

3680

P-3673/2020

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

F 096930

Certified that the Document is Admitted to Registration the Sign here Sheet and the Endorsements furnished with this Document are the Part of this Document.

A D S R Durgapur  
Durgapur

25 AUG 2020

DEVELOPMENT AGREEMENT

This Development Agreement made on this day, month and year written below before ADSR office at Durgapur.

*Handwritten signature*

Contd... P/2

Sl No. 10230 Date 07/08/2020  
 Sold to Om Paul Dey  
 Address Bannuara, DHP-12.  
 Value of Stamp 5000/-  
 Date of Purchase of the stamp  
 Paper from Treasury  
 Name of the Treasury from 06 AUG 2020  
Durgapur

*Chatterjee*

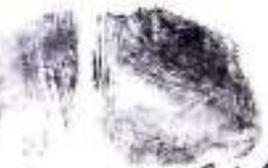
Somnath Chatterjee  
 Stamp Vendor  
 A.D.S.R. Office, Durgapur-18  
 Licence No. 112016-17

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1272

*৭৬৫৪৩২১৭৪*



1273

*Tapas Biswas*



1274

*Tamun Buidas*



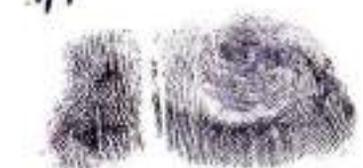
1275

*Goutam Das*



1276

*Anade Das*



1277

*Raju Bose*



*[Signature]*  
 Add. Dist. Sub-Registrar  
 Durgapur, Paschim Bardhaman

7 AUG 2020

*Bhabha Pal*  
*S/o - Benayanta Pal*  
*Durgapur 720016*

## BETWEEN

[1] Mrs. LOTIKA RUIDAS [Pan No- BVZPR6391E, Aadhaar No-317738577249] daughter of Indra Kumar Ruidas, by occupation: Housewife

[2] Mr. TAPAN RUIDAS [Pan No- AQNPR5772K, Aadhaar No-827363248193] Son of Late Shyamapada Ruidas, by occupation: Business

[3] Mr. TARUN RUIDAS [Pan No- AQNPR5771L, Aadhaar No-575383228046] Son of Late Shyamapada Ruidas, by occupation: Business

[4] Mr. GOUTAM DAS [Pan No- EKNPD3969Q, Aadhaar No-439464495859] Son of Mr. Anadi Das, by occupation: Business

[5] Mr. ANADI DAS [Pan No-GHSPD9711E, Aadhaar No-479276542406] Son of Late Banshi Das, by occupation: Business

[6] Mr. RAJU BOSE [Pan No- ADIPB4995J, Aadhaar No-858105711321] Son of Mr. Jatin Bose, by occupation: Business

All are by faith: Hindu, by nationality: Indian, residing at Vill-Kaliganj, P.O-Arrah, Durgapur-12, P.S-Kanksa, District-Burdwan presently Paschim Bardhaman, Pin- 713212, West Bengal.

[7] Mr. Utpal Basu [Pan No-BBEPB3764L, Aadhaar No-890191686922] son of Jitendra Nath Basu, by occupation: Service, by faith: Hindu, by nationality: Indian, permanent resident of Garikhana, Chaibasa, P.O-Chaibasa P.S-Sadar Chaibasa Dist-West Singhbhum, Bihar, India Pin-833201 Presently residing at Doha, Qatar, represented by his constituted attorney Mrs. Chaitali Basu [Pan No-BBEPB3766J, Aadhaar No-301112398978] wife of Utpal Basu, by occupation: Housewife, by faith: Hindu, by nationality: Indian, residing at Flat No-101, Block-C, Green Valley Complex, Phase-1, Chirya More, Kaikhali, P.S-Airport, Kolkata, Pin-700136, West Bengal. [ vide special POA executed on 22.07.2020 at Doha ]

( Hereinafter referred to and called as "LANDOWNERS" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, representatives and assigns) of the ONE PART.

AND

OM BUILDERS [Pan No-AAGFO7113C] A Partnership firm having its Regd office at C/o. Sujan Mukherjee, Village- Bamunara, P.O. Bamunara, P.S. Kanksa, Pin:713212, Dist- Paschim Barddhaman, West Bengal represented by all of its Partners

(1) MR. SANTIMOY BHATTACHERJEE [Pan No-ALHPB8363P, Aadhaar No-360854040686] son of Sri Dilip Bhattacharjee, by faith Hindu, by nationality Indian, by occupation: Business, residing at Village- Bamunara, P.O. Bamunara, P.S. Kanksa, Dist- Burdwan Presently Pachim Bardhaman, Pin-713212, W.B. India,



1278

Chaitali Dasgupta



1279

Subhrajyoti Chatterjee



1280

Prokash Chatterjee



1281

Shrabani Chatterjee



1282

Poulomi Dutta

Adm. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

7 AUG 2020



1283

Shrabani Banerjee

S/o - Bhakita Pal.  
Baniyanta Pal.  
Durgapur East-16

(2) Mr. DEBASISH BHATTACHARJEE [Pan No-AMVPB9167A, Aadhaar No-392295173296] [Son of Sri. Maheswar Bhattacharjee, by faith: Hindu, by nationality: Indian, by occupation: Business, residing at Village- Bamunara, P.O-Bamunara, P.S. Kanksa, Dist-Burdwan Presently Pachim Bardhaman, Pin-713212, W.B. India,

(3) Mrs. SHRABANI CHATTERJEE [Pan No-AUDPC5442K, Aadhaar No-574368928951] [wife of Sri. Jannoy Chatterjee, by faith: Hindu, by nationality : Indian, by occupation: Business, residing at 18A/5, Tetikhola, P.O. Tetikhola, P.S. Kanksa, Dist-Burdwan Presently Pachim Bardhaman, PIN-713212, W.B. India,

(4) Mrs. SHRABONI BANERJEE [Pan No-CDTPB0604F, Aadhaar No-918376643897] [wife of Sri. Sujan Mukherjee, by faith: Hindu, by nationality: Indian, by occupation: Business, residing at Banerjee Para, Sonamukhi, P.O-Sonamukhi, P.S. Sonamukhi, Dist-Bankura, PIN-722207, W.B. India.

(5) Mrs. POULOMI DUTTA [Pan No-FIYPD8594L, Aadhaar No-587954264974] [Daughter of Sri. Utpal Dutta, by faith: Hindu, by nationality: Indian, by occupation: Business, residing at B 108, Marbold Street, Bidhannagar, P.O-Bidhannagar, P.S-New Township, Burdwan Presently Pachim Bardhaman, PIN-713212, W.B. India,

[ Hereinafter referred to and called as "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, legal representatives, administrators, executors and assigns) of the SECOND PART.

WHEREAS "A" Schedule property originally belongs to Abinash Ruidas which he acquired by way of regd deed of sale being no-3294 of 1966 in respect of plot no-1425 of an area of 13 decimal.

and whereas Abnish Ruidas during his lifetime execute one deed of settlement and same was registered before Joint Sub Registrar Raniganj at Durgapur vide registered deed being no- 4997 of 1974 in which Abnish Ruidas settled the schedule mentioned plots in favour of his son Shyamapada Ruidas and Shyamapada Ruidas became the sole and absolute owner in respect of the said plots.

And whereas Shyamapada Ruidas died leaving behind his wife Lotika Ruidas, his Daughter Bandana Das, his two son namely Tapan Ruidas & Tarun Ruidas as his only legal heirs.

And whereas Bandana Ruidas @ Bandana Das died leaving behind her husband Anadi Das and his son Goutam Das as her only legal heirs.

AND whereas Raju Bose acquired a piece of land measuring an area of 2.25 katha by way of regd deed of sale being no-6720 of 2006 from Lotika Ruidas, Tapan Ruidas, Tarun Ruidas & Anadi Das.

AND whereas Utpal Basu acquired a piece of land measuring an area of 4 katha by way of regd deed of sale being no-6721 of 2006 from Tapan Ruidas, Tarun Ruidas & Lotika Ruidas.

And the landowners from the date of purchase, succession & inheritance owning, possessing and scizing the schedule below property without any encumbrances from any persons.

AND WHEREAS the Landowners desires to develop the "A" Schedule Property" by construction of multistoried building or as per sanction of Panchayat or ZillaParishad up to maximum limit of floor as per sanction plan of the Jemua Gram Panchyet and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient times the Landowners could not be able to take any steps for the said development and as such the Landowners are searching a Developer for the said development works.

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

**I-DEFINITION**

1. **LANDOWNERS** :-Shall means [1] Mrs. **LOTIKA RUIDAS**, [2] Mr. **TAPAN RUIDAS** , (3) Mr. **TARUN RUIDAS** , (4) Mr. **GOUTAM DAS** , (5) Mr. **RAJU BOSE** , [6]Mr. **Utpal Basu**.
2. **DEVELOPER**:-Shall mean **OM BUILDERS [Pan No-AAGFO7113C ] A Partnership firm** having its Regd office at C/o. Sujan Mukherjee, Village- Bamunara, P.O. Bamunara, P.S. Kanksa, Pin:713212, Dist-Paschim Barddhaman, West Bengal.
3. **LAND**:-Shall mean **Danga Land** measuring an area of 27 Decimal under Mouza- Kaliganj J.L.No-83, L.R J.L.No-110, under the jurisdiction of Jemua Gram Panchayat at Dist-Paschim Barddhaman, P.S-Newtownship, West Bengal.
4. **BUILDING**:- Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the **FIRST SCHEDULE**.
5. **ARCHITECT (S)**: Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
6. **PANCHYAT**:- Shall mean the Jemua Gram Panchyet and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.

7. **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Jemna Gram Panchayat and shall also include variations/modifications, alterations therein that may be made by the Owners herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
8. **CONSIDERATION:** means Developer will give as per allocation together with the undivided importable proportionate share and/or interest in the said land and the common portions.
9. **DEVELOPER'S AREA:** Shall mean which is described as per allocation after owners' allocation together with the undivided importable proportionate share and/or interest in the said land and the common portions.
10. **UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.
11. **PROJECT:** Shall mean the work of development undertake and to be done by the Owners herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/ Flat/ s/Car Parking Space/s and Others be taken over by the Unit/Flat and occupiers.
12. **FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockout, transport strike, Lockdown, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.
- a. **PURCHASER/S** shall mean and include:
- A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns.

- C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
- D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.
- b. **Masculine gender:** Shall include the feminine and neuter gender and vice versa.
- c. **Singular number:** Shall include the plural and vice-versa.

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

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

**IV: - DURATION:** - This agreement is made for a period of 42 months from the date of sanction of Plan with a grace period of 6 month.

**V:- SCOPE OF WORK:-** The Developer shall construct a multistoried building according to sanctioned plan of Jenua Gram Panchayat & Paschim Bardhaman Zilla Parishad over and above the First Schedule Land.

**VI:- OWENER DUTY & LIABILITY:-**

1. The Owner have offered total land of 27 Decimal for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That a land survey shall conducted by them if it is found that original land is less than the land offered by the land owners then the same shall be rectified at the time of registration of Development Agreement.
3. That all the land related dispute shall be resolved by the land owners .
4. That the Owner shall within 15 (Fifteen) days from this agreement shall vacate and deliver the vacant and peaceful possession of the 1st Schedule property to the developer.
5. The Owner hereby declared that :-
  - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot,
  - b) The said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.

- c) There is no agreement between the Owner and any other party (except OM BUILDERS) either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
- d) Sec-202 of Indian contract Act will be taken into consideration in case of death of any of the landowner.
- e) That the Owner also agreed to give full authority & power to Developer to do & execute all lawful acts, deeds things for the Owner and on their behalf in respect of all activities related to developing and construction of a housing complex on The said land i.e, receive sanctioned plan from the Jemua Gram Panchayat, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done on that behalf and sale of flats/apartments to the prospective buyer(s) and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed by the Owner and the Owner shall agree to ratify all acts and things lawfully done by the developer.
- f) That land related dispute shall be resolved by the Land owner.
- g) That GST in relation to the owner's allocation Flat shall be borne by the Landowners themselves.

**VI: - OWNER DUTY & LIABILITY:-**

- 6. The owner will delivered the "A" schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.
- 7. That owner hereby declare that the Schedule mentioned land is free from all encumbrances and any question regarding land, the owner is answerable for the same and if any dispute found in future that shall be meet up by the Owner the cost of the same shall be bear by the Developer but same shall be deducted from the Owners Allocation.
- 8. That the Owner shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the 1<sup>st</sup> Schedule property to the second party and also shall supply all original sale deed, chain deed, LR Parcha, Conversion Certificate.

9. The Owners hereby declared that :-

- a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
  - b) There is no agreement between the Owners and any other party except **OM BUILDERS/ETHER** for sale or for development and construction of housing complex and the said land is free from any encumbrance.
10. That the Owners have agreed that they are personally present before the Registering Authority to sign all the agreement for sell and all deeds of conveyance for selling the Flats to the prospective buyer as Landowners.
11. That the Owners also agreed that they will execute a power of attorney and appointed the Developer party to do & execute all lawful acts, deeds things for the owners and on their behalf in respect of all activities related to developing and construction of a housing complex on the said land i.e receive sanctioned plan from the Panchayat, ZillaParishad such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority.
12. That to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against landowners in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers and accept booking money, advance and consideration money.

**VII-DEVELOPER DUTY, LIABILITY & responsibility:-**

1. The developer **OM BUILDERS** Confirms, accepts and assure the Owner that they are fully acquainted with, aware of the process/formalities related to similar project in Corporation area and fully satisfied with the papers / documents related to the Ownership, physical measurement of the said land , litigation free possession, suitability of the site and viability of the said project and will not raise any objection with regard thereto.
2. The developer confirms and assures the Owner that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the Owner do not have any liability and or responsibility to finance and execute the project or part thereof.

3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the Owner & the Architect before submission to the Corporation/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the Owner and developer. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the Owner and Developer.
4. That the Developer shall be responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer(s) of the proposed flats.
5. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement. The Owner shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible the said incident or damage or loss during construction.
6. That the Developer shall complete the Development work/Construction of building/flat at his own cost and expenses within 42 months from the date of this agreement, with further additional period of 6 months if needed both the cases the time shall be computed on and from the date of agreement
7. That the Developer shall not make the Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in case of failure in such cases the Developer shall be entirely responsible.
8. That Developer shall agreed to indemnify the land owner from the obligation of paying Income Tax, sales tax or any other duties levies either by the State Government or Central Government or statutory local authorities from his part which are required to pay for the profits which be derived after selling the flats to the prospective buyer. In case the Developer fails to deliver the possession of the Flats to the prospective buyers then the Developer himself shall be responsible and answerable for the same. In case for any default in the part of Developer any legal action will take, then the Developer shall personally liable for the said consequences under any circumstances the Owner are not responsible for the same.

9. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and second party shall take all the necessary step to save the property from any kind of encroachment by the adjacent Landowners.
10. That the Developer shall not make Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and or to deliver correctly the same to the intending purchasers.
11. That by force of this development agreement no right, title, interest is transferred by the landowners in the hands of developer.

**VIII-Rate of residual portion :**

At the time of allocation of Flat in favour of the landowners if any fraction arises in respect of area of flat on that score the rate of the fractioned area will be @ Rs. 1600/- per Sq. Feet.

**X-Cancellation**

1. The Owners have no right to cancel and/or rescind this agreement after getting all the statutory permission by the Developer.

**2. XI-Miscellaneous :-**

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- b) Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) Dispute- That all disputes and differences arising out of this agreement shall be referred to Arbitrator **Advocate J.N.Sinha** for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.
- d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owners time to time.
- e) The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.

- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.
- g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney.
- h) A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense for a guarantee period of next six months after handing over of physical possession of the flats.
- i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- j) The LANDOWNERS and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- k) That by this development agreement no right title and interest is transferred to the developer by the LANDOWNERS.
- l) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the landowners without reimbursement of the same and the landowners shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

**"A" SCHEDULE ABOVE REFERRED TO**  
**(Description of Land)**

All that piece and parcel **Danga Land** measuring an area of 27 Decimal under Mouza-Kaliganj J.L.No-83, L.R J.L.No-110, under the jurisdiction of Jemua Gram Panchayat at Dist-Paschim Barddhaman, P.S-Newtownship, West Bengal as follows :

R.S. Plot No	L.R Plot No	L.R. Khatian No	R.S. Khatian No	Area	Owner
1430,1430	1674	851	76	02 Decimal	Raju Bose 2.25 Katha
1430,1430	1672	851	76	02 Decimal	
1430	1672	850	76	04 Decimal	Utpal Bose
1430	1674	850	76	03 decimal	4 Katha
1430,1431	1672	691	76	01 decimal	Bandana Das
1425	1676	691	88	03 decimal	
1430,1431	1674	690	76	01 decimal	Latika Ruidas
1425	1676	690	88	04 decimal	
1430,1431	1672	692	76	01 decimal	Tapan Ruidas
1425	1676	692	88	03 decimal	
1425	1676	693	88	03 decimal	Tarun Ruidas
Total:				27 Decimal	

Total Land is Butted and Bounded by:-

North:-6 ft wide Passage & House of Shankar Babu.

South:-Drain.

East:- 20 ft wide Metal Road.

West:-House of R. Bauri.

**"B" Schedule above referred to**  
**( LANDOWNERS ALLOCATION )**

LANDOWNERS will get 27 % of Super built up area as sanctioned by Jemua Gram Panchayat over structure from 1st Floor to 5<sup>th</sup> Floor and if the authority permits to construct structure over G+5 and upto G+7 ( i.e. 6<sup>th</sup> Floor & 7<sup>th</sup> Floor ) on that score the landowners will entitled to get 13 % of Super built up area as sanctioned by Jemua Gram Panchayat and if the authority permits to construct structure over G+7 on that score the landowners will not get any amount of consideration either in flats or in Money consideration over the said floor and the developer have the sole authority over the said floor.

**And the landowners will also get the Refundable advance as follows:**

Name of Landowner	Amount in Rupees	Payment Mode
Mrs. LOTIKA RUIDAS, Mr. TAPAN RUIDAS, Mr. TARUN RUIDAS, Mr. GOUTAM DAS	Rs. 2,50,000/-	At the time of Agreement
Mr. RAJU BOSE	Rs. 50,000/-	At the time of Agreement
Mr. Utpal Basu	Rs. 2,00,000/-	At the time of Agreement
Mrs. LOTIKA RUIDAS, Mr. TAPAN RUIDAS, Mr. TARUN RUIDAS, Mr. GOUTAM DAS	Rs. 5,00,000/-	Within three months from the date of completion of Foundation work
Mr. RAJU BOSE	Rs. 50,000/-	Within three months from the date of completion of Foundation work
Total Rs. 10,50,000/- [ Rupees Ten Lakh Fifty Thousand ] only		

Specific Flat allotted to Mr. Utpal Basu & Mr. RAJU BOSE & Car Parking Space	
Mr Utpal Basu out of his own allocation will get one Flat over the 2 <sup>nd</sup> floor South Side & One Car Parking Space.	Mr. RAJU BOSE out of his own allocation will get one Flat over the 2 <sup>nd</sup> floor South-East Side & One Car Parking Space.

Whereas "Three Numbers" of Car Parking Space in the Ground Floor will be allotted to the Landowners no 1 to 4.

Whereas The Landowner no- 5 will not get any amount of consideration either in Flat allocation or in monetary consideration.

But in no case the LANDOWNERS will be entitled to make any other claim or consideration in any manner whatsoever either in Flat allocation or in monetary consideration.

The common area e.g. corridor, stair, lift space etc will be treated as undivided importable proportionate share and/or interest in the said land and the common portions will also be treated as super built up area.

"C" Schedule Above Referred To

(Developer's Allocation)

DEVELOPER'S ALLOCATION shall mean all entire building 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 of the total Construction | Super Built Up Area | as aforesaid and together with the conveyance/ conveyances and taking all sale price partly and/or 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.

 It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of Landowners, and Developer 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 17th day of August 2020 before ADSR Durgapur.

WITNESSES:-

- 1. Bhakta Pal.
- 2. Bindyanti Pal.
- Durgapur east  
city center, apt-16
- 2. Gouti Bose  
Rajshat  
Ker-136

- [Signature]
- Tapas Kumar
- Tarun Prasad
- Goudam Das
- Anandi Mrs.
- Raju Bose

Constituted attorney of Mr. Utpal Basu

- Chaitali Basu

Signature of the LANDOWNERS

- For OM BUILDERS  
Santimoy Bhattacharya  
Partner
- For OM BUILDERS  
Debasis Bhattacharya  
Partner
- For OM BUILDERS  
Shrabani Chatterjee  
Partner
- For OM BUILDERS  
Shrabani Banerjee  
Partner
- For OM BUILDERS  
Paulomi Dutta  
Partner

Signature of the ~~Partner~~

Drafted and typed by me

Poushpa Banerjee  
Advocate, Durgapur Court  
En No-F-413/399 of 2011

STAMP  
13/2/20



**SPECIAL POWER OF ATTORNEY**

THIS DEED OF POWER OF ATTORNEY is executed by

**Mr. Utpal Basu | Pan No-BBEPB3764L** | son of Late Jitendra Nath Bose, by occupation: Service by faith: Hindu, by nationality: Indian, permanently residing at Garikhana, Chaibasa, Bihar, Presently Residing at . Doha, QATAR.

**In Favour Of My Wife**

**Mrs. Chaitali Basu | Pan No- BBEPB3766J** | wife of Utpal Basu, by occupation: Housewife, by faith: Hindu, by nationality: Indian, residing at Flat No. 101,Block - C, Green Valley Complex, Phase -I, Chiriyia More . Kaikhali, , Kolkata 700136, West Bengal, India.

WHEREAS I am presently residing at Doha, QATAR, as such it is not possible for me to look after my property but I am in need to develop my schedule described property through any reputed developer as per choice of my attorney /wife for which I am need to execute this special power of attorney for execution of development agreement with developer

BY THIS POWER OF ATTORNEY, I do hereby appoint **Mrs. Chaitali Basu** as my attorney for me and on my behalf to appear before the office of the **ADSR, Durgapur** for execution of development agreement and to present the same for registration of the deed to admit on my behalf the following acts:

To represent me and sign on my behalf in the office of the Addl. District Sub-Registrar for the purpose of development agreement and for to execute sale deed.

To sign, execute any deed for receiving the possession of the said apartment described above on my behalf and to execute any other document necessary to accomplish the aforesaid purpose.

And I do hereby agree and undertake to ratify, confirm and be bound by what my said attorney shall or purport to do or cause to be done by virtue of those present as if the same have been done by me personally

*Utpal Basu*

WITNES I

ARVIND KUMAR SINGH

P.N. L-4585318

*Arvind Singh*

Date of Expiry - 16-04-2024

QID No. 25935610684



WITNES ~~II~~

~~MICHAEL ELNAJJAR~~

~~P.N. LR 1234507~~

~~Date of Expiry - 22-01-2024~~

QID No - 29342200513

WITNES - SANDHYA CHAVAKULA

P.N - H9067708

ಸಂಪನ್ಮೂಲ ಸಂರಕ್ಷಣೆ

QID - 279356.45524

SCHEDULE OF PROPERTY.

All the piece and parcel Danga Land measuring an area of 4 Katha or 7 decimal comprising in Plot No-RS-1430, corresponding to Plot no-LR-1672 area 4 decimal under Khatian no LR-850 and under Plot no-LR-1674 area 3 decimal under Khatian no LR-850 within the Mouza-Kaliganj, J.I No-110, P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal which is have acquired by way of regd deed of sale being no-6721 of 2006 which is Batted and bounded as follows : North: 6 ft Wide Passage, South: Land of Raju Bose, East: 16 ft wide concrete Road, West : Land of Haren Pal.

Utpal Basu.

Signature



LITPAL BASU

P.No - 23842318

Date of Expiry - 20-02-2028

QID.No - 26035618731

भारत का न्यायदाता कार्यालय, दोहा [कतार]  
Embassy of India, Doha [Qatar]

01659 22/1/2020

सिद्ध होना के लिए प्रमाणित है।  
Signed in my presence.



सुमित्रा मोहन  
Sumitra Mohan  
अटारी  
Attache  
भारतीय राजदूतावास Embassy of India  
दोहा [कतार] Doha [Qatar]

The Embassy of India does not accept any responsibility for the contents of this document



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

GRN: 19-202021-006221413-1

GRN Date: 17/08/2020 13:54:08

BRN: CKN5636971

Payment Mode Online Payment

Bank: State Bank of India

BRN Date: 17/08/2020 13:55:49

**DEPOSITOR'S DETAILS**

Id No.: 2000967993/5/2020  
[Query No./Query Year]

Name: LOTIKA RUIDAS

Contact No.: Mobile No.: +91 9476229899

E-mail:

Address: VILL KALIGANJ PO ARRAH DURGAPUR 713212

Applicant Name: Mr Prasanta Bandyopadhyay

Office Name:

Office Address:

Status of Depositor: Seller/Executants

Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement  
Payment No 5

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	2000967993/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	2011
2	2000967993/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	10514

**Total**

\* 12525

In Words: Rupees Twelve Thousand Five Hundred Twenty Five only

# FINGER PRINT & PHOTOCOPY

Left hand						 Poojani Dutta
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Poojani Dutta*

Left hand						 Shrabani Chatterjee
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Shrabani Chatterjee*

Left hand						 Shrabani Banerjee
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

*Shrabani Banerjee*

# FINGER PRINT & PHOTOCOPY

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Yashraj S. S. W. S.*

						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Tapen Rijda*

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Tapen Rijda*

# FINGER PRINT & PHOTOCOPY

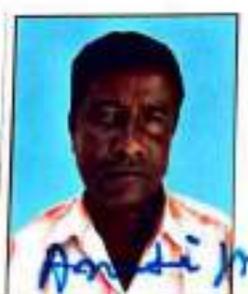
Left hand	Little	Ring	Middle	fore	Thumb	 Gowdara Des
Right hand	Thumb	fore	Middle	Ring	Little	

Gowdara Des

Signature & Photograph is duly attested by me

	Little	Ring	Middle	fore	Thumb	 Raju Bose.
Right hand	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Raju Bose*

Left hand	Little	Ring	Middle	fore	Thumb	 Anade Des
Right hand	Thumb	fore	Middle	Ring	Little	

Anade Des

# FINGER PRINT & PHOTOCOPY

Left hand						 <i>Santimay Bhattacharya</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Santimay Bhattacharya*

						 <i>Debasish Bhattacharya</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Debasish Bhattacharya*

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

# FINGER PRINT & PHOTOCOPY

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Chaitali Dasg.

Right hand						
	Little	Ring	Middle	fore	Thumb	
Left hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. DURGAPUR, District Name :Burdwan

Signature / LTI Sheet of Query No/Year 02062000967993/2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Lotika Ruidas Vill Kaliganj, P.O:- Arrah, P.S:- Kanksa, District:- Burdwan, West Bengal, India, PIN - 713212	Land Lord			
2	Mr Tapan Ruidas Vill Kaliganj, P.O:- Arrah, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212	Land Lord			
3	Mr Tarun Ruidas Vill Kaliganj, P.O:- Arrah, P.S:- Kanksa, District:- Burdwan, West Bengal, India, PIN - 713212	Land Lord			

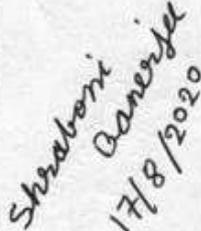
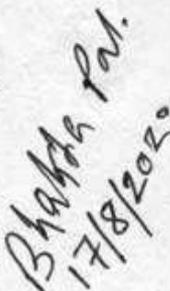
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Goutam Das Vill Kaliganj, P.O:- Arrah, P.S:- Kanksa, District:- Burdwan, West Bengal, India, PIN - 713212	Land Lord	 Goutam Das	1275 	Goutam Das 17/08/20
5	Mr Anadi Das Vill Kaliganj, P.O:- Arrah, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212	Land Lord	 Anadi Das	1276 	Anadi Das 17/08/20
6	Mr Raju Bose Vill Kaliganj, P.O:- Arrah, P.S:- Kanksa, District:- Burdwan, West Bengal, India, PIN - 713212	Land Lord	 Raju Bose	1277 	Raju Bose 17/08/2020
7	Mrs Chaitali Basu Flat No. 101, Block C, Green Vally Complex , Phase 1, Chiriya More, Kaikhali, P.O:- Kaikhali, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136	Attorney of Land Lord [Mr Utpal Basu]		1278 	Chaitali Basu 17/08/20

i. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mr Santimoy Bhattacharjee Vill Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:- Burdwan, West Bengal, India, PIN - 713212	Represent ative of Developer [Om Builders ]	 Santimoy Bhattacharjee	 1279	Santimoy Bhattacharjee 12/08/2020
9	Mr Debasish Bhattacharjee Vill Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:- Burdwan, West Bengal, India, PIN - 713212	Represent ative of Developer [Om Builders ]	 Debasish Bhattacharjee	 1280	Debasish Bhattacharjee 17/08/2020
10	Mrs Shrabani Chatterjee 18A/5, Tetikhola, P.O:- Tetikhola, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212	Represent ative of Developer [Om Builders ]	 Shrabani Chatterjee	 1281	Shrabani Chatterjee 17/08/2020
11	Mrs Poulomi Dutta B 108, Marbold Street, Bidhannagar, P.O:- Bidhannagar, P.S:- New Township, District:- Burdwan, West Bengal, India, PIN - 713212	Represent ative of Developer [Om Builders ]	 Poulomi Dutta	 1282	Poulomi Dutta 17/08/2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
12	Mrs Shraboni Banerjee Banerjee Para, Sonamukhi, P.O:- Sonamukhi, P.S:- Sonamukhi, District:- Bankura, West Bengal, India, PIN - 722207	Representative of Developer [Om Builders]		 1283	 Shraboni Banerjee 17/8/2020
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Bhakta Pal Son of Mr Baidyanath Pal Durgapur Court, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:- Burdwan, West Bengal, India, PIN - 713216	Mrs Lotika Ruidas, Mr Tapan Ruidas, Mr Tarun Ruidas, Mr Goutam Das, Mr Anadi Das, Mr Raju Bose, Mrs Chaitali Basu, Mr Santimoy Bhattacharjee, Mr Debasish Bhattacharjee, Mrs Shrabani Chatterjee, Mrs Poulomi Dutta, Mrs Shraboni Banerjee			 Bhakta Pal. 17/8/2020

(Partha Bairagya)

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

## Major Information of the Deed

Deed No :	I-0206-03673/2020	Date of Registration	25/08/2020
Query No / Year	0206-2000967993/2020	Office where deed is registered	
Query Date	17/08/2020 11:27:25 AM	0206-2000967993/2020	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713216, Mobile No. : 9476229899, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 10,50,000/-]		
Set Forth value	Market Value		
Rs. 12/-	Rs. 56,70,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,011/- (Article:48(g))	Rs. 10,514/- (Article:E, E, B)		
Remarks			

### Land Details :

District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Kaliganj, JI No: 110, Pin Code : 713206

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1430	RS-76	Vastu	Danga	4 Dec	1/-	8,40,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L2	RS-1430	RS-76	Vastu	Danga	7 Dec	1/-	14,70,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L4	RS-1431	RS-76	Vastu	Danga	0.5 Dec	1/-	1,05,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L5	RS-1425	RS-88	Vastu	Danga	3 Dec	1/-	6,30,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L6	RS-1430	RS-76	Vastu	Danga	0.5 Dec	1/-	1,05,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L7	RS-1431	RS-76	Vastu	Danga	0.5 Dec	1/-	1,05,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L8	RS-1425	RS-88	Vastu	Danga	4 Dec	1/-	8,40,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,

L9	RS-1430	RS-76	Vastu	Danga	0.5 Dec	1/-	1,05,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L10	RS-1431	RS-76	Vastu	Danga	0.5 Dec	1/-	1,05,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L12	RS-1425	RS-88	Vastu	Danga	3 Dec	1/-	6,30,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>23.5Dec</b>	<b>10 /-</b>	<b>49,35,000 /-</b>	

District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Kaliganj, JI No: 110, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	RS-1430	RS-76	Vastu	Danga	0.5 Dec	1/-	1,05,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L11	RS-1425	RS-88	Vastu	Danga	3 Dec	1/-	6,30,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>3.5Dec</b>	<b>2 /-</b>	<b>7,35,000 /-</b>	
		<b>Grand Total :</b>			<b>27Dec</b>	<b>12 /-</b>	<b>56,70,000 /-</b>	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs Lotika Ruidas (Presentant )</b> Daughter of Mr Indra Kumar Ruidas Vill Kaliganj, P.O:- Arrah, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BVxxxxxx1E, Aadhaar No: 31xxxxxxxx7249, Status :Individual, Executed by: Self, Date of Execution: 17/08/2020 , Admitted by: Self, Date of Admission: 17/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2020 , Admitted by: Self, Date of Admission: 17/08/2020 ,Place : Pvt. Residence
2	<b>Mr Tapan Ruidas</b> Son of Late Shyamapada Ruidas Vill Kaliganj, P.O:- Arrah, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AQxxxxxx2K, Aadhaar No: 82xxxxxxxx8193, Status :Individual, Executed by: Self, Date of Execution: 17/08/2020 , Admitted by: Self, Date of Admission: 17/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2020 , Admitted by: Self, Date of Admission: 17/08/2020 ,Place : Pvt. Residence
3	<b>Mr Tarun Ruidas</b> Son of Late Shyamapada Ruidas Vill Kaliganj, P.O:- Arrah, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AQxxxxxx1L, Aadhaar No: 57xxxxxxxx8046, Status :Individual, Executed by: Self, Date of Execution: 17/08/2020 , Admitted by: Self, Date of Admission: 17/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2020 , Admitted by: Self, Date of Admission: 17/08/2020 ,Place : Pvt. Residence

4	<b>Mr Goutam Das</b> Son of Mr Anadi Das Vill Kaliganj, P.O:- Arrah, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EKxxxxxx9Q, Aadhaar No: 43xxxxxxx5859, Status :Individual, Executed by: Self, Date of Execution: 17/08/2020 , Admitted by: Self, Date of Admission: 17/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2020 , Admitted by: Self, Date of Admission: 17/08/2020 ,Place : Pvt. Residence
5	<b>Mr Anadi Das</b> Son of Late Banshi Das Vill Kaliganj, P.O:- Arrah, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: GHxxxxxx1E, Aadhaar No: 47xxxxxxx2406, Status :Individual, Executed by: Self, Date of Execution: 17/08/2020 , Admitted by: Self, Date of Admission: 17/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2020 , Admitted by: Self, Date of Admission: 17/08/2020 ,Place : Pvt. Residence
6	<b>Mr Raju Bose</b> Son of Mr Jatin Bose Vill Kaliganj, P.O:- Arrah, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx5J, Aadhaar No: 85xxxxxxx1321, Status :Individual, Executed by: Self, Date of Execution: 17/08/2020 , Admitted by: Self, Date of Admission: 17/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2020 , Admitted by: Self, Date of Admission: 17/08/2020 ,Place : Pvt. Residence
7	<b>Mr Utpal Basu</b> Son of Jitendra Nath Basu Garikhana Chaibasa, P.O:- Chaibasa, P.S:- CHAIBASA SADAR, District:-Pashchimi Singhbhum,Jharkhand, India, PIN - 833201 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BBxxxxxx4L, Aadhaar No: 89xxxxxxx6922, Status :Individual, Executed by: Attorney, Executed by: Attorney

#### Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Om Builders</b> Vill Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212 , PAN No.:: AAxxxxxx3C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs Chaitali Basu</b> Wife of Utpal Basu Flat No. 101, Block C, Green Vally Complex , Phase 1, Chiriya More, Kaikhali, P.O:- Kaikhali, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: BBxxxxxx6J, Aadhaar No: 30xxxxxxx8978 Status : Attorney, Attorney of : Mr Utpal Basu

#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Santimoy Bhattacharjee</b> Son of Mr Dilip Bhattacharjee Vill Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx3P, Aadhaar No: 36xxxxxxx0686 Status : Representative, Representative of : Om Builders (as partner)

2	<b>Mr Debasish Bhattacharjee</b> Son of Mr Maheswar Bhattacharjee Vill Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx7A, Aadhaar No: 39xxxxxxxx3296 Status : Representative, Representative of : Om Builders (as partner)
3	<b>Mrs Shrabani Chatterjee</b> Wife of Tanmoy Chatterjee 18A/5, Tetikhola, P.O:- Tetikhola, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx2K, Aadhaar No: 57xxxxxxxx8951 Status : Representative, Representative of : Om Builders (as partner)
4	<b>Mrs Poulomi Dutta</b> Daughter of Mr Utpal Dutta B 108, Marbold Street, Bidhannagar, P.O:- Bidhannagar, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: FHxxxxxx4L, Aadhaar No: 58xxxxxxxx4974 Status : Representative, Representative of : Om Builders (as partner)
5	<b>Mrs Shrabani Banerjee</b> Wife of Sujan Mukherjee Banerjee Para, Sonamukhi, P.O:- Sonamukhi, P.S:- Sonamukhi, District:- Bankura, West Bengal, India, PIN - 722207, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CDxxxxxx4F, Aadhaar No: 91xxxxxxxx3897 Status : Representative, Representative of : Om Builders (as partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Bhakta Pal</b> Son of Mr Baidyanath Pal Durgapur Court, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:- Burdwan, West Bengal, India, PIN - 713216			
Identifier Of Mrs Lotika Ruidas, Mr Tapan Ruidas, Mr Tarun Ruidas, Mr Goutam Das, Mr Anadi Das, Mr Raju Bose, Mrs Chaitali Basu, Mr Santimoy Bhattacharjee, Mr Debasish Bhattacharjee, Mrs Shrabani Chatterjee, Mrs Poulomi Dutta, Mrs Shrabani Banerjee			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Raju Bose	Om Builders-4 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapan Ruidas	Om Builders-0.5 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapan Ruidas	Om Builders-3 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Mr Tarun Ruidas	Om Builders-3 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Utpal Basu	Om Builders-7 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Goutam Das	Om Builders-0.25 Dec
2	Mr Anadi Das	Om Builders-0.25 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Goutam Das	Om Builders-0.25 Dec
2	Mr Anadi Das	Om Builders-0.25 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Goutam Das	Om Builders-1.5 Dec
2	Mr Anadi Das	Om Builders-1.5 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mrs Lotika Ruidas	Om Builders-0.5 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mrs Lotika Ruidas	Om Builders-0.5 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mrs Lotika Ruidas	Om Builders-4 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapan Ruidas	Om Builders-0.5 Dec

**On 17-08-2020**

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

Presented for registration at 18:30 hrs on 17-08-2020, at the Private residence by Mrs Lotika Ruidas , 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 56,70,000/-

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

Execution is admitted on 17/08/2020 by 1. Mrs Lotika Ruidas, Daughter of Mr Indra Kumar Ruidas, Vill Kaliganj, P.O: Arrah, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife, 2. Mr Tapan Ruidas, Son of Late Shyamapada Ruidas, Vill Kaliganj, P.O: Arrah, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 3. Mr Tarun Ruidas, Son of Late Shyamapada Ruidas, Vill Kaliganj, P.O: Arrah, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 4. Mr Goutam Das, Son of Mr Anadi Das, Vill Kaliganj, P.O: Arrah, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 5. Mr Anadi Das, Son of Late Banshi Das, Vill Kaliganj, P.O: Arrah, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 6. Mr Raju Bose, Son of Mr Jatin Bose, Vill Kaliganj, P.O: Arrah, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Indetified by Mr Bhakta Pal, , , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, 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 17-08-2020 by Mr Santimoy Bhattacharjee, partner, Om Builders, Vill Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr Bhakta Pal, , , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 17-08-2020 by Mr Debasish Bhattacharjee, partner, Om Builders, Vill Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr Bhakta Pal, , , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 17-08-2020 by Mrs Shrabani Chatterjee, partner, Om Builders, Vill Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr Bhakta Pal, , , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 17-08-2020 by Mrs Poulomi Dutta, partner, Om Builders, Vill Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr Bhakta Pal, , , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 17-08-2020 by Mrs Shraboni Banerjee, partner, Om Builders, Vill Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr Bhakta Pal, , , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

**Executed by Attorney**

Execution by Mrs Chaitali Basu, , Wife of Utpal Basu, Flat No. 101, Block C, Green Vally Complex , Phase 1, Chiriya More, Kaikhali, P.O: Kaikhali, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession House wife as the constituted attorney of Mr Utpal Basu Garikhana Chaibasa, P.O: Chaibasa, Thana: CHAIBASA SADAR, , Pashchimi Singhbhum, JHARKHAND, India, PIN - 833201 is admitted by him

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk



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

**On 18-08-2020**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,514/- ( B = Rs 10,500/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,514/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 17/08/2020 1:55PM with Govt. Ref. No: 192020210062214131 on 17-08-2020, Amount Rs: 10,514/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKN5636971 on 17-08-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,011/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 10230, Amount: Rs.5,000/-, Date of Purchase: 07/08/2020, Vendor name: Somnath Chatterjee  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 17/08/2020 1:55PM with Govt. Ref. No: 192020210062214131 on 17-08-2020, Amount Rs: 2,011/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKN5636971 on 17-08-2020, Head of Account 0030-02-103-003-02



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

**On 25-08-2020**

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

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



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

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 0206-2020, Page from 88139 to 88206**

**being No 020603673 for the year 2020.**



**(Partha Bairaggya) 2020/08/25 05:15:55 PM**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. DURGAPUR**

**West Bengal.**

**(This document is digitally signed.)**