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अभिधन पश्चिम बंगाल WEST BENGAL

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

A.D.S.R. Durgapur
Paschim Bardhaman

03 OCT 2024

QUERY NO./YEAR: 2002557968/2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made and
executed at Durgapur on this 30th
day of September, 2024

(Development Agreement - KASIRURA NIKETAN)

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27 SEP 2024

No. 2234 Date

Sold to..... *Prachi Construction and developers Pvt. Ltd.*

Address..... *Plot 13*

Value of Stamp..... *200*

Date of Purchase of the Stamp

Paper from Treasury.....

Name of the Treasury from where

Purchase:-Durgapur

04 SEP 2024

Ram Prasad Banerjee
Stamp Vender

A.D.S.R. Office, Durgapur-18

Licence No-193



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DEVELOPMENT AGREEMENT

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THIS DEVELOPMENT AGREEMENT

WAS MADE AT DURGAPUR ON THE

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DEVELOPMENT AGREEMENT

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BETWEEN

Nabendu Ghosh (Aadhaar No.-527237024021/ PAN- ADCPG7393R), having date of birth 29/06/1974, son of Sri Narendra Nath Ghosh, by occupation businessman, by faith Hindu, by nationality Indian, having residential address: GURUDWARA ROAD, BENACHITY, Durgapur (m Corp.), Benachity, Bardhaman, West Bengal, 713213, hereinafter wherever the context so permits referred to as **OWNER** (which term and expression shall unless excluded by or repugnant to the meaning or context shall mean and include his respective successors, heirs, assigns, representatives, executors and administrators) of the **ONE PART**

AND

Prince Constructions and Developers Private Limited (e-PAN-AAMCP3720D /CIN-U45309WB2021PTC248799), a Company registered under the Companies Act, 2013, having date of incorporation/formation 12/10/2021, bearing Registration Number-248799, having its Office at address: C/o Nabendu Ghosh, Balai Commercial Complex, Nachan Road, Benachity, P.O.-Durgapur-13, Dist.-Paschim Bardhaman, Pin-713213, hereinafter referred to as **DEVELOPER** (which term and expression unless excluded by or repugnant to the context shall mean and include its successors in office and interest and permitted assigns), represented by its full-time Director, authorised by Company Resolution passed in the Board of Directors, dated 02/09/2024, **Nabendu Ghosh** (Aadhaar No.-527237024021/PAN-ADCPG7393R/ DIN-08673355) (date of birth 29/06/1974), son of Sri Narendra Nath Ghosh, of the **OTHER PART**.

WHEREAS

- A. **Shantigopal Banerjee**, son of late Bhabesh Chandra Banerjee, was the absolute owner, sole possessor, right title holder of a plot of land being RS Plot No. 1987, classified as *Boostu*, measuring about 10 kathas ($16\frac{2}{3}$ satak) under Mouza-Bhiringi, J.L.No.-119(New) [68 (Old)] under PS-Faridpur, Sub-Divisional and Sub-Registry Office-Durgapur, Dist.-Paschim Bardhaman and his name was recorded in the West Bengal Land Record of Rights, under Khatian No.1061.
- B. When, during his lifetime, said Shantigopal Banerjee, being in need of money, gave an offer to sell 10 kathas ($16\frac{2}{3}$ satak) of the above said plot of land, his two sons namely Pranab Banerjee and Sujit Banerjee responded to the same and accepted the said offer.
- C. By an absolute Deed of Sale (বিক্রয় পত্র কোবাল) dated 27/02/1987 registered in the Office of Additional District Sub-Registrar, Durgapur in Book No. 1. Volume No.27 pages 245 to 248 being no. 1480 for the year 1987 made between **Shantigopal Banerjee**, son of late Bhabesh Chandra Banerjee, therein referred to as Vendor (কোবাল দাতা), and **Sujit Banerjee** (সুজিত বানার্জী), son of Shantigopal Banerjee, therein referred to as Purchaser (কোবাল গ্রহীতা), ALL THAT piece and parcel of land, admeasuring about 5 kathas ($8\frac{1}{3}$ satak), *Boostu* by classification, situated at Mouza Bhiringi, J.L.No.-119(New) [68 (Old)], comprised in Khatian No.-1061, RS Plot No. 1987(part) in the district of Paschim Bardhaman, under PS-Faridpur, Sub-Divisional and Sub-Registry Office-Durgapur, Dist.-



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Paschim Bardhaman, was absolutely sold, transferred and conveyed by Shantigopal Banerjee, son of late Bhabesh Chandra Banerjee, unto and in favour of Sujit Banerjee, son of Shantigopal Banerjee, for certain consideration mentioned therein, wherein the said plot of land has been earmarked, demarcated as Sub-Plot No.-2, and delineated by red line in the map and plan annexed thereto.

- D. By another absolute Deed of Sale (বিক্রয় শেখ কোমলা) dated 27/02/1987 registered in the Office of Additional District Sub-Registrar, Durgapur in Book No. I, Volume No.27 pages 249 to 252 being no. 1481 for the year 1987 made between Shantigopal Banerjee, son of late Bhabesh Chandra Banerjee, therein referred to as Vendor (কোমলা নাসি), and Pranab Banerjee (প্রনব বানার্জী), son of Shantigopal Banerjee, therein referred to as Purchaser (কোমলা গ্রহীতা), ALL THAT piece and parcel of land, admeasuring about 5 kathas ($8\frac{1}{2}$ satak), Boostu by classification, situated at Mouza Bhiringi, J.L.No.-119(New) [68 (Old)], comprised in Khatian No.-1061, RS Plot No. 1987(part) in the district of Paschim Bardhaman, under PS-Faridpur, Sub-Divisional and Sub-Registry Office-Durgapur, Dist.-Paschim Bardhaman, was absolutely sold, transferred and conveyed by Shantigopal Banerjee, son of late Bhabesh Chandra Banerjee, unto and in favour of Pranab Banerjee, son of Shantigopal Banerjee, for certain consideration mentioned therein, wherein the said plot of land has been earmarked, demarcated as Sub-Plot No.-2A, and delineated by red line in the map and plan annexed thereto.
- E. Purchasers of above-said plots of land got their names mutated as the owners in the records of the Office of the Block/Sub-Divisional Land and Land Reforms Officer, Durgapur, pursuant to which LR Khatain Nos.420 and 421 were allotted respectively to Sujit Banerjee and Pranab Banerjee by the Office of the Sub-Divisional/Block Land and Land Reforms, Durgapur. Since then said purchasers of said plots of land have been paying all the applicable taxes/khajnas and/or charges and all other outgoings in regard to said plots of land imposed by Competent Authorities including Office of Block Land & Land Reforms and Durgapur Municipal Corporation without any laches, failure, lapse and/or delay and had been enjoying absolute right, title and interest and peaceful possession of the same in without any hindrance, dispute and/or litigation in the knowledge of members of the society. Moreover, the above said purchasers of said plots of land had contributed portions thereof, on their own volition, for expansion of roads bordering the said plots of land as and when required.
- F. Said purchasers of aforementioned plots of land thus seized and possessed of and/or well and sufficiently entitled to deal with above said plots, free from all encumbrances, liens, *dispendens*, mortgages, charges, and trusts of whatsoever nature, in any manner whatsoever, jointly floated a proposal to absolutely sell, convey, transfer said plots of land which was accepted by OWNER for a consideration at the highest rate that was prevailing in the market for the time being.
- G. By Deed of Sale (বিক্রয় শেখ কোমলা) dated 08/07/2019 registered in the Office of Additional District Sub-Registrar, Durgapur in Book No. I, Volume No. 0206-2019, pages 92056 to 92075 being no. 020604147 for the year 2019 made between Sujit Banerjee,

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son of Shantigopal Banerjee and Pranab Banerjee, son of Shantigopal Banerjee, therein referred to as Vendors (কোবাল মতাগন) and Nabendu Ghosh, son of Sri Narendranath Ghosh, OWNER herein, therein referred to as Purchaser (কোবাল গ্রহীতা), ALL THAT piece and parcel of vacant land, Bold by classification, admeasuring about 7.59376 (seven point five nine three seven six) katha or 12.5297 (twelve point five two nine seven) satak, situated at Mouza Bhiringi, J.L.No.-119(New) [68 (Old)], comprised in LR Khatain Nos.-420 & 421, RS Plot No. 1987, LR Plot No.-4238, in the district of Paschim Bardhaman, under PS-Faridpur, Sub-Divisional and Sub-Registry Office-Durgapur, Dist.- Paschim Bardhaman, was absolutely sold, transferred and conveyed by Sujit Banerjee and Pranab Banerjee, both sons of Shantigopal Banerjee, unto and in favour of Nabendu Ghosh, son of Sri Narendranath Ghosh, OWNER herein, for certain consideration mentioned therein, wherein the said plots of land has been coalesced, amalgamated into one and demarcated and delineated by red line in the map and plan annexed thereto.

H. OWNER, after obtaining vacant and peaceful possession of the aforementioned amalgamated/coalesced plot of land, completed the following procedures in respect of the said plot of land:

- a) Made an application before Office of Block Land and Land Reforms Officer for mutation of his name in Land Record-of-Rights pursuant to which said Office was pleased to allot LR Khatain No.13343 to OWNER;
- b) Made an application being No.-P/5096, dated 22/05/2020, upon deposition of Development Permission Fees for Projects and obtained No Objection from the Asansol Durgapur Development Authority, City Centre Durgapur-16, vide its N.O.C. for use of Said Land for development of a fully residential housing project (G+IV) bearing Ref.No.-ADDA/DGP/NOC(P)/PC-325/2020/148 dated 18/12/2020;
- c) Made an application before Office of Sub-Divisional Land & Land Reforms Office for allowing conversion into Commercial Boastu from Bold as a consequence of which said Office was pleased to allow the said conversion into Commercial Boastu upon issuance of letter bearing Memo No.-553/LM/CONV/SDL&LRO, DGP/21, dated 21/12/2021;
- d) Made an application before Authority of Durgapur Municipal Corporation for mutation of his name in the records of Durgapur Municipal Corporation in response to which said Authority was pleased to allocate DMC Holding No.-235/N/1 and Assessment No.-3309403043901, under Ward No.-20;
- e) Cause a Map/Plan, being number SWS-OBPAS/1102/2024/0432, prepared by certified Architect and vetted by accredited Structural Engineer, sanctioned by the Authority of Durgapur Municipal Corporation, hereinafter referred to as the "Said Plan";

I. From the date of purchase OWNER has been paying all the applicable taxes/khajnas and/or charges and all other outgoings in regard to ALL THAT piece and parcel of vacant land, Commercial Boastu by classification, being RS Plot No.-1987, LR Plot No.-4283,





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under LR Khatian No.-13343, J.L.No.-119(New) [68 (Old)], situated within Mouza-Bhiringi, having Sub-Divisional and Sub-Registry Office at Durgapur, Police Station-Durgapur, having an area of about 7.59376 (seven point five nine three seven six) katha or 12.5297 (twelve point five two nine seven) satak within Ward No.-20 of Durgapur Municipal Corporation (DMC), being DMC Holding No.-235/N/1 and Assessment No.-3309403043901, at the Street of Aurobinda Pally being premised at Aurobindo Pally, Bhiringi, Durgapur-13, more fully elaborated and specifically described in Schedule written hereunder, delineated and demarcated in red in the Map/Plan annexed hereto and hereinafter referred to as "Said Land", to Competent Authorities including Office of Block Land & Land Reforms and Durgapur Municipal Corporation without any laches, failure, lapse and/or delay and had been enjoying absolute right, title and interest and peaceful possession of the same without any hindrance, dispute and/or litigation in the knowledge of members of the society.

- J. OWNER thus seized and possessed of and/or well and sufficiently entitled to Said Land free from all encumbrances, liens, lispendens, mortgages, charges, and trusts of whatsoever nature, being desirous for future development of Said Land by construction/development of G+4 (four) storied fully residential building comprising of single tower/block upon Said Land consisting of 12(twelve) nos. flats/ apartments, along with 12 (twelve) nos. Covered Car Parking Spaces, collectively hereinafter referred to as "Said Project", named and styled as **"NARENDRA NIKETAN"**, completed the following procedures:

- a) Applied for obtaining No Objection from West Bengal Fire & Emergency Service in regard to Said Project in response to which said Authority granted one provisional No Objection Certificate, being Memo No.-IND/WB/FES/ 20202021/187976, dated 05/03/2020, with several instructions on Fire Safety and under certain terms and conditions mentioned therein;
- b) Applied for Certificate for Clearance for Developer before Directorate of Forest, Government of West Bengal, on deposition of requisite fees, pursuant to which Divisional Forest Officer granted said Certificate for building, construction and completion in regard to Said Project, bearing Clearance No. 52/CC/D/2022, dated 03/11/2022;
- c) Applied in prescribed Form-A, endorsed by OTIS, a time-tested renowned Company engaged in installation and erection of lifts, for permission for erection and installation of passenger lift in Said Project and obtained permission from the Chief Electrical Officer vide letter for permission;
- d) Applied before the Authority of Durgapur Municipal Corporation for supplying water to Said Project, after deposition of prescribed fees, in reference to which said Authority of Durgapur Municipal Corporation issued its approval letter being Ref. No. DMC/WS/700, dated 23/11/2023, assuring the supply of drinking water to Said Project;
- e) Applied before Authority of Durgapur Municipal Corporation for the sanction of Said Project, pursuant to which said Authority of Durgapur Municipal Corporation



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issued a letter, dated 14/05/2024, sanctioning the erection of Said Project and allotted Building Permit Number: SWS-OBPAS/1102/2024/0432 which shall remain valid till 13/05/2027.

- K. Second Party/DEVELOPER is in the business of real estate development and construction and has considerable expertise in construction, marketing and selling of such real estate projects with adequate financial resources to undertake such developments.
- L. In order to accomplish construction, erection and total completion of Said Project on Said Land in accordance to Said Plan and due to insufficient fund, lack of technical expertise and other sufficient reasons, OWNER approached DEVELOPER in response to which DEVELOPER, on assurances and various representations of OWNER in respect of marketable title of Said Land, has agreed to undertake and carry out development of Said Land, more fully elaborated and specifically described in Schedule written hereunder, delineated and demarcated in red in the Map/Plan annexed hereto, by construction/development of a ready to use G+4 (four) storied fully residential building comprising of single tower/block upon Said Land consisting of 12(twelve) nos. flats/ apartments, along with 12 (twelve) nos. of Covered Car Parking Spaces, capable of being held and enjoyed independently, hereinbefore referred to as "Said Project", on Said Land and entered into an agreement in that respect and sell/ transfer apartments/ flats to be built under Said Project as per the schemes agreed by and between the parties hereto on certain terms and conditions jotted hereinbelow

NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED AND DECIDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. COMMENCEMENT

- 1.1. This agreement shall be deemed to have commenced on and with effect from the date on which this agreement is signed and hereinafter referred to as the "Commencement Date".
- 1.2. This agreement shall remain in full force and effect till such time Said Project is completed.

2. REPRESENTATION AND WARRANTIES OF OWNER

- 2.1. At or before the execution of this agreement OWNER has represented and assured DEVELOPER as follows:

2.1.1. OWNER is the sole and absolute owner of ALL THAT piece and parcel of vacant land, *Commercial Baastu* by classification, being RS Plot No.-1987, LR Plot No.-4283, under LR Khatian No.-13343, J.L.No.-119(New) (68 (Old)), situated within Mouza-Bhiringl, having Sub-Divisional and Sub-Registry Office at Durgapur, Police Station-Durgapur, having an area of about 7.59376 (seven point five nine three seven six) *katha* or 12.5297 (twelve point five two nine seven) *sotok* within Ward No.-20 of Durgapur Municipal Corporation (DMC), being DMC Holding No.-235/N/1 and Assessment No.-3309403043901, at the Street of Aurobinda Pally being premised at Aurobindo Pally, Bhiringl, Durgapur-13, more fully elaborated and





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specifically described in Schedule written hereunder, delineated and demarcated in red in the Map/Plan annexed hereto and hereinbefore referred to as "Said Land".

- 2.1.2. OWNER is absolute owner, right title holder and sole possessor of Said Land no one has any claim, right title and interest or demand in Said land.
- 2.1.3. OWNER have a good marketable title in respect of Said Land which is free from all encumbrances, charges, liens, *lispendens*, attachments, acquisitions, requisitions and trusts of whatsoever nature.
- 2.1.4. That there is no encroachment into or upon Said Land or any part thereof.
- 2.1.5. That there is no legal bar or impediment in OWNER entering into this Agreement.
- 2.1.6. No construction by OWNER or his men, agent(s), employee(s) and/or representative(s), other than those under the control and supervision of DEVELOPER, shall be undertaken in Said Land on and from the date of execution of these presents.
- 2.1.7. No Power of Attorney or authorisation of any nature has been conferred upon any person other than OWNER himself to enter into any transaction in respect of Said Land which may bind in any way whatsoever or howsoever.
- 2.1.8. OWNER hereby represent and covenant that OWNER have not entered into any agreement (whether written oral or implied) to sell, transfer, assign, lease, sub-lease, leave and/or license or otherwise create any third party right in any manner whatsoever over Said Land or any part thereof or have assigned, transferred any right, title and interest thereof on any person or persons. OWNER shall not in any manner transfer, assign, charge, mortgage, encumber or otherwise deal with or induct any person in regard to occupation of Said Land or any portion thereof or enter into any agreement in connection thereto until the completion of Said Project save and except those which OWNER would have to enter for sale/transfer of flats/ apartments of Said Project.
- 2.2. Relying on the aforesaid representation and believing the same to be true and acting in good faith DEVELOPER has agreed to enter into this agreement and/or to undertake the work of development of Said Land and/or Said Project for the consideration and on the terms and conditions hereinafter mentioned.

3. **PERMISSION AND/OR GRANT OF DEVELOPMENT RIGHT**

- 3.1. OWNER has granted the exclusive right of development in respect of Said Land unto and in favour of DEVELOPER on and from Commencement Date.
- 3.2. Subject to terms and conditions hereinafter contained, DEVELOPER has agreed to acquire and/or obtain from OWNER the right of development of Said Land for the purpose of undertaking Said Project and for the aforesaid purpose DEVELOPER,



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subject to the terms and conditions hereinafter contained, shall be entitled to and is hereby authorised to enter upon Said Land for the purpose of undertaking Said Project and for causing to be constructed, erected and completed Said Project on Said Land consisting of various self-contained flats/apartments, constructed car parking spaces to be ultimately sold and/or transferred to various person and/or persons on ownership basis on such terms and conditions as may be agreed upon.

3.3. Immediately after the execution of the agreement DEVELOPER shall be entitled to and is hereby authorised to enter upon Said Land for the purpose of undertaking Said Project in terms of this Development Agreement.

4. **OBLIGATION OF OWNER**

4.1. The main obligation of OWNER which OWNER has agreed:

4.1.1. To make out a marketable title in respect of Said Land free from all encumbrances, charges, liens, *liqpendens*, attachments, acquisitions, requisitions and trusts whatsoever or howsoever.

4.1.2. In terms of the right of development conferred upon DEVELOPER herein DEVELOPER shall be entitled to undertake the work of development in terms of the agreement without any obstruction from the OWNER or any person and/or persons claiming through or under him.

4.1.3. To defend all actions, suits or proceedings and/or to make remedy of any defect in the title of Said Land at his own cost and to keep DEVELOPER and/or their successors-in-office and/or interest saved and harmless and fully indemnified from all costs, charges, claims action, suits and proceedings.

4.1.4. Not to change, or attempt or cause to change, the nature, character, classification of Said Land in any manner howsoever.

4.1.5. Not to assign or transfer the benefit of this Agreement or any portion thereof without the prior written consent of DEVELOPER.

4.2. In respect of the permissions approvals and/or sanctions as may be necessary and/or required to enable DEVELOPER to discharge its obligations it shall be the obligations of OWNER to obtain such permissions, approvals and/or sanctions on his own cost and DEVELOPER shall render all necessary assistances and/or cooperation as may be necessary and/or required from time to time.

4.3. OWNER shall grant Power of Attorney in favour of DEVELOPER or its nominee and/or nominees to enable DEVELOPER to proceed with modifications and/or alterations of Said Plan, if required, and authorising DEVELOPER to represent OWNER before all the authorities concerned and to enable DEVELOPER to perform all works, whatsoever, necessary for development of Said Project.

4.4. OWNER shall sign and execute all necessary applications, papers, documents and to do all such acts deeds and things which may be necessary and/or required in order to legally and effectively vest in DEVELOPER or its nominee and/or nominees title to DEVELOPER'S allocation in the said property/premises and for completing construction of the said new building and/or buildings.



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5. **ADDITIONAL OBLIGATION OF OWNER**

OWNER shall be bound to put his authorisation, endorsement, ratification and signature as and when required on the following documents/applications/papers which DEVELOPER at its own cost and expenses will apply to and/or move before appropriate authority/authorities on behalf of OWNER for getting necessary approvals/ permissions/ sanctions and/or authorisations or for any other requirements for the purpose of development, construction, erection of Said Project on Said Land

6. **PLANS**

6.1. DEVELOPER on behalf of OWNER may cause change/alteration/modification to Said Plan, if utmost required for construction/erection of Said Project, to be prepared and to be submitted for sanction to authorities concerned at their own costs. OWNER shall be bound to put his consent, signature and/or no objection whenever and wherever necessary on such application/proposal for change, modification and/or alteration of Said Plan.

6.2. OWNER hereby agree and undertake to sign and execute such plans and other papers which may be necessary and/or required from time to time to enable DEVELOPER to obtain all other necessary permissions approvals and/or sanctions which may be necessary and/or required and in any event DEVELOPER as the Constituted Attorney of OWNER shall be entitled and is hereby authorised to sign such map or plan and all other applications, papers and documents which may be required.

6.3. Said Plan, after being sanctioned, was inspected and understood by the parties hereto and both the parties have identified and conceived their allocation and finally gave their consent to Said Plan, annexed hereto, which shall be considered part and parcel of these presents;

7. **OBLIGATION OF DEVELOPER**

7.1. **COST OF CONSTRUCTION**

Entire cost of construction of Said Project including OWNER parts/portions shall be paid, borne and discharged by DEVELOPER. Such costs shall include the cost of all areas, common amenities and facilities, fixtures and fittings including, but not restricted to, all overheads regarding construction, fees payable to architect and engineers including cost of obtaining the sanctioned plan and shall also include all price rise of the cost of materials used for construction and the OWNER shall not be required to pay or contribute any amount in this regard.

7.2. **PERMISSIONS**

In furtherance and in addition to permissions already obtained by OWNER, mentioned in Clause(J) written hereinabove, DEVELOPER shall obtain all clearances and permissions required for executing Said Project, including but not restricted to, permission for obtaining electricity connection, registration of Said Project from appropriate regulatory authority under the Real Estate (Regulation and Development) Act, 2016, except urban land ceiling clearances.



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7.3. APPOINTMENT

Appoint architect, if required in future, contractors, sub-contractors, or any other person or persons in connection with the development, construction, erection of Said Project, enter into agreements, with such person and bear and pay their fees, emoluments, contract price by whatever name called.

7.4. CONSTRUCTION

Construction/erection of Said Project shall be initiated within 60(sixty) days from Commencement Date, strictly according to Said Plan with such materials and/or specifications ("SPECIFICATIONS") details whereof will appear in the Schedule-III hereunder written, and completion of Said Project in every respect including Common Areas Amenities and Facilities within 60(sixty)months from Commencement Date.

7.5. CERTIFICATES

Obtaining necessary Certificates, including but not limited to, Completion Certificate, Occupancy Certificate, as the case may be, from Competent Authority, and other necessary sanctions for commencement of Said Project and completion thereof.

7.6. SECURITY

Maintain security of Said Project until handing over of all flats/apartments to purchasers/ owners

7.7. ASSOCIATION

Form an association of flat/apartment owners in the manner as envisaged under the Real Estate (Regulation and Development) Act, 2016, and transfer the land and common areas amenities and facilities in favour of such association of flat/apartment owners.

7.8. TITLE DEEDS

Handover title deeds of Said Project to the Association of Flat/Owners, by whatever name called, and in the manner prescribed under Real Estate (Regulation and Development) Act, 2016.

7.9. INDEMNITY

Keep OWNER safe and harmless and indemnified in respect of all claims, actions, proceedings, fines, penalties, due to any non-compliance of its obligations and covenants made in these presents and/or under any laws, rules, regulations, instructions, directions of any Court of law or any statutory, local, municipal authority/authorities.

8. ARCHITECT

8.1. For the purpose of development of Said Project certificate given by the Architect regarding the materials used for the purpose of construction, erection and



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completion and/or workmanship shall be final, conclusive and binding on the parties hereto.

8.2. The decision of Architect regarding quality of materials and also SPECIFICATIONS for the purpose of construction will be final, conclusive and binding on the parties hereto.

9. **CONSIDERATION AND OWNER'S ALLOCATION OF FLATS/APARTMENTS**

In consideration of the OWNERS having agreed to grant the exclusive right of development in respect of Said Land and in further consideration of DEVELOPER having agreed to incur all costs, charges and expenses for undertaking construction of Said Project, it has been agreed by and between the parties hereto that out of the 12 (twelve) number flats/apartments to be constructed/built/developed on Said Land, ALL THAT 04 (four) number of flats/apartments TOGETHER WITH undivided, proportionate, variable, impartible share on land appurtenant, underneath and attributable thereto TOGETHER WITH 04 (four) number of car parking spaces, to be constructed/ built/ developed on Said Land, TOGETHER WITH undivided, proportionate, variable, impartible share in the land attributable thereto AND TOGETHER WITH undivided, proportionate, variable, impartible share and interest in the common parts, portions, areas, facilities, amenities, hereinafter collectively referred to as the "OWNER'S Allocation", which has been more fully detailed and described in the SCHEDULE-II, PART-A written hereunder.

For removal of doubt OWNER shall be considered as owner/acquirer of Flat(s)/ Apartment(s) within OWNER'S Allocation held by OWNER, if any, from time to time.

10. **DEVELOPER'S ALLOCATION**

DEVELOPER shall be entitled to retain for itself, save and except the flats/apartments already embodied in the OWNER'S Allocation, the remaining number of flats/apartments to be constructed/built/developed on Said Land i.e. ALL THAT 08(eight) number of flats/apartments, excluding the said 4 (four) number of flats/apartments which has already been included/shown/enumerated/granted in OWNER'S Allocation, TOGETHER WITH 8 (eight) number of car parking spaces, excluding the said 4(four)number of car parking spaces which has already been included/shown/enumerated/ granted in OWNER'S Allocation, to be constructed/ built/developed on Said Land, TOGETHER WITH undivided, proportionate, variable, impartible share in the land attributable thereto AND TOGETHER WITH undivided, proportionate, variable, impartible share and interest in the common parts, portions, areas, facilities, amenities, hereinafter collectively referred to as "DEVELOPER'S Allocation" which has been more fully detailed and described in the SCHEDULE-II, PART-B written hereunder.

For removal of doubt DEVELOPER shall be considered as owner/acquirer of Flat(s)/ Apartment(s) within DEVELOPER'S Allocation held by DEVELOPER, if any, from time to time.





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11. TRANSFER OF ALLOCATIONS

- 11.1. Subject to what hereinafter provided OWNER and DEVELOPER shall be entitled to deal with and/or to enter into agreements for sale and/or to transfer/sell or in any way dispose of their respective allocations in any manner as they deem fit and proper for which no further consent of either of other party shall be required and this agreement by itself shall be treated as consent of the other party.
- 11.2. OWNER hereby agree and covenants with DEVELOPER to sign and execute all such necessary deeds, documents and instruments including Deeds of Conveyance and/or Conveyances as and when required by DEVELOPER in respect of DEVELOPER'S Allocation.
- 11.3. DEVELOPER hereby agree and covenants with OWNER to sign and execute all such necessary deeds, documents and instruments including Deeds of Conveyance and/or Conveyances as and when required by OWNER in respect of OWNER'S Allocation.
- 11.4. If the concerned Authorities at any time in future, permit any further and/or additional constructions to be made in Said Project further and/or additional constructions shall be vested solely and absolutely in the hands of DEVELOPER and DEVELOPER, shall be entitled to deal with and/or to enter into agreements for sale and/or to transfer or in any way dispose of such further and/or additional constructions and no further consent of the OWNER in the matter of such sale and/or transfer or disposal in any way of such further and/or additional constructions will be required by DEVELOPER.

12. MARKETING AND SELLING OF FLATS/APARTMENTS

DEVELOPER shall be solely responsible for the marketing of the flats/apartments comprised in both DEVELOPER'S Allocation and OWNER'S Allocation at its own cost and expenses.

13. REVENUE SHARING

DEVELOPER shall be at liberty to deposit Revenue earned from both OWNER'S Allocation and DEVELOPER'S Allocation in its own Bank Account in the manner and to the extent dictated under Real Estate (Regulation and Development) Act, 2016 and/or Rules made thereunder provided that Revenue arising from Said Project pertaining to OWNER'S Allocation shall be deposited to Bank Account, designated by OWNER, within 15 (fifteen) days from the date of receipt of such Revenue.

For the purpose of this clause "Revenue" shall mean and include the price, consideration, rent, premium or any other amount or any account received and collected against allotment and sale of flats/apartments along with Parking Spaces in Said Project but shall not include payment received against:

- a) Common expenses or common area maintenance charges;
- b) Costs and expenses for transformer, sub-station (if any), HT Panel, cabling and allied equipment installed for supply of electricity and power back-up/ generator set;



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- c) Deposits or proportionate share of deposits required to be given to power supply agency;
- d) Charges for generator and other amenities and facilities;
- e) Guarding charges;
- f) Legal and documentation charges;
- g) Stamp duty, registration charges, registration expenses;
- h) Association Formation Charges;
- i) All taxes and other outgoings, including but not restricted to, municipal taxes, land revenue, maintenance charges and all taxes, charges, levies, whatsoever and howsoever, imposed by any statutory, local authorities;

14. POSSESSION

Upon completion of Said Project and during and/or after delivery of possession of OWNER'S Allocation, OWNER shall execute Deed(s) of Conveyance in respect of undivided share or interest of Said Land comprised to DEVELOPER'S Allocation in such part and/or parts as shall be required by DEVELOPER either in its favour or in favour of its nominee and/or nominees.

15. INDEMNITY

OWNER confirms that his title in respect of Said Land is marketable and there is no subjection or any encumbrance and/or Court attachments or acquisition proceedings of any kind and OWNER do hereby agree to keep DEVELOPER, its successors in Office/ interest and assigns saved harmless and fully indemnified from and against all costs, charge, claims, actions, suits and proceedings in the event of there being any suit and/or any proceeding relating to Said Land pending at the time of execution of this agreement which shall have any effect on the title of Said Land, its conversion, the sanctions of the building plan and relevant permissions from appropriate authorities necessary for such construction which have been applied for and obtained by OWNER and it shall be the obligation of OWNER to have such suit and/or action properly defended at his own costs and has agreed to keep DEVELOPER saved harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings.

16. TAXES/MAINTENANCES

16.1. OWNER and DEVELOPER shall be liable to proportionally pay and bear all rates, taxes including Goods and Service Tax, cess, charges for electricity and other facilities and services and maintenance charges and all other outgoings, statutory or otherwise, payable in respect of their respective allocations on and from date of issuance of Completion Certificate by Competent Authority till dates of execution of final Deeds of Conveyance of such flats/apartments in favour of prospective purchasers and delivery thereof.

16.2. OWNER and DEVELOPER shall maintain their respective allocation/portions, at their own costs in a good tenable repaired condition and shall not do or suffer to be done anything in or to Said Project which would cause obstruction or interference to other owners/purchasers/occupiers of other flats/apartments.



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16.3. After obtaining Completion Certificate of Said Project from Competent Authority, DEVELOPER shall form an association of owners/purchasers of various flats/apartments along with car parking spaces (hereinafter referred to as the "Apartment Owners' Association") in Said Project with such rules regulations and bye-laws as DEVELOPER shall think fit and proper and approve by law for the time being in force and owners/purchasers of the various flats/apartments in Said Project shall be liable to make payment of proportionate shares of maintenance charges payable in respect thereof after the completion of Said Project.

16.4. Till such time Apartment Owners' Association is incorporated or formed for the purpose of undertaking maintenance of the common parts and portions and rendition of common services DEVELOPER shall remain responsible for rendition of common services and maintenance of common parts and portions and shall be entitled to receive, realise and collect the proportionate share of Municipal Taxes and other outgoings including maintenance charges which may become payable by the intending purchasers of the said various flats/apartments in Said Project.

17. FORCE MAJEURE

DEVELOPER shall not be regarded in breach of any of the terms and conditions herein contained and on the part of DEVELOPER to be performed and observed if it is prevented by any of the conditions mentioned below:

- 17.1. Fire
- 17.2. Natural Calamity
- 17.3. Tempest
- 17.4. Abnormal increase in the price of the building materials;
- 17.5. Labour unrest;
- 17.6. Local problem or local unrest;
- 17.7. Any prohibitory order of Court of Law, Durgapur Municipal Corporation or any other authority;
- 17.8. Any other unavoidable conditions beyond the control of DEVELOPER.

18. BREACH CONDITIONS AND DEFAULT

None of the parties shall be entitled to cancel and/or rescind this agreement and in the event of any party committing any breach and /or default the other party shall be entitled to take any of the following steps:

- 18.1. Sue the party in default for specific performance of the agreement and for other consequential reliefs;
- 18.2. Seek relief under any other law for the time being in force and applicable and relevant to such breach or default;
- 18.3. Seek relief before the Arbitrator for the recovery of such losses and damages and shall be entitled to receive such compensation and/or damages as shall be determined by the Arbitrator.

19. GENERAL

19.1. **BINDING AGREEMENT**- This Agreement together with its Schedules set forth the complete understanding between the parties hereto and supersedes all previous



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communications, understanding, letters, if any, exchanged between the parties in any manner whatsoever in regard to Said Project.

19.2. NO PARTNERSHIP- DEVELOPER and OWNER have entered into this Agreement purely as a contract and nothing contained herein shall be deemed or considered to establish, expressly or impliedly, any relation viz. partnership, association etc. between them.

19.3. SEVERANCE- If any provision of this agreement or part thereof is rendered void, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

19.4. SUPERSESSON- These presents supersedes all previous agreements arrangements and/or development agreement and/or understanding, if any, between the parties hereto and none of the parties hereto shall be entitled to set up any oral agreement, unless reduced in writing and the terms and conditions herein shall contained govern the respective rights and obligations of the parties hereto.

19.5. VALIDITY- This Development Agreement shall remain valid for 72(seventy-two) months from the date of execution thereof or till the date of transfer/sale of last Apartment/Fiat in Said Project offered for sale/transfer to prospective buyer/purchaser, whichever is earlier.

20. JURISDICTION

Courts at Durgapur shall exclusively have the jurisdiction to entertain, try and determine all matters concerning or relating to or arising out of this Agreement.

SCHEDULE-I

(Said Land)

ALL THAT piece and parcel of vacant land, *Commercial Boastu* by classification, being RS Plot No.-1987, LR Plot No.-4283, under LR Khatian No.-13343, J.L.No.-119(New) [68 (Old)], situated within Mouza-Bhiringi, having Sub-Divisional and Sub-Registry Office at Durgapur, Police Station-Durgapur, having an area of about 7.59376 (seven point five nine three seven six) *katha* or 12.5297 (twelve point five two nine seven) *satak* within Ward No.-20 of Durgapur Municipal Corporation (DMC), being DMC Holding No.-235/N/1 and Assessment No.-3309403043901, at the Street of Aurobinda Pally being premised at Aurobindo Pally, Bhiringi, Durgapur-13

NOW OR LATELY BUTTED AND BOUNDED BY

On the North	16 feet wide metalled road
On the South	RS Plot No.-1988
On the East	Land of same plot
On the West	30 feet wide <i>Rajmahal Road</i>



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SCHEDULE-II
PART-A
(OWNER'S ALLOCATION)

Sl.	Floor	Type	No. of Units	Carpet Area (approx.)		Built-up area (approx.)	Super Built-up Area (approx.)	Car Parking
				With Balcony	Without Balcony			
i.	Fourth	A	01	739 Sq. ft.	654 Sq. ft.	803 Sq. ft.	1044 Sq. ft.	No.- 4
ii.	Fourth	B	01	712 Sq. ft.	647 Sq. ft.	774 Sq. ft.	1006 Sq. ft.	No.- 5
iii.	Third	A	01	739 Sq. ft.	654 Sq. ft.	803 Sq. ft.	1044 Sq. ft.	No.- 11
iv.	Second	A	01	739 Sq. ft.	654 Sq. ft.	803 Sq. ft.	1044 Sq. ft.	No.- 12

SCHEDULE-II
PART-B
(DEVELOPER'S ALLOCATION)

Sl.	Floor	Type	No. of Units	Carpet Area (approx.)		Built-up area (approx.)	Super Built-up Area (approx.)	Car Parking
				With Balcony	Without Balcony			
i.	First	A	01	739 Sq. ft.	654 Sq. ft.	803 Sq. ft.	1044 Sq. ft.	No.- 1
ii.	First	B	01	712 Sq. ft.	647 Sq. ft.	774 Sq. ft.	1006 Sq. ft.	No.- 2
iii.	First	C	01	800 Sq. ft.	748 Sq. ft.	864 Sq. ft.	1123 Sq. ft.	No.- 3
iv.	Second	B	01	712 Sq. ft.	647 Sq. ft.	774 Sq. ft.	1006 Sq. ft.	No.- 6
v.	Second	C	01	800 Sq. ft.	748 Sq. ft.	864 Sq. ft.	1123 Sq. ft.	No.- 7
vi.	Third	B	01	712 Sq. ft.	647 Sq. ft.	774 Sq. ft.	1006 Sq. ft.	No.- 8
vii.	Third	C	01	800 Sq. ft.	748 Sq. ft.	864 Sq. ft.	1123 Sq. ft.	No.- 9
viii.	Fourth	C	01	800 Sq. ft.	748 Sq. ft.	864 Sq. ft.	1123 Sq. ft.	No.- 10

Flats/apartments thus allocated are final and cannot be exchanged, reallocated and/or redistributed

SCHEDULE-III
(SPECIFICATIONS)

All the materials written hereunder to be provided by DEVELOPER is subject to change in case of infringement of any extant Rules or Regulations devised by any Competent Authority		
1.	Foundation	RCC framed structure with anti-termite treatment in foundation with earthquake resistance. All steel structures shall be of reputed make like SAIL, TATA or equivalent. Cement from manufacturers like Lafarge, ACC, Ultratech to be used (Materials to be used is subject to the availability in the market at the relevant point of time)
2.	Exterior Elevation	Weather Coat paint by certified Asian Paints, Berger Paints (ISI) or equivalent
3.	Interior Finish	➤ Bed Room- • Wall-Wall Putty (including Primer)



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		- Floor- 600 mm x 600 mm Glazed Vitrified Tiles (GVT); ➤ Drawing Room & Dining Room- - Wall-Wall Putty (including Primer) - Floor- 1000 mm x 1000 mm (GVT); ➤ Toilet- - Floor- Rustic/Mat Finish tiles (600 mm x 600 mm) - Wall-Digital tiles (600 x 600) up to 7 feet above the floor level ➤ Kitchen- - Wall-Digital tiles (600mm x 300mm/ 450mm x 300mm) up to four feet above the Granite slab - Slabs-Granite - Floor-Anti Skid tiles (600mm x 600mm)
4.	Bathroom	➤ All pipes of PVC of make Finolex, Supreme, Jain Irrigation or equivalent; ➤ All ISI certified CP fittings of the make of Merc, Jaquor or equivalent; ➤ All certified sanitary ware of the make Parryware, Hindware or equivalent; ➤ Bathroom Geyser lines of ISI certified manufactures like Tata or equivalent.
5.	Windows	Aluminium/PVC/UPVC make of 4 mm thickness
6.	Doors	➤ Frames- Wooden frames of Sal wood from Siliguri sal, Malaysian sal or equivalent ➤ Bathroom- PVC design door ➤ Main and other doors- ISI specified moulded door of 32 mm thickness of reputed make
7.	Electrical wiring	All electrical wiring of proper gauge of Finolex, Havells, Humbert or equivalent make subject to the availability of the product at relevant point of time
8.	Electrical fittings	Modular Switch of reputed make
9.	Solar Power	5 KVA Solar Module installed on rooftop
10.	Water Supply	Corporation water supplemented by tube well subject to permission from appropriate authority
11.	Lift	Lift from manufacturers like Otis RVLT, Jhonson or equivalent
12.	Stairs	Covered with granites of suitable size
13.	Generator	24 hrs backup for all common services (including flats/apartments)
14.	Security	24 hrs security of entire complex (with CCTV Cameras)



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Sheets containing respective photographs and finger prints of both hands duly attested by the parties hereto and Board Resolution, dated 02/09/2024, passed by DEVELOPER for appointing one of its Director as authorised signatory have been annexed herewith which shall always be considered as part and parcel of these presents.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day, month and year first above written

SIGNED AND DELIVERED BY OWNER

AT DURGAPUR IN PRESENCE OF:

Rokshakar Chatterjee

(Name: Rokshakar Chatterjee
Son of late Kanailal Chatterjee
City Centre, P.O.-Durgapur-16
Dist.-Paschim Bardhaman, Pin-713216)

Subrata Das

(Name: city centre
Address: Durgapur-16

**SIGNED AND DELIVERED BY
DEVELOPER AT DURGAPUR IN
PRESENCE OF:**

Kamal Jha

(Name:
Address:

Prepared by Rokshakar Chatterjee,
Deed-Writer, having License No. D.P.R-27
under Office of Additional District Sub-
Registrar, Durgapur, Paschim Bardhaman

Rokshakar Chatterjee
Signature of Deed Writer

SIGNATURE OF OWNER

Nabendu Ghosh
Nabendu Ghosh

**SIGNATURE WITH SEAL
OF DEVELOPER
AND DEVELOPERS PVT. LTD.**

Nabendu Ghosh
DIRECTORS
Nabendu Ghosh
Director (DIN-08673355)
And Authorised Signatory,
Prince Constructions and
Developers Private Limited



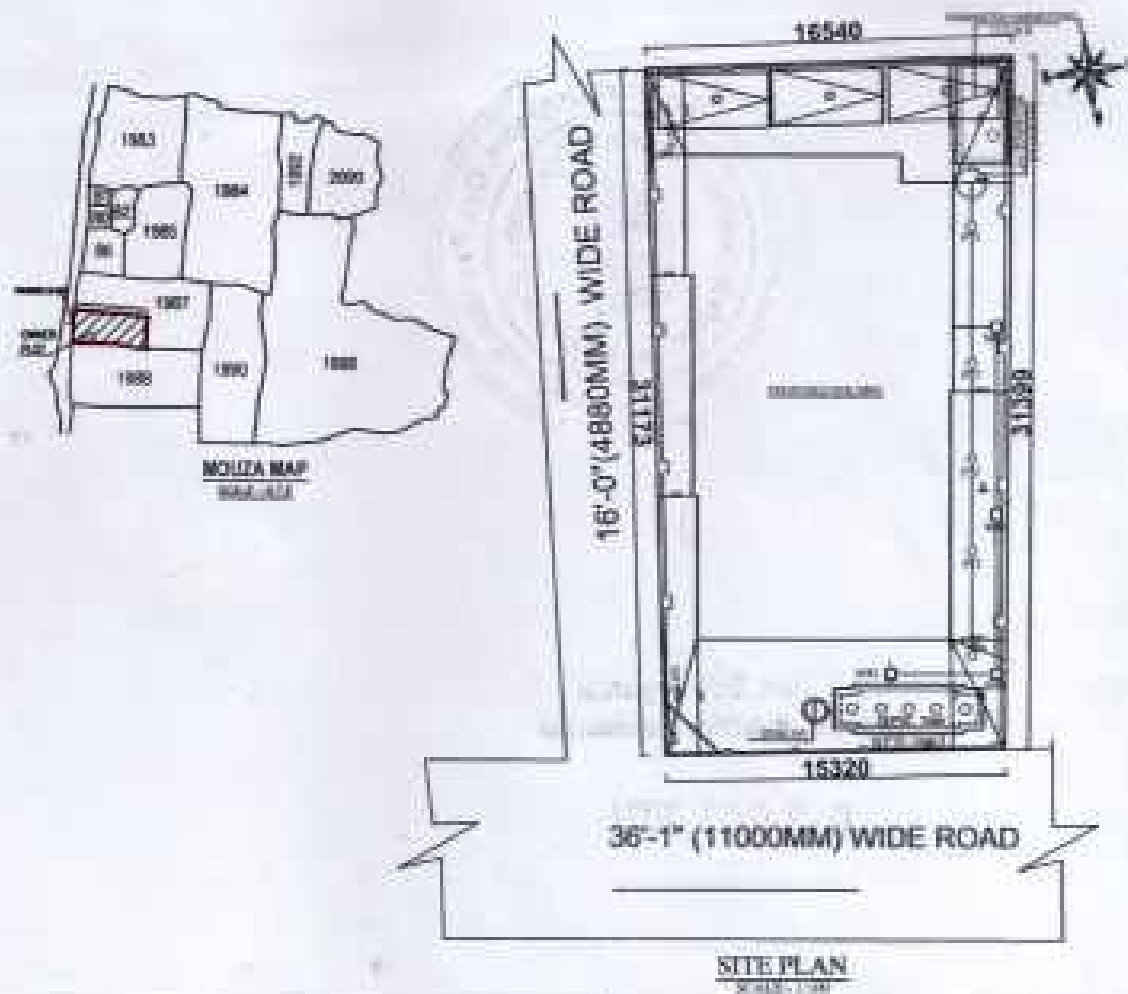
Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

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SKETCH MAP SHOWING R.S. PLOT NO:1987, L.R. PLOT NO.-4238,
J.L. NO - 119,KHATIAN NO.: -13343,
OF MOUZA - BHIRINGI, P.S.-DURGAPUR,
DIST. -PASCHIM BARDHAMAN

LAND OWNER:- SRI. NABENDU GHOSH S/O NARENDRANATH GHOSH

LAND AREA :- 498.06 SQ.M.



Nabendu Ghosh

SIGNATURE OF OWNER

Jui Chatterjee
AR. JUI CHATTERJEE, B-ARCH
Registration No : CA/2021/13430
Ph : 9434646309, 7565893411
413, Buhata Commercial Complex,
City Centre, Durgapur - 713215

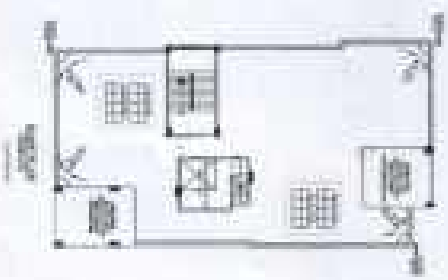
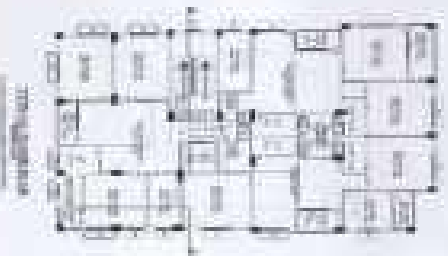
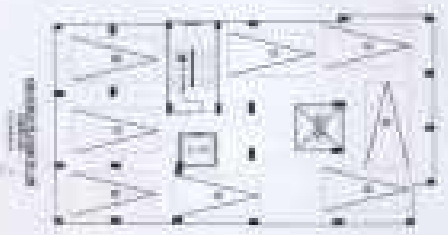
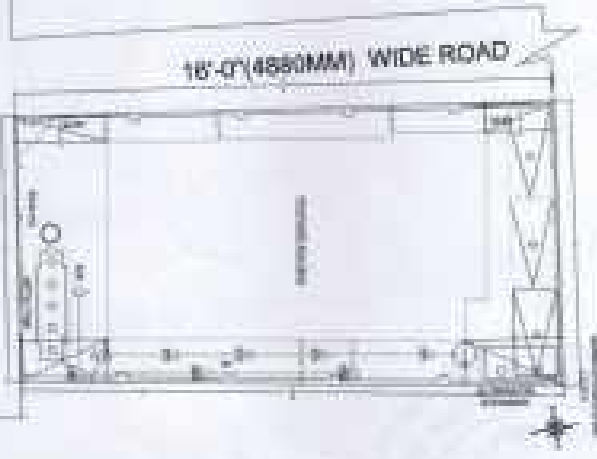
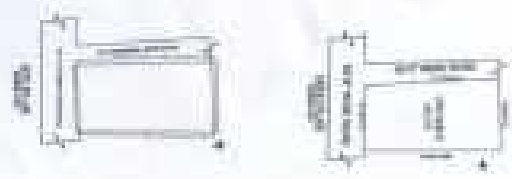
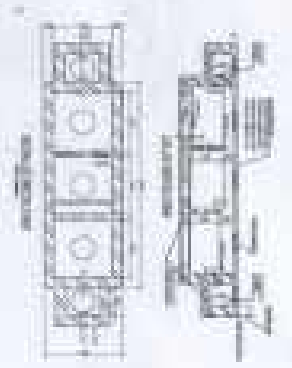
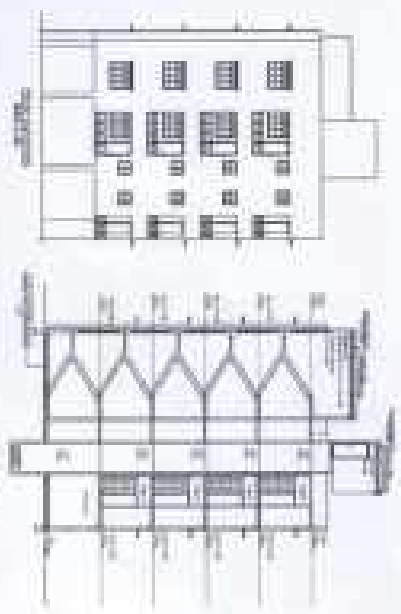
ARCHITECT

SIGNATURE OF ARCHITECT



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Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

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NO.	DESCRIPTION	UNIT	QTY	REMARKS
1	CEMENT	MT	1000	
2	SAND	MT	2000	
3	GRAVEL	MT	1500	
4	BRICK	NO	50000	
5	ROOF TILE	NO	10000	
6	WATER PIPE	MT	500	
7	SEWER PIPE	MT	300	
8	ELECTRIC CABLE	MT	200	
9	CONCRETE	MT	1500	
10	STEEL	MT	1000	

NO.	DESCRIPTION	UNIT	QTY	REMARKS
11	CEMENT	MT	1000	
12	SAND	MT	2000	
13	GRAVEL	MT	1500	
14	BRICK	NO	50000	
15	ROOF TILE	NO	10000	
16	WATER PIPE	MT	500	
17	SEWER PIPE	MT	300	
18	ELECTRIC CABLE	MT	200	
19	CONCRETE	MT	1500	
20	STEEL	MT	1000	

NO.	DESCRIPTION	UNIT	QTY	REMARKS
21	CEMENT	MT	1000	
22	SAND	MT	2000	
23	GRAVEL	MT	1500	
24	BRICK	NO	50000	
25	ROOF TILE	NO	10000	
26	WATER PIPE	MT	500	
27	SEWER PIPE	MT	300	
28	ELECTRIC CABLE	MT	200	
29	CONCRETE	MT	1500	
30	STEEL	MT	1000	

NO.	DESCRIPTION	UNIT	QTY	REMARKS
31	CEMENT	MT	1000	
32	SAND	MT	2000	
33	GRAVEL	MT	1500	
34	BRICK	NO	50000	
35	ROOF TILE	NO	10000	
36	WATER PIPE	MT	500	
37	SEWER PIPE	MT	300	
38	ELECTRIC CABLE	MT	200	
39	CONCRETE	MT	1500	
40	STEEL	MT	1000	

NO.	DESCRIPTION	UNIT	QTY	REMARKS
41	CEMENT	MT	1000	
42	SAND	MT	2000	
43	GRAVEL	MT	1500	
44	BRICK	NO	50000	
45	ROOF TILE	NO	10000	
46	WATER PIPE	MT	500	
47	SEWER PIPE	MT	300	
48	ELECTRIC CABLE	MT	200	
49	CONCRETE	MT	1500	
50	STEEL	MT	1000	

NO. 1000
 NO. 2000
 NO. 3000
 NO. 4000
 NO. 5000
 NO. 6000
 NO. 7000
 NO. 8000
 NO. 9000
 NO. 10000

NO. 1000
 NO. 2000
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 NO. 7000
 NO. 8000
 NO. 9000
 NO. 10000



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Durgapur, Paschim Bardhaman

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PRINCE CONSTRUCTIONS AND DEVELOPERS PRIVATE LIMITED

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE BOARD MEETING OF PRINCE CONSTRUCTIONS AND DEVELOPERS PRIVATE LIMITED HELD ON 02/09/2024 AT 12.30 P.M. AT THE REGISTERED OFFICE - C/O NABENDU GHOSH, NACHAN ROAD, BALAI COMMERCIAL COMPLEX, DURGAPUR, BARDHAMAN, WEST BENGAL, INDIA, 713213

"RESOLVED THAT the Board do hereby appoint *Mr. NABENDU GHOSH*, Director of the company as Authorized Signatory for the Company/ Bank/Cooperative Society/ Trust/legal entity, he and is hereby authorized to sign all agreements, power of attorney, documents, writings, applications/online applications, indemnities, undertakings and such other documents, as may be required from time to time, as and when required."

"FURTHER RESOLVED THAT *Mr. NABENDU GHOSH*, Director of the company be and is hereby authorized to represent the Company and to take necessary actions on documents/records etc., on behalf of the Company liaising /representing for registration of the Company and also to make any alterations, additions, corrections, to the documents, papers, forms, etc., filed with service tax authorities as and when required."

"FURTHER RESOLVED THAT a certified copy of the resolution be given to anyone concerned or interested in the matter."

FOR ON BEHALF OF PRINCE CONSTRUCTIONS AND DEVELOPERS PRIVATE LIMITED

PRINCE CONSTRUCTIONS
AND DEVELOPERS PVT. LTD.

Narendra Nath Ghosh

DIRECTORS

NARENDRA NATH GHOSH
DIRECTOR
(DIN: 07820316)

PRINCE CONSTRUCTIONS
AND DEVELOPERS PVT. LTD.

Nabendu Ghosh

NABENDU GHOSH
DIRECTOR
(DIN: 08673355)

CIN - U45309WB2021PTC248799 || PAN NO - AAMCP3720D | GST NO - 19AAMCP3720D1ZH



Phone
9002267222



Email
princeconstructiondgp@gmail.com



NACHAN ROAD, BALAI COMMERCIAL COMPLEX,
DURGAPUR, BARDHAMAN, WEST BENGAL, PIN: 713



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**Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman**

03 OCT 2024

স্বাক্ষরিত/স্বাক্ষরিত

স্বাক্ষরিত/স্বাক্ষরিত

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

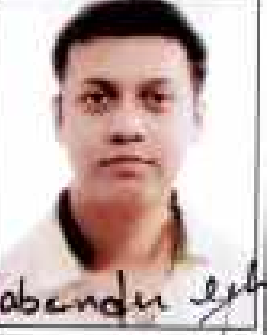
বাম হাত Left Hand						 Signature <i>Nobanchu Sghosh</i>
	বাম আঙ্গুল Thums	একমুঠা 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠ Small Finger	
ডান হাত Right Hand						

উপরে ছবি ও টিপগুলি আমার দ্বারা প্রমাণিত হইল।

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

স্বাক্ষর

Signature *Nobanchu Sghosh*

বাম হাত Left Hand						 Signature <i>Nobanchu Sghosh</i>
	বাম আঙ্গুল Thums	একমুঠা 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠ Small Finger	
ডান হাত Right Hand						

উপরে ছবি ও টিপগুলি আমার দ্বারা প্রমাণিত হইল।

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

স্বাক্ষর

Signature *Nobanchu Sghosh*

বাম হাত Left Hand						ফটো
	বাম আঙ্গুল Thums	একমুঠা 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠ Small Finger	
ডান হাত Right Hand						

উপরে ছবি ও টিপগুলি আমার দ্বারা প্রমাণিত হইল।

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

স্বাক্ষর

Signature _____

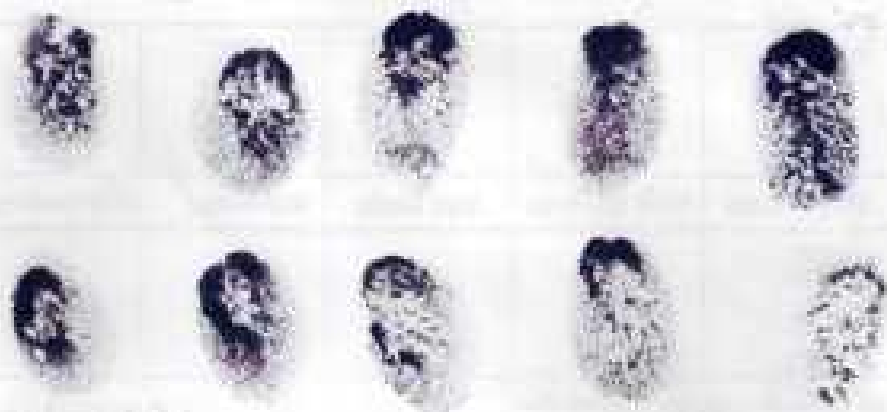
বাম হাত Left Hand						ফটো
	বাম আঙ্গুল Thums	একমুঠা 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠ Small Finger	
ডান হাত Right Hand						

উপরে ছবি ও টিপগুলি আমার দ্বারা প্রমাণিত হইল।

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

স্বাক্ষর

Signature _____



Adl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

03 OCT 2024



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



192024250238643158

GRN Details

GRN:	192024250238643158	Payment Mode:	SBI Epay
GRN Date:	03/10/2024 10:59:38	Bank/Gateway:	SBIePay Payment Gateway
BRN :	4363538210037	BRN Date:	03/10/2024 10:59:49
Gateway Ref ID:	76752459	Method:	Axis Bank-Retail NB
GRIPS Payment ID:	031020242023864314	Payment Init. Date:	03/10/2024 10:59:38
Payment Status:	Successful	Payment Ref. No:	2002557968/2/2024
(Query No:Query Year)			

Depositor Details

Depositor's Name:	Mr NABENDU GHOSH
Address:	BALAJI COMMERCIAL COMPLEX NACHAN ROAD BENACHITY DGP 713213
Mobile:	9434474691
Period From (dd/mm/yyyy):	03/10/2024
Period To (dd/mm/yyyy):	03/10/2024
Payment Ref ID:	2002557968/2/2024
Dept Ref ID/DRN:	2002557968/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002557968/2/2024	Property Registration- Stamp Duty	0030-02-103-003-02	10000
2	2002557968/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				10014

IN WORDS: TEN THOUSAND FOURTEEN ONLY.



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

03 OCT 2024

1/23

Major Information of the Deed

Deed No :	I-2306-10386/2024	Date of Registration	03/10/2024
Query No / Year	2306-2002557968/2024	Office where deed is registered	
Query Date	26/09/2024 2:26:15 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Rokshakar Chatterjee City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN : 713216, Mobile No. : 9434474891, Status : Deed Writer		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Sell Forth value		Market Value	
		Rs. 78,31,065/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,020/- (Article 48(g))		Rs. 14/- (Article E, E)	
Remarks	Received Rs.-SD/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SellForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4238 (RS-1987)	LR-13343	Vastu	Vastu	7.59376 Katha		78,31,065/-	Width of Approach Road: 46 Ft. Adjacent to Metal Road.
Grand Total :					12.5297Dec	0/-	78,31,065/-	

Land Land Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr NABENDU GHOSH (Presentant) Son of Mr. NARENDRA NATH GHOSH. Executed by: Self, Date of Execution: 03/10/2024 Admitted by: Self, Date of Admission: 03/10/2024 ,Place : Office		 Captured	
		03/10/2024	LT 03/10/2024	03/10/2024

GURUDWARA ROAD, BENACHITY, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:- ADxxxxxx3R, Aadhaar No: 52xxxxxxxx4021, Status :Individual, Executed by: Self, Date of Execution: 03/10/2024 , Admitted by: Self, Date of Admission: 03/10/2024 ,Place : Office

Developer Details :

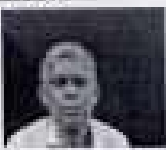
Sl No	Name,Address,Photo,Finger print and Signature
1	PRINCE CONSTRUCTIONS AND DEVELOPERS PRIVATE LIMITED C/O- NABENDU GHOSH, BALAI COMMERCIAL COMPLEX, NACHAN ROAD, BENACHITY, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Date of Incorporation:XX-XX-20X1 , PAN No.:- AAxxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr NABENDU GHOSH Son of Mr NARENDRA NATH GHOSH Date of Execution - 03/10/2024, , Admitted by: Self, Date of Admission: 03/10/2024, Place of Admission of Execution: Office		 Captured	
		03/10/2024 10:09PM	LN 03/10/2024	BARDHAMAN
C/O- NABENDU GHOSH, BALAI COMMERCIAL COMPLEX, NACHAN ROAD, BENACHITY, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:- ADxxxxxx3R, Aadhaar No: 52xxxxxxxx4021 Status : Representative, Representative of : PRINCE CONSTRUCTIONS AND DEVELOPERS PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ROKSHAKAR CHATTERJEE Son of Late KANAILAL CHATTERJEE CITY CENTRE, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713218	 03/10/2024	 Captured 03/10/2024	 03/10/2024
Identifier Of Mr NABENDU GHOSH, Mr NABENDU GHOSH			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr NABENDU GHOSH	PRINCE CONSTRUCTIONS AND DEVELOPERS PRIVATE LIMITED-12.5297 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4238, LR Khatian No:- 13343	Owner:- Address:- Classification:- Area:0.12500000 Acre	Mr NABENDU GHOSH

Endorsement For Deed Number : I - 230610386 / 2024

On 03-10-2024

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

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

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

Presented for registration at 11:00 hrs on 03-10-2024, at the Office of the A.D.S.R. DURGAPUR by Mr NABENDU GHOSH, Executant.

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. 78,31,385/-

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

Execution is admitted on 03/10/2024 by Mr NABENDU GHOSH, Son of Mr NARENDRA NATH GHOSH, GURUDWARA ROAD, BENACHITY, P.O:- DURGAPUR, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business

Indetified by Mr ROKSHAKAR CHATTERJEE, , Son of Late KANAILAL CHATTERJEE, CITY CENTRE, P.O:- DURGAPUR, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 03-10-2024 by Mr NABENDU GHOSH, DIRECTOR, PRINCE CONSTRUCTIONS AND DEVELOPERS PRIVATE LIMITED, C/O- NABENDU GHOSH, BALAJI COMMERCIAL COMPLEX, NACHAN ROAD, BENACHITY, City:- Durgapur, P.O:- DURGAPUR, P.S.-Durgapur, District-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr ROKSHAKAR CHATTERJEE, , Son of Late KANAILAL CHATTERJEE, CITY CENTRE, P.O:- DURGAPUR, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Deed Writer

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/10/2024 10:58AM with Govt. Ref. No: 192024250239843158 on 03-10-2024, Amount Rs: 14/-, Bank: SBI EPay (SBIEPay), Ref. No. 4363536210037 on 03-10-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by Stamp Rs.20,00/-, by online = Rs. 10,000/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 2234, Amount: Rs.20,00/-, Date of Purchase: 27/09/2024, Vendor name: RAM PRASAD BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/10/2024 10:59AM with Govt. Ref. No: 192024250239843158 on 03-10-2024, Amount Rs. 10,000/-, Bank: SBI EPay (SBIEPay), Ref. No. 4363536210037 on 03-10-2024, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2024, Page from 189363 to 189391
being No 230610386 for the year 2024.



Digitally signed by SANTANU PAL
Date: 2024.10.04 13:55:26 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 04/10/2024

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