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I-7351/23

THIRUPAN



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 179292

K 179292

1.18/13
 18.02.22
 S. Sen Gupta
 Adv

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

A.D.S.R. Duroy
 Sub-Registrar

28 JUL 2023

DEVELOPMENT AGREEMENT

SINo. 3224 Date 28/07/23
Sold to Max Kali Developers
Address D.7801
Value of Stamp 5800/-
Date of Purchase of the stamp
Paper from Treasury
Name of the Treasury from
Durgapur



07 JUL 2023

Chatterjee
Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-18
Licence No. 1/2018-17



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

28 JUL 2023

THIS DEVELOPMENT AGREEMENT entered into this 28th
day of July, 2023 A.D.

BY AND BETWEEN

1. **MR. SUBHENDU MUKHERJEE** (PAN: CSCPM1730K) (Aadhaar No. 4070 1137 7604), son of Kalidas Mukherjee, of Nadiha, Durgapur, P.O.: -Durgapur, P.S.: -Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713218, by faith: Hindu, by occupation: Others, Citizen of India,
2. **MS. SADHANA MUKHERJEE** (PAN: HLBPM0001A) (Aadhaar No. 2191 5508 5864), wife of Kalidas Mukherjee, of Nadiha, Durgapur, P.O.: -Durgapur, P.S.: - Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713218, by faith: Hindu, by occupation: Others, Citizen of India,
3. **MR. KRISHNENDU MUKHERJEE** (PAN: CTSPM3625E) (Aadhaar No. 2926 9799 1716), son of Durgadas Mukherjee, of Nadiha, Durgapur, P.O.: -Durgapur, P.S.: - Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713218, by faith: Hindu, by occupation: Others, Citizen of India,
4. **MS. DIPTI MUKHERJEE** (PAN: CTSPM3616B) (Aadhaar No. 749462342764), wife of Durgadas Mukherjee, of Nadiha, Durgapur, P.O.: - Durgapur, P.S.: - Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713218, by faith: Hindu, by occupation: Others, Citizen of India,
5. **MR. KAMAL MUKHERJEE** (PAN: ADSPM6031G) (Aadhaar No. 807124677483), son of Mr Basudeb Mukherjee, of Station Road, Durgapur Bazar, Durgapur, P.O.: - Durgapur, P.S.: -Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713201, by faith: Hindu, by occupation: Others, Citizen of India,
6. **MR. INDRIL MUKHERJEE** (PAN: CYEPM2053D) (Aadhaar No. 227846402280), son of Kamal Mukherjee, of Station Road, Durgapur Bazar, Durgapur, P.O.: - Durgapur, P.S.: - Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713201, by faith: Hindu, by occupation: Others, Citizen of India,
7. **MS. SHASHWATI MUKHERJEE** (PAN: BFQPM8982P) (Aadhaar No. 828442182010), wife of Bishnu Baran Mukherjee, of Station Road, Durgapur Bazar, Durgapur, P.O.: -Durgapur, P.S.: - Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713201, by faith: Hindu, by occupation: Others, Citizen of India,
8. **MR. INDRANIL MUKHERJEE** (PAN: AFRPM5710K) (Aadhaar No. 8072 9240 1394), son of Nilratan Mukherjee, of Station

Road, Durgapur Bazar, Durgapur, P.O.: - Durgapur, P.S.: -
Coke Oven, District: - Paschim Bardhaman, West Bengal,
India, PIN: - 713201, by faith: Hindu, by occupation: Others,
Citizen of India, and

9. **MS. SUBHRA MUKHERJEE** (PAN: CGMPM6106K) (Aadhaar No. 6366 6007 9441), wife of Indranil Mukherjee, of Station Road, Durgapur Bazar, Durgapur, P.O.: - Durgapur, P.S.: - Coke Oven, District: - Paschim Bardhaman, West Bengal, India, PIN: - 713201, by faith: Hindu, by occupation: Others, Citizen of India,

hereinafter collectively referred to and called as the "**LAND OWNERS**" (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART**

AND

M/S MAA KALI DEVELOPERS (PAN: ABTFM0983G), a partnership firm within the meaning of law, having its office at Santiban Park, Sanjib Sarani, P.O.: Durgapur, P.S.: Coke-Oven, Dist.: Paschim Bardhaman (West Bengal), PIN-713201, consisting of two partners, namely, (1) **MR. SURJA SEKHAR BANERJEE** (PAN: AQWPB7272R) (Aadhaar No.: 6169 8379 5858), son of Late Sunil Banerjee, by faith Hindu, by occupation Business, by nationality Indian, resident of Santiban Park, Sanjib Sarani, P.O. Durgapur, P.S. Coke-Oven, Dist. Paschim Bardhaman (West Bengal), PIN-713201, and (2) **MR. MAHADEV CHAKRABORTY** (PAN: AHPPC7982B) (Aadhaar No.: 4936 2560 3858), son of Mr. Ajoy Chakraborty, by faith Hindu, by occupation Business, by nationality Indian, resident of Vill. Bandra, P.O. Gopalpur, Durgapur, P.S. Kanksa, Dist. Paschim Bardhaman (West Bengal), PIN-713212, represented by any of its partners, which firm is hereinafter referred to and called as the "**DEVELOPER**" (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

WHEREAS the Land Owners herein got the land described in the First Schedule appearing hereinbelow by way of nine Gift Deeds—

- (i) being No. I-5038/2023, registered with the ADSR, Durgapur,
- (ii) being No. I-5045/2023, registered with the ADSR, Durgapur,
- (iii) being No. I-5180/2023, registered with the ADSR, Durgapur,
and
- (iv) being No. I-5181/2023, registered with the ADSR, Durgapur,
- (v) being No. I-5182/2023, registered with the ADSR, Durgapur,

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- (vi) being No. I-5213/2023, registered with the ADSR, Durgapur,
(vii) being No. I-5214/2023, registered with the ADSR, Durgapur,
(viii) being No. I-5215/2023, registered with the ADSR, Durgapur,
and
(ix) being No. I-5758/2023, registered with the ADSR, Durgapur;

AND WHEREAS the present Land Owners are holding and owning the said land right after they got the same by the Gift Deeds, as aforesaid;

AND WHEREAS the First Party desired to develop the First Scheduled Land by construction and development of a multi-storied residential complex, with residential and other units, upto the maximum number of floors consisting of several flats and/or parking spaces and/or other spaces/units as per such building plan as approved/sanctioned by the Municipal Corporation and/or other competent authority, and as the First Party is not having sufficient funds and/or resource for such construction and development work, the First Party was in search of a developer/promoter for the purpose of construction and development of the said land, and the Second Party, after having come to know of such intention of the First party, approached the First Party, and after prolonged discussion among the parties hereto, the First Party has agreed to assign and hand over the said land to the Second Party to construct and develop over the said land a multi-storied residential complex, with residential and other units, upto the maximum number of floors consisting of several flats and/or parking spaces and/or other spaces/units as per such building plan as approved/sanctioned by the Municipal Corporation and/or other competent authority;

NOW, THIS DEVELOPMENT AGREEMENT witnesseth and it is hereby agreed by and between the parties as follows:

1. **DEFINITIONS:** In this Agreement, the following terms/expressions, unless the context otherwise requires, shall have the following respective meanings:—

(a) **ARCHITECT(S):** "Architect(s)" shall mean such Architect(s)/Structural Engineer(s) as the Developer may from time to time appoint/engage as Architect(s)/Structural Engineer(s) for the said development project.

(b) **BUILDING:** "Building" shall mean the multi-storied residential complex/building, with residential and other units, to be constructed/developed as per the approved/sanctioned building plan at the said land by consuming

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the maximum Floor Area Ratio (FAR) available or permissible under the rules and regulations of the Municipal Corporation and/or other competent authorities for the time being in force.

- (c) **COMPETENT AUTHORITY:** "Competent Authority" shall mean Municipal Corporation and/or ADDA and shall include other authorities, be they under the State Govt./Central Govt. or they the public bodies, which may recommend, comment upon, approve, sanction, modify and/or revise the building plan.
- (d) **DEVELOPER'S ALLOCATION:** "Developer's Allocation" shall mean the entire multi-storied residential complex/building, with residential and other units, except the Land Owners' Area/Allocation, together with the undivided, impartible and proportionate ownership and interest in the common areas, portions and facilities in the said project and in the said land.
- (e) **DEVELOPER/SECOND PARTY:** "Developer"/"Second Party" shall mean the person/entity which is named and detailed as the Second Party hereinabove.
- (f) **FORCE MAJEURE:** "*Force majeure*" shall include—
- (i) any accident, mishap, natural calamity/disaster, act of God, earthquake, draught, flood, tidal waves, storm, tempest, fire, war, air raid, riot, civil commotion, civil war, strike, lockout, political instability/disturbance, epidemic, pandemic, lockdown, or shortage of labourers or other staff,
 - (ii) any prohibitory order or restriction imposed by any Municipal Corporation/Local Body or any Govt./semi-Govt./public authority or body or any Court/Tribunal/quasi-judicial authority or body,
 - (iii) publication of any new law and/or change in any law adversely affecting the project or any part or portion thereof, and
 - (iv) any circumstance beyond the control of the Developer.
- (g) **LAND:** "Land" shall mean the land mentioned in the First Schedule appearing hereunder, which has been assigned and handed over by the Land Owners/First Party to the Second Party, for its development into a

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Corporation and/or other competent authorities for the time being in force.

4. SCOPE OF WORK:

- (1) Notwithstanding anything written herein, the Developer shall construct/develop the multi-storied residential complex/building, with residential and other units, at the said land as per—
- (a) the approved/sanctioned building plan by consuming the maximum Floor Area Ratio (FAR) available or permissible under the rules and regulations of the Municipal Corporation and/or other competent authorities for the time being in force, and
 - (b) the tentative specifications set out in the Second Schedule appearing hereunder.
- (2) The Developer shall construct and develop the multi-storied residential complex/building, with residential and other units, on said land at its own costs and expenses and by using its resources and expertise and by using standard quality materials, fixtures and fittings. The Developer shall alone be liable and responsible for the development of the said land.

5. LAND OWNERS' DUTIES, OBLIGATIONS & RESPONSIBILITIES:

- (1) That the Land Owners have offered the land described in the First Schedule appearing hereunder for construction and development of a multi-storied residential complex/building consisting of several flats/apartments/parking spaces and/or other spaces/units.
- (2) That the Land Owners doth hereby declare and acknowledge that—
- (a) all the original documents pertaining to the said land, including the title deeds, *parcha* and other relevant documents necessary for the purpose of development, have been handed over by the Land Owners to the Developer;
 - (b) the Land Owners have made out a clear and marketable title to the said land free from all reasonable doubts;

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- (c) the Land Owners shall keep making out a clear and marketable title to the said land and, if at any time it is ever found that the land suffers from an encumbrance(s) or defect(s), the Land Owners—
 - (i) shall, at their own costs and expenses, clear all encumbrances and cure defects in the title, including settling all pending claims relating to the land or affecting the peaceful possession of the land, and
 - (ii) shall hand over all original documents pertaining to all such steps taken by them to the Developer;
 - (d) there is no minor interest involved in the said land;
 - (e) there subsists no agreement or contract between the Land Owners and/or any other party(s)/ person(s), except the Developer herein, either for sale of the said land or otherwise transfer of any right or interest in the said land or for construction ,or development of any complex/building on the said land or for anything whatsoever.
- (3) That the Land Owners have already handed over the vacant and peaceful possession of the said land to the Developer for the purpose of carrying out the development contemplated herein.
- (4) That the Land Owners doth hereby assure the Developer to extend the fullest co-operation for obtaining all statutory and otherwise approvals, sanctions, permissions, consents, NOCs and clearances for the project; and they hereby further assure that they shall sign and execute and otherwise prepare/cause to be prepared all the necessary papers and documents, including making the necessary declarations and affidavits, as and when required by the Developer, so that the necessary approvals, sanctions, permissions, consents, NOCs and clearances for the project are duly obtained by the Developer.
- (5) That the Land Owners doth further acknowledge that they hereby give the Developer full power and authority to do and perform all acts, deeds and things, for and on behalf of the Land Owners, for making applications and

obtaining and receiving all statutory and otherwise approvals, sanctions, permissions, consents, NOCs and clearances for the project, including the power and authority to apply for, obtain and receive—

- (a) the approved/sanctioned building plan from the Municipal Corporation and any alteration, modification, addition or revision thereof, and
 - (b) the other necessary documents from the Municipal Corporation with respect to the said construction/development work.
- (6) That the Land Owners shall also sign, execute and present, and admit execution and cause registration of, a Development Power of Attorney in favour of the Developer empowering the Developer to act for and on behalf of the Land Owners—
- (a) to sign, execute and make applications and other documents, and admit execution of all the documents, for obtaining the statutory and otherwise approvals, sanctions, permissions, consents, NOCs and clearances for the project,
 - (b) to appear before any office or authority, be a statutory or constitutional office or authority, or any Govt./semi Govt. office or authority or the Municipal Corporation to represent the Land Owners/First Party in any matter relating to the proposed development of the said land,
 - (c) to invite and accept bookings from the prospective purchasers/transferees and to collect, accept and appropriate the booking moneys, advances, allotment moneys and consideration moneys, in part or in full, in respect of the Flats/Spaces/Units pertaining to the Developer's Area in the multi-storied residential complex/building, with residential and other units, to be constructed/developed by the Developer on the said land,
 - (d) to sign, execute and present, and admit execution and cause registration of, Booking Letters, Allotment Letters, Agreements for Sale and Sale Deeds/Conveyance Deeds/Transfer Deeds for effecting allotment/sale/conveyance/transfer of the flats/spaces/units pertaining to the Developer's Allocation in the multi-storied residential complex/building, with residential and

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other units, to be constructed/developed by the Developer on the said land, and
(e) to do and perform all other acts, deeds and things for smooth and efficient development of the said land and completion of the project.

(7) That the Land Owners hereby further specifically declare and acknowledge that the Developer shall, at all points of time, be at the liberty to book, allot and sell/convey/transfer the flats/spaces/units from the Developer's Allocation to any person(s) of its choice and as per its free wish and to collect, accept and appropriate all the booking moneys/advances/allotment moneys/ consideration moneys for the same and the Land Owners doth grant their no-objection for the same and shall not ever raise any objection thereto.

(8) That the First Party hereby assures that neither they, nor any of their legal heirs or successors or any other person claiming under them, shall cause any interference or disturbance in execution or in any work relating to execution of the project for any reason whatsoever; and that the Second Party shall be able to carry on the project smoothly and without any interference or disturbance by or from the First Party or any of their legal heirs or successors or any other person claiming under them.

6. DEVELOPER'S DUTIES, OBLIGATIONS & RESPONSIBILITIES:

(1) That the Developer hereby confirms and assures that it is fully acquainted with and aware of the process/formalities related to execution of such a project in the Municipal Area and is satisfied with the papers/documentations, as furnished by the Land Owners, relating to the title of the said land and also as to suitability of the site and viability of the project on the said land.

(2) That the Developer hereby further confirms and assures that it has all the financial and other resources to meet and comply with the financial and other obligations required for execution and completion of the project with the time-limit mentioned herein; and the Land

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Owners shall not have any liability and/or responsibility of financing the project or any part thereof:

Provided that the Land Owners shall pay the development fees on actual basis for all the flats, except four nos. of flats, falling into the Land Owners' Area as specified hereinabove.

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- (3) That the Developer has agreed to carry out the project by entrusting the entire job of planning, designing and execution of the same to the reputed Planners, Architects, Advocates and other professionals duly authorized and licensed by the appropriate authorities; and the Developer has further agreed to comply with the standard norms of construction/development of the multi-storied residential complex/building by using standard quality materials, fittings and fixtures, by obtaining approval/sanction as to the structural stability and approval/sanction of the structural design and the building plan, and any alteration, modification, addition or revision thereof, from the Municipal Corporation and/or other competent authorities. In case of any dispute as to design, construction or quality of any material used, the Architect's decision shall be final and binding on both the parties hereto.
 - (4) That it is hereby agreed that the Developer shall not have any right to delegate the rights granted in its favour by virtue of this Agreement, and that only the developer named herein shall have the right to develop the said land by constructing/developing a multi-storied residential complex/building consisting of several flats/spaces/units within the time-frame mentioned in this Agreement, subject, however, to the condition that the Developer herein may, in case of unavoidable circumstances, transfer the project, with the consent and approval of the Land Owner, to a third party by way of a registered Deed of Assignment, whereupon the transferee shall stand substituted for the Developer herein.
 - (5) That the Developer shall be entitled to enter into usual agreements/contracts, and sign, execute and present, and admit execution and cause registration of, any Sale Deed/ Conveyance Deed/Transfer Deed of any flat/space/unit falling into the Developer's Allocation, in

favour of any allottee/purchaser/transferee, subject to such terms and conditions and at such price as the Developer may think fit and proper.

- (6) That it is hereby further agreed that, in case of a need, the Land Owners and all persons claiming through them shall sign and execute the Agreements for Sale/Sale Deeds/Conveyance Deeds/Transfer Deeds and all other writings of the flats/spaces/units falling into the Developer's Allocation in favour of such person(s) as the Developer may direct and, in the event of Sale/Conveyance, it may also be made in favour of the nominee(s) of the Developer. Similarly, the Developer may, at the request of the Land Owners, join in the Agreements for Sale/Sale Deeds/ Conveyance Deeds/Transfer Deeds as a Confirming Party to the Agreement/Sale/Conveyance/Transfer by the Land Owners of their Allocation to a third party.
- (7) That the Developer hereby confirms that it shall be solely responsible for any fund collection by it from any allottee/purchaser/transferee of any flat/space/unit in the project.
- (8) That the Developer shall be solely responsible for complying with the rules and regulations in all matters, including construction and development of the complex/building according to the approved/sanctioned building plan and shall also be responsible for complying with all provisions of law which may be in force from time to time and the Land Owners shall not be responsible for any infringement of law which may be in force from time to time during the subsistence of this Agreement. The Land Owners shall not be responsible for any accident, damage or loss occurring during the course of the construction or execution of the project.
- (9) That the Developer shall complete the construction/development work at its own costs and expenses in accordance with the approved/sanctioned building plan within such period as mentioned hereinabove.
- (10) That the Developer shall not make the Land Owners responsible for any business loss and/or any damage

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suffered by it on account of any reason or on account of failure on the part of the Developer to correctly construct the Flats/Spaces/Units and/or deliver the same to the allottees/purchasers/transferees; and in such case, the Developer (i) shall be wholly and entirely liable and responsible and (ii) shall have to face the legal proceedings and/or suchlike things, for the same and bear the same.

- 5.520 Copyrights
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- (11) That the Developer hereby agrees to indemnify and hold harmless the Land Owners from any obligation/liability of paying Income Tax, GST and other duties/levies, levied by the State Government or Central Government or any statutory or public authority or body, which are to be paid on account of the profits derived by the Developer from selling/conveying/transferring the flats/spaces/units in the project (and *vice versa*).
- (12) That the Developer may, for and on behalf of the Land Owners, take and initiate legal proceedings which may be required to be taken in connection with the work of construction/development, and shall be able to do and perform all things incidental thereto, including engaging/appointing Advocates, briefing them, signing all petitions, applications, complaints, plaints, memoranda of appeal, and all other similar documents, depositing moneys in/withdrawing moneys from the Courts, obtaining certified copies of the documents from the *Sheristadar* or Copying Section/Department of the Court and doing and performing all other things as effectually as the Land Owners may themselves do and perform in order to prosecute the legal proceedings; and that if any legal action is taken against the said land, the Developer may, for and on behalf of the Land Owners, shall be able to defend such legal action and do and perform all things incidental thereto as effectually as the Land Owners may themselves do and perform in order to defend the legal action.

7. ALLOTMENT & HANDING OVER OF LAND OWNERS' ALLOCATION:

- (1) The Developer shall, after the building plan is approved/sanctioned by the Municipal Corporation and/or other competent authorities for the time being in

force, allot the Land Owners' Allocation to the Land Owners.

- (2) The allotment of Land Owners' Area shall be made, by mutual consent between the Developer and the Land Owners, in such a manner that the Land Owners' Area is equally, or as much as practicable, spread across all the floors and all the directions.
- (3) The Developer shall, upon completion of the construction/ development of the project, handover the Land Owners' Allocation to the Land Owners along with the necessary documents, including the Possession Certificate (of the Land Owners' Area).
- (4) The Developer shall obtain Completion/Occupancy Certificate from the competent authorities, and handover the same to the Land Owners at the time of handing over the Land Owners' Allocation to them.

8. CANCELLATION:

This Agreement may be cancelled by the parties hereto by mutual understanding by and between the parties hereto. However, in case of the cancellation,—

- (1) the Developer shall return the Land Owners all the original documents received from them, and
- (2) the parties hereto shall execute and get registered a formal cancellation agreement.

9. SUPERSESION & REPEAL:

This Agreement supersedes all previous agreements entered into, if any, by and between the parties hereto.

10. MISCELLANEOUS:

- (1) **DEVELOPER TO PREPARE ALL DOCUMENTS:** All applications, building plan (along with alterations, modifications, additions and revisions thereof) and all other papers and documents, as may be needed, for the purpose of approval/sanction of the building plan and/or any other purpose of the said development project shall be prepared by the Developer at its own costs and expenses in the name of the Land Owners without claiming or getting any reimbursement of the same; and the Land Owners shall sign the said applications, plan, papers and documents as and when the Developer

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shall ask for the same, without asking for or demanding any remuneration and/or money for such signature.

- (2) **DEVELOPER TO BEAR ALL COSTS:** All costs, expenses and charges for execution of the whole project, including stamp duty and registration fee for execution and registration of this Agreement (and the formal cancellation agreement, if any), shall be paid and borne by the Developer exclusively.
- (3) **EXCHANGE OF APPROVALS ETC.:** Photocopies of all statutory approvals/sanctions/permissions/clearances (e.g. land conversion, approved/sanctioned building plan, electricity and water connections, fire safety compliance, approval for sewerage disposal and all other approvals/sanctions/permissions/clearances) obtained by the Developer shall be supplied by the Developer to the Land Owners (and *vice versa*).
- (4) **LAND OWNERS' RIGHT TO VISIT THE SITE:** The Land Owners shall have right to visit the construction site anytime with prior intimation to the Developer/Site Supervisor, but shall not disturb or interrupt the construction/development work. However, if they notices any unusual or non-permissible action/operation at site, they may bring that to the notice of the Developer and its architect for the discussion and necessary corrective action, whereupon the Developer shall take the necessary corrective actions immediately.
- (5) **DEVELOPER'S RIGHT TO ENTER INTO AGREEMENTS:** The Developer shall have all the right, power and authority to deal with the Developer's Allocation in the said complex/building, and to negotiate and enter into any agreement/contract, and to sign, execute and present, and admit execution of, the agreement/contract, for allotment, sale or otherwise transfer of any Flat/Garage/Parking Space/Other Space or Unit in the Developer's Allocation to any person whosoever.
- (6) **TOP ROOF:** The top roof of the said building shall be owned, held, possessed, used and enjoyed by the Land Owners in common with the other allottees/purchasers/transferees in the said building.

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- (7) **DEVELOPER'S DUTY TO COMPLY WITH ALL STATUTORY OBLIGATIONS:** The Developer shall ensure safe and sound building design and construction, complete safety of the workmen, minimum wages to the workmen, first-class/standard quality of materials used and due performance of all other legal formalities during execution of the project and also render the First Party free from all legal obligations and all risks and hazards whatsoever related to the project, so that the First Party remains free from all legal and otherwise liabilities in respect of the project, whether accrued during the construction/development or after the construction/development of the land mentioned in the First Schedule appearing hereunder.
- (8) **CURING DEFECT, IF ANY:** The Developer shall be responsible for any defect in any flat/space/unit, and for curing the defect at its own costs/expenses, for a period of 5 years after physical possession of the flat/space/unit is handed over by the Developer.
- (9) **CONFIDENTIALITY & NON-DISCLOSURE:** Both the parties shall keep all non-public information and documents concerning the transaction herein confidential unless compelled/required by law for the time being in force to disclose the same.
- (10) **INDIAN LAWS:** This Agreement shall be governed by the prevailing laws of the country and subject to the jurisdiction of Durgapur Court.
- (11) **RESOLUTION OF DISPUTES/DIFFERENCES:** Notwithstanding anything in the preceding provision, it is hereby agreed that all disputes/differences between the parties hereto in relation to or arising out of execution of the project of multi-storied residential complex/building under this Agreement shall be intimated by a Registered Letter/Notice and then to an arbitral tribunal for resolving the disputes/differences under the Arbitration & Conciliation Act, 1996 (as amended from time to time). The arbitral tribunal shall consist of three Arbitrators who shall be Advocates or persons from legal fraternity, one to be nominated by each party hereto and the third to be nominated by the

5	LR-3334 (RS-604)	LR-5667	Vastu	Baid	3 decimal	Shashwati Mukherjee
6	LR-3334 (RS-604)	LR-5606	Vastu	Baid	3 decimal	Indranil Mukherjee
7	LR-3334 (RS-604)	LR-5608	Vastu	Baid	3 decimal	Indranil Mukherjee
8	LR-3334 (RS-604)	LR-5672	Vastu	Baid	3 decimal	Subhra Mukherjee
9	LR-3334 (RS-604)	LR-5657	Vastu	Baid	6 decimal	Dipti Mukherjee
Total					36 decimal	

The aforesaid land is butted and bounded—

- in the North (or thereabouts): by land of Sukanta Paul & Others, ✓
in the South (or thereabouts): by 76' wide Shyampur More to
Amlajora Road via Nadiha (Road
Zone: Shyampur More - Shibtala),
in the East (or thereabouts): by land of Damu Babu, and
in the West (or thereabouts): by an existing building.

SECOND SCHEDULE
(Tentative specifications of the construction)

1.	Foundation	:	Reinforced cement concrete
2.	Super Structure	:	Reinforced cement concrete covert columns, beams and slabs
3.	Plinth	:	Brick work with sand and cement
4.	Walls	:	External Wall shall be of 200 mm/250 mm thick brick work, internal partition wall shall be of 75/125 mm thick brick work and plaster. All walls and ceiling be finished with plaster of parish
5.	Flooring	:	Marble/Ceramic floor tiles flooring with 6 inch skirting in bed room, drawing/dining, balcony, toilet and kitchen
6.	Toilet	:	6 ft. height glazed tiles on the wall
7.	Kitchen	:	2 ft. height glazed tiles on the wall

S. Senthil Kumar
Arch

		over the kitchen slab. Kitchen slab shall be of Black Stone. A Steel Sink shall be provided.
8.	Doors	: All door frames shall be of Mild Steel/Sal Wood and all door panels shall be of hot press commercial ply (37.5 mm thick).
9.	Window	: Aluminium window with glass fittings
10.	Painting	: Internal: Wall Putty. External: Weather Coat
11.	Electrical Installation	: I.S.I. standard concealed wiring up to points but without fittings
	(1) Bed room	: Two light points, one fan point, one plug point (5 amp), and one AC point, without fittings
	(2) Dining	: One light point, one fan point, one plug point (5 amp), and one plug point (15 amp), without fittings
	(3) Toilet	: One light point, one exhaust fan point and one plug point (15 amp) in one toilet, without fittings
	(4) Kitchen	: One light point, one exhaust fan point and one plug point (15 amp), without fittings
	(5) Main Entrance	: One bell point, without fittings
12.	Water Supply	: Water shall be supplied from municipal water supply connection/tubewell within the premises through underground and overhead water tanks.
13.	Plumbing Work	: Commode with L.D. P.V.C. cistern and one basin in toilet, and one basin in drawing / dining. All fittings shall be standard made (of white colour).
14.	Roof	: Roof of the building shall be finished with net cement.

[The above specification(s) may change/vary as per the site requirement and/or other exigency.]

IN WITNESS WHEREOF the Land Owners and the Developer have set and subscribed their respective hands hereunto on the day, month and year first-above written herein in presence of the witnesses named hereunder.

SIGNED & DELIVERED BY:

1. Subhendu Mukherjee
2. Sathana Mukherjee
3. Krishnendu Mukherjee
4. Dipati Mukherjee
5. Kamal Mukherjee
6. Indul Mukherjee
7. Shashwati Mukherjee
8. Induani Mukherjee
9. Subhra Mukherjee

SIGNATURE OF LAND OWNERS/FIRST PARTY

IN PRESENCE OF:

1. Tapan Kumar Adhikari
Sto. S.P. Adhikari
Bidyasagar Abasan, Sagubhaga
Durgapur - 713211, P.S. Coleovera, Dist. Paschim Bardhaman

2. Soumitra Sen Gupta
School Para,
Durgapur - 713201. For Maa Kali Developers
Suman Sekhar Banerjee
Partner

SIGNED & DELIVERED BY:

2. For Maa Kali Developers
Mahadev Chakraborty
Partner

SIGNATURE OF DEVELOPER/SECOND PARTY

IN PRESENCE OF:

1. Tapan Kumar Adhikari
Sto. S.P. Adhikari
Bidyasagar Abasan, Sagubhaga
Durgapur - 713211, P.S. Coleovera
Dist. Paschim Bardhaman

S. Sen Gupta
Adv

2. Soumitra Sen Gupta
School Para
Durgapur-713201

Drafted by:

Soumitra Sen Gupta

(Soumitra Sengupta)
Advocate, High Court at Calcutta
(Enrolment No. F/1049/1970/2011)

হস্তাদুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

Left Hand						 Subhendu Mukherjee
	বৃদ্ধাদুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature

Subhendu Mukherjee

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature

Sakhina Mukherjee

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature

Kishorindu Mukherjee

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature

Dipi Mukherjee

হস্তাদুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						 5
	বৃদ্ধাদুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature Kamal Mukherjee

বাম হাত Left Hand						 6
	বৃদ্ধাদুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature Anand Mukherjee

বাম হাত Left Hand						 7
	বৃদ্ধাদুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature Shoshwati Mukherjee

বাম হাত Left Hand						 8
	বৃদ্ধাদুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature Indranil Mukherjee

হস্তাদুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর
Signature

Subhro Mukherjee

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



Suvra Sekhar Banerjee

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর
Signature

Suvra Sekhar Banerjee

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



Subhro Mukherjee

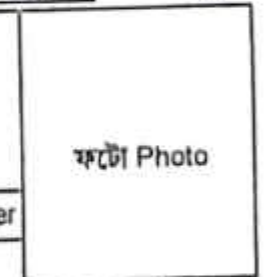
উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর
Signature

Subhro Mukherjee

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর
Signature

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Tapankumar Adhikari
2. FATHER/HUSBAND NAME : S.P. Adhikari
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : other
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) : Bidyasagar Abasan, Sompulbhangra
POST OFFICE (পোস্ট অফিস) : Durgapur-1
POLICE STATION (থানা) : Cokeover PIN : 713211
DISTRICT (জেলা) : Paschim Bardhaman STATE (রাজ্য) : _____
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) : _____
6. AADHAR NO : _____
PAN : _____
EPIC NO : ARZ 2449/22

আমি (শনাক্তকারী) _____ অত্র দলিলের (Query No.) _____
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Tapankumar Adhikari as identifier identifying the executants
of the concerned deed (Query No.) 2001672029/2023

ছবি সহ দশ আঙ্গুলের টিপ ছাপ



Tapankumar Adhikari

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)



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



192023240146965248

GRN Details

GRN: 192023240146965248 Payment Mode: SBI Epay
GRN Date: 28/07/2023 13:58:31 Bank/Gateway: SBIPay Payment Gateway
BRN : 9572006977813 BRN Date: 28/07/2023 13:59:06
Gateway Ref ID: CHN2575690 Method: State Bank of India NB
GRIPS Payment ID: 280720232014696523 Payment Init. Date: 28/07/2023 13:58:31
Payment Status: Successful Payment Ref. No: 2001672029/3/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SOUMITRA SENGUPTA
Address: KOLKATA HIGH COURT, THANA: HARE STREET, DIST.-KOLKATA, WEST BENGAL, PIN-700001
Mobile: 9832197150
Email: smtrsngpt@gmail.com
Period From (dd/mm/yyyy): 28/07/2023
Period To (dd/mm/yyyy): 28/07/2023
Payment Ref ID: 2001672029/3/2023
Dept Ref ID/DRN: 2001672029/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001672029/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	35011
2	2001672029/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	4454
			Total	39465

IN WORDS: THIRTY NINE THOUSAND FOUR HUNDRED SIXTY FIVE ONLY.

PAID

Major Information of the Deed

Deed No :	I-2306-07351/2023	Date of Registration	28/07/2023
Query No / Year	2306-2001672029/2023	Office where deed is registered	
Query Date	28/06/2023 6:11:30 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Soumitra Sengupta Kolkata High Court,Thana : Hare Street, District : Kolkata, WEST-BENGAL, PIN - 700001, Mobile No. : 7001470760, 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 : 4,44,000/-]	
Set Forth value		Market Value	
		Rs. 1,84,72,850/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,011/- (Article:48(g))		Rs. 4,454/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



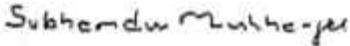


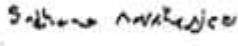
District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Shyampur More to Amlajora Road via Nadiha, Road Zone : (Shyampur More -- Shibtala) , Mouza: Nadiha, JI No: 92, Pin Code : 713218

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3334 (RS :- 603,604)	LR-2630	Vastu	Baid	9 Dec		46,18,213/-	Width of Approach Road: 76 Ft., Adjacent to Metal Road,
L2	LR-3334 (RS :-604)	LR-1630	Vastu	Baid	3 Dec		15,39,404/-	Width of Approach Road: 76 Ft., Adjacent to Metal Road,
L3	LR-3334 (RS :-604)	LR-5612	Vastu	Baid	2.25 Dec		11,54,553/-	Width of Approach Road: 76 Ft., Adjacent to Metal Road,
L4	LR-3334 (RS :-604)	LR-5666	Vastu	Baid	3.75 Dec		19,24,255/-	Width of Approach Road: 76 Ft., Adjacent to Metal Road,
L5	LR-3334 (RS :-604)	LR-5667	Vastu	Baid	3 Dec		15,39,404/-	Width of Approach Road: 76 Ft., Adjacent to Metal Road,
L7	LR-3334 (RS :-604)	LR-5606	Vastu	Baid	3 Dec		15,39,404/-	Width of Approach Road: 76 Ft., Adjacent to Metal Road,



L8	LR-3334 (RS :-604)	LR-5608	Vastu	Baid	3 Dec		15,39,404/-	Width of Approach Road: 76 Ft., Adjacent to Metal Road,
L9	LR-3334 (RS :-604)	LR-5672	Vastu	Baid	3 Dec		15,39,404/-	Width of Approach Road: 76 Ft., Adjacent to Metal Road,
L10	LR-3334 (RS :-604)	LR-5657	Vastu	Baid	6 Dec		30,78,809/-	Width of Approach Road: 76 Ft., Adjacent to Metal Road,
		TOTAL :			36Dec	0 /-	184,72,850 /-	
		Grand Total :			36Dec	0 /-	184,72,850 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUBHENDU MUKHERJEE (Presentant) Son of KALIDAS MUKHERJEE Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Office	 <small>28/07/2023</small>	 <small>LTI 28/07/2023</small>	 <small>28/07/2023</small>
Nadiha, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713218 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CSxxxxxx0K, Aadhaar No: 40xxxxxxxx7604, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Ms SADHANA MUKHERJEE Wife of KALIDAS MUKHERJEE Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Office	 <small>28/07/2023</small>	 <small>LTI 28/07/2023</small>	 <small>28/07/2023</small>

NADIHA, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713218 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: HLxxxxxx1A, Aadhaar No: 21xxxxxxxx5864, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023
 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Mr KRISHNENDU MUKHERJEE Son of DURGADAS MUKHERJEE Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Office			
	28/07/2023	LTI 28/07/2023	28/07/2023	



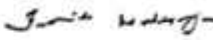


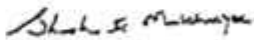


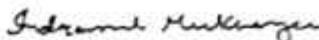


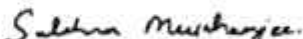
NADIHA, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713218 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CTxxxxxx5E, Aadhaar No: 29xxxxxxxx1716, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023
 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Ms DIPTI MUKHERJEE Wife of DURGADAS MUKHERJEE Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Office			
	28/07/2023	RTI 28/07/2023	28/07/2023	

NADIHA, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713218 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CTxxxxxx6B, Aadhaar No: 74xxxxxxxx2764, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023
 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Office

5	Name	Photo	Finger Print	Signature
	Mr KAMAL MUKHERJEE Son of Mr BASUDEB MUKHERJEE Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Office			
	28/07/2023	LTI 28/07/2023	28/07/2023	

Station Road, Durgapur Bazar, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx1G, Aadhaar No: 80xxxxxxxx7483, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023
 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Office



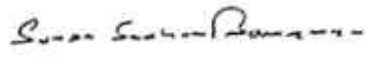


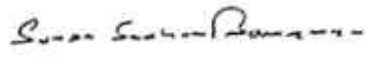


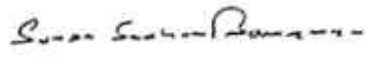









	Name	Photo	Finger Print	Signature
6	Mr Indril Mukherjee Son of Kamal Mukherjee Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Office	 28/07/2023	 LTI 28/07/2023	 28/07/2023
Station Road, Durgapur Bazar, City:- Not Specified, P.O:- Durgapur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713201 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: cyxxxxxx3d, Aadhaar No: 22xxxxxxxx2280, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Office				
7	Ms Shashwati Mukherjee Wife of Bishnu Baran Mukherjee Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Office	 28/07/2023	 LTI 28/07/2023	 28/07/2023
Station Road, Durgapur Bazar, City:- Not Specified, P.O:- Durgapur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713201 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BFxxxxxx2P, Aadhaar No: 82xxxxxxxx2010, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Office				
8	Mr Indranil Mukherjee Son of Nilratan Mukherjee Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Office	 28/07/2023	 LTI 28/07/2023	 28/07/2023
Station Road, Durgapur Bazar, City:- Not Specified, P.O:- Durgapur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713201 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: afxxxxxx0k, Aadhaar No: 80xxxxxxxx1394, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Office				
9	Ms Subhra Mukherjee Wife of Indranil Mukherjee Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Office	 28/07/2023	 LTI 28/07/2023	 28/07/2023

Station Road, Durgapur Bazar, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: cgxxxxxx6k, Aadhaar No: 63xxxxxxx9441, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023, Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Office




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Maa Kali Developers Santiban Park, Sanjib Sarani, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 , PAN No.:: abxxxxx3g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mr Surja Sekhar Banerjee Son of Late Sunil Banerjee Date of Execution - 28/07/2023, , Admitted by: Self, Date of Admission: 28/07/2023, Place of Admission of Execution: Office</td> <td></td> <td> RT1 28/07/2023</td> <td> 28/07/2023</td> </tr> </tbody> </table> <p>Santiban Park Sanjib Sarani, City:- Not Specified, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aqxxxxx2r, Aadhaar No: 61xxxxxxx5858 Status : Representative, Representative of : Maa Kali Developers (as partner)</p>	Name	Photo	Finger Print	Signature	Mr Surja Sekhar Banerjee Son of Late Sunil Banerjee Date of Execution - 28/07/2023, , Admitted by: Self, Date of Admission: 28/07/2023, Place of Admission of Execution: Office		 RT1 28/07/2023	 28/07/2023
Name	Photo	Finger Print	Signature						
Mr Surja Sekhar Banerjee Son of Late Sunil Banerjee Date of Execution - 28/07/2023, , Admitted by: Self, Date of Admission: 28/07/2023, Place of Admission of Execution: Office		 RT1 28/07/2023	 28/07/2023						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mr Mahadev Chakraborty Son of Mr Ajoy Chakraborty Date of Execution - 28/07/2023, , Admitted by: Self, Date of Admission: 28/07/2023, Place of Admission of Execution: Office</td> <td></td> <td> LT1 28/07/2023</td> <td> 28/07/2023</td> </tr> </tbody> </table> <p>Vill Bandra, City:- Not Specified, P.O:- Gopalpur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxx2b, Aadhaar No: 49xxxxxxx3858 Status : Representative, Representative of : Maa Kali Developers (as partner)</p>	Name	Photo	Finger Print	Signature	Mr Mahadev Chakraborty Son of Mr Ajoy Chakraborty Date of Execution - 28/07/2023, , Admitted by: Self, Date of Admission: 28/07/2023, Place of Admission of Execution: Office		 LT1 28/07/2023	 28/07/2023
Name	Photo	Finger Print	Signature						
Mr Mahadev Chakraborty Son of Mr Ajoy Chakraborty Date of Execution - 28/07/2023, , Admitted by: Self, Date of Admission: 28/07/2023, Place of Admission of Execution: Office		 LT1 28/07/2023	 28/07/2023						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tapan Kumar Adhikary Son of S P Adhikary Sagarbhanga Colony, City:- Durgapur, P O - Durgapur, P S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713211			

	28/07/2023	28/07/2023	28/07/2023
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Identifier Of Mr SUBHENDU MUKHERJEE, Ms SADHANA MUKHERJEE, Mr KRISHNENDU MUKHERJEE, Ms DIPTI MUKHERJEE, Mr KAMAL MUKHERJEE, Mr Indril Mukherjee, Ms Shashwati Mukherjee, Mr Indranil Mukherjee, Ms Subhra Mukherjee, Mr Surja Sekhar Banerjee, Mr Mahadev Chakraborty

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUBHENDU MUKHERJEE	Maa Kali Developers-3 Dec
2	Ms SADHANA MUKHERJEE	Maa Kali Developers-6 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Ms DIPTI MUKHERJEE	Maa Kali Developers-6 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr KRISHNENDU MUKHERJEE	Maa Kali Developers-3 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr KAMAL MUKHERJEE	Maa Kali Developers-2.25 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Indril Mukherjee	Maa Kali Developers-3.75 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Ms Shashwati Mukherjee	Maa Kali Developers-3 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Mr Indranil Mukherjee	Maa Kali Developers-3 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Mr Indranil Mukherjee	Maa Kali Developers-3 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Ms Subhra Mukherjee	Maa Kali Developers-3 Dec



Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Shyampur More to Amlajora Road via Nadiha, Road Zone : (Shyampur More -- Shibtala), Mouza: Nadiha, JI No: 92, Pin Code : 713218

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3334, LR Khatian No:- 2630	Owner:কালীদাস মুখার্জী, Gurdian:মৃত বিমল চন্দর, Address:নিজ , Classification:বাইদ, Area:0.09000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 3334, LR Khatian No:- 1630	Owner:শ্রী দুর্গাদাস মুখোপাধ্যায়, Gurdian:বিমলচন্দ্র , Address:নিজ , Classification:বাইদ, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 3334, LR Khatian No:- 5612	Owner:সুনন্দা বন্দোপাধ্যায় , Gurdian:বাসুদেব , Address:নিজ , Classification:বাইদ, Area:0.03290000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 3334, LR Khatian No:- 5666	Owner:ইন্দির মুখার্জী , Gurdian:কমল মুখার্জী, Address:নিজ , Classification:বাইদ, Area:0.03750000 Acre,	Mr Indril Mukherjee
L5	LR Plot No:- 3334, LR Khatian No:- 5667	Owner:শ্যামলী মুখার্জী , Gurdian:বিশ্ব বরন মুখার্জী, Address:নিজ , Classification:বাইদ, Area:0.03000000 Acre,	Ms Shashwati Mukherjee
L7	LR Plot No:- 3334, LR Khatian No:- 5606	Owner:অরুনা মুখার্জী , Gurdian:নীলরতন , Address:নিজ , Classification:বাইদ, Area:0.04280000 Acre,	Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 3334, LR Khatian No:- 5608	Owner:ইন্দ্রানী ঘোষ , Gurdian:নীলরতন , Address:নিজ , Classification:বাইদ, Area:0.04330000 Acre,	Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 3334, LR Khatian No:- 5672	Owner:সুতা মুখার্জী, Gurdian:ইন্দ্রনীল মুখার্জী, Address:নিজ , Classification:বাইদ, Area:0.03000000 Acre,	Ms Subhra Mukherjee
L10	LR Plot No:- 3334, LR Khatian No:- 5657	Owner:দীপ্তি মুখার্জী , Gurdian:দুর্গাদাস মুখার্জী, Address:নিজ , Classification:বাইদ, Area:0.06000000 Acre,	Ms DIPTI MUKHERJEE



On 28-07-2023

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

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

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

Presented for registration at 13:18 hrs on 28-07-2023, at the Office of the A.D.S.R. DURGAPUR by Mr SUBHENDU MUKHERJEE , 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 1,84,72,850/-

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

Execution is admitted on 28/07/2023 by 1. Mr SUBHENDU MUKHERJEE, Son of KALIDAS MUKHERJEE, Nadiha, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713218, by caste Hindu, by Profession Others, 2. Ms SADHANA MUKHERJEE, Wife of KALIDAS MUKHERJEE, NADIHA, P.O: DURGAPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713218, by caste Hindu, by Profession Others, 3. Mr KRISHNENDU MUKHERJEE, Son of DURGADAS MUKHERJEE, NADIHA, P.O: DURGAPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713218, by caste Hindu, by Profession Others, 4. Ms DIPTI MUKHERJEE, Wife of DURGADAS MUKHERJEE, NADIHA, P.O: DURGAPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713218, by caste Hindu, by Profession House wife, 5. Mr KAMAL MUKHERJEE, Son of Mr BASUDEB MUKHERJEE, Station Road, Durgapur Bazar, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession Others, 6. Mr Indril Mukherjee, Son of Kamal Mukherjee, Station Road, Durgapur Bazar, P.O: Durgapur, Thana: Coke Oven, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession Others, 7. Ms Shashwati Mukherjee, Wife of Bishnu Baran Mukherjee, Station Road, Durgapur Bazar, P.O: Durgapur, Thana: Coke Oven, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession Others, 8. Mr Indranil Mukherjee, Son of Nilratan Mukherjee, Station Road, Durgapur Bazar, P.O: Durgapur, Thana: Coke Oven, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession Others, 9. Ms Subhra Mukherjee, Wife of Indranil Mukherjee, Station Road, Durgapur Bazar, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession Others

Identified by Mr Tapan Kumar Adhikary, . . Son of S P Adhikary, Sagarbhanga Colony, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713211, by caste Hindu, by profession Others

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

Execution is admitted on 28-07-2023 by Mr Surja Sekhar Banerjee, partner, Maa Kali Developers, Santiban Park, Sanjib Sarani, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201

Identified by Mr Tapan Kumar Adhikary, . . Son of S P Adhikary, Sagarbhanga Colony, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713211, by caste Hindu, by profession Others

Execution is admitted on 28-07-2023 by Mr Mahadev Chakraborty, partner, Maa Kali Developers, Santiban Park, Sanjib Sarani, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201

Identified by Mr Tapan Kumar Adhikary, . . Son of S P Adhikary, Sagarbhanga Colony, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713211, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,454.00/- (B = Rs 4,440.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 4,454/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/07/2023 1:59PM with Govt. Ref. No: 192023240146965248 on 28-07-2023, Amount Rs: 4,454/-, Bank: SBI EPay (SBlePay), Ref. No. 9572006977813 on 28-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,011/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3224, Amount: Rs.5,000.00/-, Date of Purchase: 28/07/2023, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB: Online on 28/07/2023 1:59PM with Govt. Ref. No: 192023240146965248 on 28-07-2023, Amount Rs: 35,011/-, Bank: SBI EPay (SBlePay), Ref. No. 9572006977813 on 28-07-2023, 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 60,

Registered In Book - I

Volume number 2306-2023, Page from 124653 to 124690

being No 230607351 for the year 2023.



Digitally signed by SANTANU PAL
Date: 2023.07.28 17:04:05 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2023/07/28 05:04:05 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)