:28PM	 LTI 24/05/2022	 24/05/2022

VILL BAMUNARA, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: CKxxxxxx8L, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of KEDARNATH REAL ESTATE (as PARTNER)

Name	Photo	Finger Print	Signature
Mr SUSOVAN ROY Son of Late DEBIDAS ROY Date of Execution - 24/05/2022, , Admitted by: Self, Date of Admission: 24/05/2022, Place of Admission of Execution: Office	 May 24 2022 3:27PM	 LTI 24/05/2022	 24/05/2022

VILL BAMUNARA, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: DNxxxxxx7Q, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of KEDARNATH REAL ESTATE (as PARTNER)

Name	Photo	Finger Print	Signature
Mr BISWABIJOY SUTTRADHAR Son of Mr Rasamay SUTTRADHAR Date of Execution - 24/05/2022, , Admitted by: Self, Date of Admission: 24/05/2022, Place of Admission of Execution: Office	 May 24 2022 3:28PM	 LTI 24/05/2022	 24/05/2022

niskapur Road, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman,
 Bengal, India, PIN:- 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,
 No.:: BExxxxxx0M, Aadhaar No: 49xxxxxxxx8781 Status : Representative, Representative of :
 KEDARNATH REAL ESTATE (as PARTNER)

Identifier Details :

Identifier	Photo	Finger Print	Signature
BHAKTA PAL of Mr. BAIDYANATH PAL DURGAPUR COURT, CITY CENTER, Durgapur, P.O:- DURGAPUR, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216			
	24/05/2022	24/05/2022	24/05/2022

Identifier Of Mr TARUN KANTI KONAR, Mr TUSHAR KANTI KONAR, Mrs ANJALI KONAR, Mr SUBHAS KANTI
 KONAR, Mrs SUMANA KUMAR, Mrs SANTANA KONAR, Mr SUBHADEEP ROY, Mr INDRAJIT ROY, Mr SUSOVAN
 ROY, Mr BISWABIJOY SUTTRADHAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr TARUN KANTI KONAR	KEDARNATH REAL ESTATE-3.16667 Dec
2	Mr TUSHAR KANTI KONAR	KEDARNATH REAL ESTATE-3.16667 Dec
3	Mrs ANJALI KONAR	KEDARNATH REAL ESTATE-3.16667 Dec
4	Mr SUBHAS KANTI KONAR	KEDARNATH REAL ESTATE-3.16667 Dec
5	Mrs SUMANA KUMAR	KEDARNATH REAL ESTATE-3.16667 Dec
6	Mrs SANTANA KONAR	KEDARNATH REAL ESTATE-3.16667 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr TARUN KANTI KONAR	KEDARNATH REAL ESTATE-2 Dec
2	Mr TUSHAR KANTI KONAR	KEDARNATH REAL ESTATE-2 Dec
3	Mrs ANJALI KONAR	KEDARNATH REAL ESTATE-2 Dec
4	Mr SUBHAS KANTI KONAR	KEDARNATH REAL ESTATE-2 Dec
5	Mrs SUMANA KUMAR	KEDARNATH REAL ESTATE-2 Dec
6	Mrs SANTANA KONAR	KEDARNATH REAL ESTATE-2 Dec

Details as per Land Record

West Bardhaman, P.S. - Durgapur, Municipality: DURGAPUR MC. Road: Vidyasagar Pally Road (Block-D).
Village: JI No: 119, Pin Code : 713213

	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4201, LR Khatian No:- 435	Owner: নীরোদকরন কোন্ডার, Gurdian: বৈদ্যনাথ , Address: নিজ , Classification: বহাল, Area: 0.19000000 Acre,	Mr TARUN KANTI KONAR
L2	LR Plot No:- 4201, LR Khatian No:- 436	Owner: চণ্ডীচরন কোন্ডার, Gurdian: বৈদ্যনাথ , Address: নিজ , Classification: বহাল, Area: 0.18700000 Acre,	Mr TUSHAR KANTI KONAR

05-2022

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
of Indian Stamp Act 1899.

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

Presented for registration at 13:10 hrs on 24-05-2022, at the Office of the A.D.S.R. DURGAPUR by Mr. TARUN KANTI KONAR, one of the Executants.

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 6,97,50,000/-

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

Execution is admitted on 24/05/2022 by 1. Mr TARUN KANTI KONAR, Son of Mr CHANDI CHARAN KONAR, BHIRINGI, BENACHITY, P.O: DURGAPUR, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business, 2. Mr TUSHAR KANTI KONAR, Son of Mr CHANDI CHARAN KONAR, BHIRINGI, BENACHITY, P.O: DURGAPUR, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business, 3. Mrs ANJALI KONAR, Wife of Late NIROD BARAN KONAR, BHIRINGI, BENACHITY, P.O: DURGAPUR, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession House wife, 4. Mr SUBHAS KANTI KONAR, Son of Late NIROD BARAN KONAR, BHIRINGI, BENACHITY, P.O: DURGAPUR, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business, 5. Mrs SUMANA KUMAR, Daughter of Late NIROD BARAN KONAR, BHIRINGI, BENACHITY, P.O: DURGAPUR, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession House wife, 6. Mrs SANTANA KONAR, Daughter of Late NIROD BARAN KONAR, 5A/3 BEHALA, P.O: BEHALA, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife

Identified by Mr BHAKTA PAL, Son of Mr BAIDYANATH PAL, DURGAPUR COURT, CITY CENTER, P.O: DURGAPUR, Thana: Durgapur, City/Town: 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 24-05-2022 by Mr SUSOVAN ROY, PARTNER, KEDARNATH REAL ESTATE (Partnership Firm), BAMUNARA, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr BHAKTA PAL, Son of Mr BAIDYANATH PAL, DURGAPUR COURT, CITY CENTER, P.O: DURGAPUR, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 24-05-2022 by Mr BISWABIJOY SUTTRADHAR, PARTNER, KEDARNATH REAL ESTATE (Partnership Firm), BAMUNARA, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr BHAKTA PAL, Son of Mr BAIDYANATH PAL, DURGAPUR COURT, CITY CENTER, P.O: DURGAPUR, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 24-05-2022 by Mr SUBHADEEP ROY, PARTNER, KEDARNATH REAL ESTATE (Partnership Firm), BAMUNARA, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr BHAKTA PAL, Son of Mr BAIDYANATH PAL, DURGAPUR COURT, CITY CENTER, P.O: DURGAPUR, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 24-05-2022 by Mr INDRAJIT ROY, PARTNER, KEDARNATH REAL ESTATE (Partnership Firm), BAMUNARA, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr BHAKTA PAL, Son of Mr BAIDYANATH PAL, DURGAPUR COURT, CITY CENTER, P.O: DURGAPUR, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

of Fees

that required Registration Fees payable for this document is Rs 5,014/- (B = Rs 5,000/- E = Rs 14/-) and
ation. Fees paid by Cash Rs 0/-, by online = Rs 5,014/-
ption of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/05/2022 7:05AM with Govt. Ref. No: 192022230033252401 on 24-05-2022, Amount Rs: 5,014/-, Bank
ate Bank of India (SBIN0000001), Ref. No: CKT7497969 on 24-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,011/- and Stamp Duty paid by Stamp Rs 5,000/-
by online = Rs 70,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5806, Amount: Rs.5,000/-, Date of Purchase: 23/05/2022, Vendor name:

SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/05/2022 7:05AM with Govt. Ref. No: 192022230033252401 on 24-05-2022, Amount Rs: 70,011/-, Bank
State Bank of India (SBIN0000001), Ref. No: CKT7497969 on 24-05-2022, 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 2306-2022, Page from 146211 to 146242
being No 230605295 for the year 2022.



Santanu Pal

Digitally signed by Santanu Pal
Date: 2022.05.24 17:09:06 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 2022/05/24 05:09:06 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)
