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A.D.S.R. Durgapras
Bardwan

02 JUL 2015

DEVELOPMENT AGREEMENT

Mouza- Gopinathpur

Area of Land :9.4 Decimal

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(44)

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THIS DEVELOPMENT AGREEMENT IS MADE ON 2ND DAY OF JULY, 2015

BETWEEN

(1) **MR BALAI KESH** [PAN AESPK9510K] Son of Mr BAIDYNATH KESH, By Caste: Hindu, Occupation: Business, resident of Station Road, Post Office: DURGAPUR BAZAR, P.S.- Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713201 (2) **MRS. MADHUMITA KESH** [PAN CLGPK2325D], Wife of Mr BALAI KESH, By Caste: Hindu, Occupation: House wife resident of DURGAPUR BAZAR, Post Office: DURGAPUR BAZAR, P.S.-Coke Oven, District:-Burdwan, West Bengal, India, PIN - 713201 (3) **MRS SANCHALI DEY** [PAN- AWXPD6338H] Wife of Mr ASHOKE KUMAR DEY By Caste: Hindu, Occupation: House wife resident of C-8, BIKRAMADITYA SARANI,, Post Office: BIDHANNAGAR, New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 (4) **MRS NILIMA KESH** [PAN- AMFPK6953R] Wife of LATE SHYAMAL KESH, By Caste: Hindu, Occupation: House wife, resident of DURGAPUR BAZAR, Post Office: DURGAPUR BAZAR, Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713201 (5) **Mr ANIRBAN KESH** [PAN - AESPK9511J] Son of LATE SHYAMAL KESH, By Caste: Hindu, Occupation: Business resident of Station Road, Post Office: DURGAPUR BAZAR, Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713201 (6) **MRS MOHUA POBI** [PAN -APIPP0754M] , Wife of Mr PARTHA POBI By Caste: Hindu, Occupation: House wife resident of B-150, MARKET STREET, SECTOR-2B, Post Office: BIDHANNAGAR, P.S.-New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 hereinafter refereed to and called as "LANDOWNER " (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART**.

AND

SIDDHA DEVELOPER [PAN-ACTFS0631C] (a partnership firm) having its office at DURGAPUR BAZAR, Post Office: DURGAPUR BAZAR, Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713201 represented by its Partner Mr SURJA SEKHAR BANERJEE Son of Mr SUNIL BANERJEE (RD-MATH, Post Office: DURGAPUR BAZAR, Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713201 hereinafter refereed to and called as the "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 the schedule mentioned land was originally recorded in the name of Rasbihari Kesh after his death his only son Baidyanath Kesh became owner of the Schedule mentioned land. Baidyanath Kesh died leaving behind his three son namely Balai Kesh i.e Land Owner No-1, Shyamal Kesh and Lakhikanta Kesh .

And Whereas Shymal kesh died leaving behind his wife Nilima Kesh i.e. Land Owner No-4, his son Anirban Kesh i.e. Land Owner No-5 and his daughter Mohua Pobi i.e. Land Owner No-6.

And Whereas Lakhikanta Kesh transferred his share in favour of Nilima Kesh i.e. Land Owner No-4, Sanchali Dey i.e. Land Owner No-3 and Madhumita Kesh i.e. Land Owner No-2 vide sale deed No-1366 for the year 1994 of A.D.S.R.Durgapur.

AND whereas all the land owner mutated their name in L.R.R.O.R.

AND WHERE AS the First Part desire to develop the First schedule property by construction of a multi storied building up to maximum limit of floor consisting of 30 many flats and parking space etc as approved by Durgapur Municipal Corporation but the owner has not the sufficient fund for the development work and for this reason First Part is in search of a Developer for the said development work.

AND WHEREAS the First Part herein has approached the Second Part and whereas the Second Part after considering the various aspects of execution of the project and proposal of the landowner has decided to construct multistoried building there at consisting of apartments and flat with the object of selling such flats/apartments to the prospective purchasers and the Second Part has accepted the proposal of First Part

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by and between the parties hereto as follows:-

1-DEFINITION

- 1.1 **OWNER/LANDLORD:-** Shall (1) **MR BALAI KESH** Son of Mr BAIDYNATH KESH, By Caste: Hindu, Occupation: Business, resident of Station Road, Post Office: DURGAPUR BAZAR, P.S.- Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713201 (2) **MRS. MADHUMITA KESH**, Wife of Mr BALAI KESH, By Caste: Hindu, Occupation: House wife resident of DURGAPUR BAZAR, Post Office: DURGAPUR BAZAR, P.S.-Coke Oven, District:-Burdwan, West Bengal, India, PIN - 713201 (3) **MRS SANCHALI DEY** Wife of Mr ASHOKE KUMAR DEY By Caste: Hindu, Occupation: House wife resident of C--8, BIKRAMADITYA SARANI,, Post Office: BIDHANNAGAR, New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 (4) **MRS NILIMA KESH** Wife of LATE SHYAMAL KESH, By Caste: Hindu, Occupation: House wife, resident of DURGAPUR BAZAR, Post Office: DURGAPUR BAZAR, Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713201 (5) **Mr ANIRBAN KESH** Son of LATE SHYAMAL KESH, By Caste: Hindu, Occupation: Business resident of Station Road, Post Office: DURGAPUR BAZAR, Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713201 (6) **MRS MOHUA POBI**, Wife of Mr PARTHA POBI By Caste: Hindu, Occupation: House wife resident of B-150, MARKET STREET, SECTOR-2B, Post Office: BIDHANNAGAR, P.S.- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212
- 1.2 **DEVELOPER:-** Shall mean **SIDDHA DEVELOPER** (a partnership firm) having its office at DURGAPUR BAZAR, Post Office: DURGAPUR BAZAR, Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713201
- 1.3 **LAND:-** Shall mean land measuring about 9.4 Decimal under Mouza-Gopinathpur, J.L.No-91,R.S.Plot no.-5042,Khatian No-3201, L.R.Plot No-3330,

L.R. Khatian No-7248,7244,7247,7245,7246,7243 under the jurisdiction of Durgapur Municipal Corporation Dist-Burdwan.

- 1.4 **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owner herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE
- 1.5 **MUNICIPAL CORPORATION:-** Shall mean the Durgapur Municipal Corporation and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans
- 1.6 **PLAN:** Mean the sanctioned and/or approved plan of the building/s sanctioned by the Durgapur Municipal Corporation 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
- 1.7 **OWNERS AREA:-** Shall mean 40%(Forty) percent (Super Built up) area of the building together with the undivided impartible proportionate interest in the First Schedule mentioned land and the common portions.
- 1.8 **DEVELOPER'S AREA:** Shall mean entire area of the building/s together with the undivided impartible proportionate share and/or interest in the said land and the common portions after providing owner area as mentioned in Para 1.7 in addition to that the area received from adjustable security.
- 1.9 **ADJUSTABLE SECURITY:** Shall mean Rs. 15,00,000/- (Rupees Fifteen Lac) only paid by Developer to Land Owners, Rs. 11,00,000/- (Rupees Eleven Lac) only at the time of registration of this agreement and rest Rs. 4,00,000/- (Rupees Four Lac) only at the time of earth cutting ceremony of the project . and same shall be adjusted from 40%(Forty) percent i.e. land owner allocation with @ 900 per Sq. Ft
- 1.10 **UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat
- 1.11 **PROJECT:** Shall mean the work of development undertake and to be done by the Owner 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.
- 1.12 **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, 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

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commodities and/or any circumstances beyond the control or reasonable estimation of the Developer

1.13 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.

1.14 MASCULINE GENDER: Shall include the feminine and neuter gender and vice versa.

1.15 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 became effective from the date of execution of this agreement.

IV:- DURATION:- This agreement is made for a period of 36 month from the date of it become effective with a grace period of 3 month.

V:- SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of Durgapur Municipal Corporation over and above the First Schedule Land.

VI:- OWENER DUTY & LIABILITY:-

1. The Owner have offered total land of 9.4 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 second party
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 **SIDDHA DEVELOPER**) either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
6. That the Owner also agreed to give full authority & power to Second Part 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 Durgapur Municipal Corporation , 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.

VII- DEVELOPER DUTY, LIABILITY & responsibility:-

1. The developer **SIDDHA DEVELOPER** 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 36 months from the date of this agreement with further additional period of 3 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 form his part which are required to pay for the profits which he 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.

VIII-Developer Allocation:-

Developer Allocations shall mean all entire building including common facilities of the building along with undivided proportionate share of the "said property / premises" after providing the land Owner' allocation as mentioned in this deed.

IX-Cancellation

The Owner have every right to cancel and/or rescind this agreement after 36 months, if the Developer shall unable to hand over owners allocation to the Owner and for the same owner has to give a one month clear notice to the Developer

X-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) Disputes- Differences in opinion in relation to or arising out during execution of the housing project under this agreement shall be intimated by a registered letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate, to be nominated by both the parties or their legal advisors.



- d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developer to the Owner time to time.
- e) The Owner 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 borrow money and /or take advance from any individual/ 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 if any 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 paid and discharged by the Developer exclusively.
- j) The Owner shall have no right, title, interest, claim whatsoever in the consideration received by the developer or its nominees out of the developer allocation.

- k) The landowner and the developer 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.
- 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 land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.
- m) That both the parties can seek specific performance of this agreement through Court,

First Schedule above referred to

(Description of Land)

All that piece and parcel Bastu land 9.4 Decimal under Mouza-Gopinathpur, J.L.No-91, R.S.Plot no.-5042, Khatian No-3201, L.R.Plot No-3330, L.R. Khatian No-7248, 7244, 7247, 7245, 7246, 7243 under the jurisdiction of Durgapur Municipal Corporation Dist-Burdwan. Entire land is Butted and Bounded

North:- House of Ashoke Kesh

South:- House of Uttam Kesh

East:- 30 ft wide Road

West:- House of Ababi Panja



IN WITNESS WHEREOF the parties hereto have executed these presents on the day,
month and year first above written.

SIGNED AND DELIVERED by the OWNER /FIRST PART at DURGAPUR in the
presence of:

Balai Kesh.

Madhumita Kesh.

Sanchali Dey.

Nilima Kesh.

Anirban Kesh

Mohua Boli

SIGNED AND DELIVERED by the DEVELOPER/SECOND PART at DURGAPUR in
the presence of:

SIDDHA DEVELOPER

Surja Sekhar Banerjee
Partner

WITNESSES:

Subejit Mandal.
S/o. Mondaranga Mondal.
vill - Angarepuri, DHD - 15
P.S. Cokeruchi, Dist. Burdwan

Chandra Shakti Banerjee
S/o Sunil Banerjee
vii - Karamgapatla PO - Durgapute - I
Drafted by me and typed at my Office and read over

And explained the parties and they admitted that same has been

Correctly written as per their instruction

Subrata Mukherjee
Subrata Mukherjee (Advocate)

Durgapur Court

Enroll No-WB/506/2007

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the
Executants/presentation

Little

Ring

(LEFT HAND)

Middle

Fore

Thumb



(RIGHT HAND)

Little

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Middle

Fore

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Signature:- Surja Sekhar Banerjee

Signature of the
Executants/presentation

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Signature:- Nilima Kesh

Signature of the
Executants/presentation

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Signature:- Anirban Kesh

Signature of the
Executants/presentation

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Signature:- Kshama Polu

SPECIMEN FORM FOR TEN FINGER PRINTS

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presentation

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Signature:-

Sanchali Dey

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Signature of the
Executants/presentation

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Signature:-

Bala Kesh

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Signature of the
Executants/presentation

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Signature:-

Madhumita Kesh

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Signature of the
Executants/presentation

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Signature:-

Ashok Kumar Dey



Seller, Buyer and Property Details

Land Lord & Developer Details

Land Lord Details

Name, Address, Photo, Finger print and Signature

SL No.	Name, Address, Photo, Finger print and Signature			
1	Mrs MADHUMITA KESH Wife of Mr BALAI KESH DURGAPUR BAZAR, P.O:- DURGAPUR BAZAR, P.S:- Coke Oven, District:-Burdwan, West Bengal, India, PIN - 713201 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. CLGPK2325D, Status : Self Date of Execution : 02/07/2015 Date of Admission : 02/07/2015 Place of Admission of Execution : Office	 7/2/2015 4:02:36 PM hrs	 LTI 7/2/2015 4:02:47 PM hrs	<i>Madhumita Kesh.</i> 7/2/2015 4:04:00 PM hrs
2	Mrs SANCHALI DEY Wife of Mr ASHOKE KUMAR DEY C-8, BIKRAMADITYA SARANI,, P.O:- BIDHANNAGAR, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AWXPD6338H, Status : Self Date of Execution : 02/07/2015 Date of Admission : 02/07/2015 Place of Admission of Execution : Office	 7/2/2015 4:06:08 PM hrs	 LTI 7/2/2015 4:06:35 PM hrs	<i>Sanchali Dey</i> 7/2/2015 4:06:56 PM hrs

Land Lord Details

Name, Address, Photo, Finger print and Signature

	Mr BALAI KESH Son of Mr BAIDYNATH KESH Station Road, P.O:- DURGAPUR BAZAR, P.S:- Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713201 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AESPK9510K, Status : Self Date of Execution : 02/07/2015 Date of Admission : 02/07/2015 Place of Admission of Execution : Office	 7/2/2015 4:00:58 PM hrs	 LTI 7/2/2015 4:01:07 PM hrs
		Balai Kesh 7/2/2015 4:01:27 PM hrs	
4	Mrs NILIMA KESH Wife of Late SHYAMAL KESH DURGAPUR BAZAR, P.O:- DURGAPUR BAZAR, P.S:- Coke Oven, District:-Burdwan, West Bengal, India, PIN - 713201 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AMFPK6953R, Status : Self Date of Execution : 02/07/2015 Date of Admission : 02/07/2015 Place of Admission of Execution : Office	 7/2/2015 4:05:20 PM hrs	 LTI 7/2/2015 4:05:28 PM hrs
		Nilima Kesh 7/2/2015 4:05:47 PM hrs	
5	Mr ANIRBAN KESH Son of Late SHYAMAL KESH Station Road, P.O:- DURGAPUR BAZAR, P.S:- Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713201 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AESPK9511J, Status : Self Date of Execution : 02/07/2015 Date of Admission : 02/07/2015 Place of Admission of Execution : Office	 7/2/2015 4:00:16 PM hrs	 LTI 7/2/2015 4:00:22 PM hrs
		Anirban Kesh 7/2/2015 4:00:43 PM hrs	

Land Lord Details

Name, Address, Photo, Finger print and Signature

Mrs MOHUA POBI
Wife of Mr PARTHA POBI
B-150, MARKET STREET, SECTOR-2B, P.O:-
BIDHANNAGAR, P.S:- New Township, District:-Burdwan,
West Bengal, India, PIN - 713212
Sex: Female, By Caste: Hindu, Occupation: House wife,
Citizen of: India, PAN No. APIPP0754M,
Status : Self
Date of Execution : 02/07/2015
Date of Admission : 02/07/2015
Place of Admission of Execution : Office



7/2/2015 4:04:18 PM
hrs



LTI

7/2/2015 4:04:37 PM
hrs

Mohua Pobi

7/2/2015 4:05:02 PM hrs

Developer Details

Name, Address, Photo, Finger print and Signature

SIDDHA DEVELOPER
DURGAPUR BAZAR, P.O:- DURGAPUR BAZAR, P.S:- Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713201
PAN No. ACTFS0631C,
Status : Organization
Represented by representative as given below:-

1(1)	Mr SURJA SEKHAR BANERJEE Son of Mr SUNIL BANERJEE D-MATH, P.O:- DURGAPUR BAZAR, P.S:- Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713201 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : 02/07/2015 Date of Admission : 02/07/2015 Place of Admission of Execution : Office	 7/2/2015 4:01:48 PM hrs	 LTI 7/2/2015 4:01:53 PM hrs
		SURJA SEKHAR BANERJEE 7/2/2015 4:02:11 PM hrs	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr SURAJIT MONDAL Son of Mr MONORANJAN MONDAL ANGADPUR, P.O:- ANGADPUR, P.S:- Coke Oven, Durgapur, District:- Burdwan, West Bengal, India, PIN - 713215 Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India,	Mrs MADHUMITA KESH, Mrs SANCHALI DEY, Mr BALAI KESH, Mrs NILIMA KESH, Mr ANIRBAN KESH, Mrs MOHUA POBI, Mr SURJA SEKHAR BANERJEE	<i>Surajit Mondal</i> 7/2/2015 4:07:16 PM hrs

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Land Details					
Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
District: Burdwan, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: D-Math Road (Gopinathpur), Mouza: Gopinathpur	RS Plot No:- 5042 , RS Khatian No:- 3201	9.4 Dec	15,00,000/-	24,81,600/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 30 Ft.,

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	Mr ANIRBAN KESH	SIDDHA DEVELOPER	1	10.6383
	Mr BALAI KESH	SIDDHA DEVELOPER	3.3	35.1064
	Mrs MADHUMITA KESH	SIDDHA DEVELOPER	0.8	8.51064
	Mrs MOHUA POBI	SIDDHA DEVELOPER	1	10.6383
	Mrs NILIMA KESH	SIDDHA DEVELOPER	2.5	26.5957
	Mrs SANCHALI DEY	SIDDHA DEVELOPER	0.8	8.51064

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	SUBRATA MUKHERJEE
Address	PURSHA, Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713207
Applicant's Status	Advocate

Office of the A.D.S.R. DURGAPUR, District: Burdwan
Endorsement For Deed Number : I - 020604981 / 2015

02060000415239/2015 Serial no/Year 0206005150 / 2015
I - 020604981 / 2015

[0110] Sale, Development Agreement or Construction agreement

Mr BALAI KESH

Presented At

Office

02-07-2015

Date of Presentation

02-07-2015

No/Year

No/Year

Transaction

Name of Presentant

Date of Execution

Remarks

On 02/07/2015

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 13:43 hrs on : 02/07/2015, at the Office of the A.D.S.R. DURGAPUR by Mr BALAI KESH , 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 24,81,600/-

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

Execution is admitted on 02/07/2015 by

Mrs MADHUMITA KESH, Wife of Mr BALAI KESH, DURGAPUR BAZAR, P.O: DURGAPUR BAZAR, Thana: Coke Oven, , Burdwan, WEST BENGAL, India, PIN - 713201, By caste Hindu, By Profession House wife
Indetified by Mr SURAJIT MONDAL, Son of Mr MONORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 02/07/2015 by

Mrs SANCHALI DEY, Wife of Mr ASHOKE KUMAR DEY, C--8, BIKRAMADITYA SARANI,, P.O: BIDHANNAGAR, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, By caste Hindu, By Profession House wife
Indetified by Mr SURAJIT MONDAL, Son of Mr MONORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 02/07/2015 by

Mr BALAI KESH, Son of Mr BAIDYNATH KESH, Station Road, P.O: DURGAPUR BAZAR, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713201, By caste Hindu, By Profession Business



Mr SURAJIT MONDAL, Son of Mr MONORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR,
Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, By caste Hindu,
By Profession Law Clerk

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

Execution is admitted on 02/07/2015 by

Mrs NILIMA KESH, Wife of Late SHYAMAL KESH, DURGAPUR BAZAR, P.O: DURGAPUR BAZAR, Thana: Coke Oven, , Burdwan, WEST BENGAL, India, PIN - 713201, By caste Hindu, By Profession House wife
Indetified by Mr SURAJIT MONDAL, Son of Mr MONORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 02/07/2015 by

Mr ANIRBAN KESH, Son of Late SHYAMAL KESH, Station Road, P.O: DURGAPUR BAZAR, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713201, By caste Hindu, By Profession Business
Indetified by Mr SURAJIT MONDAL, Son of Mr MONORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 02/07/2015 by

Mrs MOHUA POBI, Wife of Mr PARTHA POBI, B-150, MARKET STREET, SECTOR-2B, P.O: BIDHANNAGAR, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, By caste Hindu, By Profession House wife
Indetified by Mr SURAJIT MONDAL, Son of Mr MONORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 02/07/2015 by

Mr SURJA SEKHAR BANERJEE, , SIDDHA DEVELOPER , DURGAPUR BAZAR, P.O: DURGAPUR BAZAR, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713201
Indetified by Mr SURAJIT MONDAL, Son of Mr MONORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, By caste Hindu, By Profession Law Clerk

Payment of Fees

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

Payment of Stamp Duty



Required Stamp Duty payable for this document is Rs. 5,010/- and Stamp Duty paid by Draft Rs 5,000/-

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 496, Purchased on 02/07/2015, Vendor named Jitendra Nath Mondal.

Description of Draft

1. Rs 10/- is paid, by the Bankers cheque No: 000427271634, Date: 03/06/2015, Bank: STATE BANK OF INDIA (SBI), DURGAPUR CITY CENTRE.



(Satyajit Biswas)

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

02/07/2015 Query No:-02060000415239 / 2015 Deed No :I - 020604981 / 2015, Document is digitally signed.

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Registration under section 60 and Rule 69.

in Book - I

Number 0206-2015, Page from 29172 to 29194

No 020604981 for the year 2015.



Digitally signed by SATYAJIT BISWAS
Date: 2015.07.02 17:20:20 +05:30
Reason: Digital Signing of Deed.

Signature

(Satyajit Biswas) 02/07/2015 5:20:19 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)

