



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AM 515346

DEVELOPMENT AGREEMENT

certified that the Document
is Admitted to Registration on the
Signature Sheet and the Endr-
sements. View this
Document are the Part of the

QUERY NO. : 2000413406/2023
DISTRICT : Paschim Bardhaman
MOUZA : Tetikhola
P.S. : New Township
AREA OF LAND : 10.20 Decimal

A.D.S.R. Dargah
Bardhaman

28 FEB 2023

successor-in-office legal representatives, administrators, executors and assigns
of the SECOND PART.

THIS DEVELOPMENT AGREEMENT IS MADE ON 28TH DAY OF FEBRUARY, 2023

BETWEEN

(1) **SRI. MADHUSUDAN PRAMANIK [PAN -BXMPP3674H]** Son of Late Panchkari Paramanik, By Nationality: Indian, By Caste: Hindu, Occupation: Retired person, resident of D-Type, Battala Basti, City Centre, Post Office: City Centre, P.S.- Durgapur, District:-Paschim Bardhaman, State- West Bengal, India, PIN - 713216, (2) **SRI. KALYAN KUMAR OJHA [PAN -AAGPO6662E]** Son of Late Guruprasanna Ojha, By Nationality: Indian, By Caste: Hindu, Occupation: Service, resident of 15 Titas Housing Co. Operative Society, 7 Hellen Keller Sarni, Post Office: Bidhannagar, P.S.- New Township, District:-Paschim Bardhaman, State- West Bengal, India, PIN - 713212, (3) **SRI. KUSHAL OJHA @ SRI. KUSHAL KUMAR OJHA [PAN -AAFPO4222R]** Son of Late Guruprasanna Ojha, By Nationality: Indian, By Caste: Hindu, Occupation: Service, resident of 15 Titas Housing Co. Operative Society, 7 Hellen Keller Sarni, Post Office: Bidhannagar, P.S.- New Township, District:-Paschim Bardhaman, State- West Bengal, India, PIN - 713212, represented by his constituted Attorney **SRI. KALYAN KUMAR OJHA [PAN - AAGPO6662E]** Son of Late Guruprasanna Ojha, By Nationality: Indian, By Caste: Hindu, Occupation: Service, resident of 15 Titas Housing Co. Operative Society, 7 Hellen Keller Sarni, Post Office: Bidhannagar, P.S.- New Township, District:-Paschim Bardhaman, State- West Bengal, India, PIN - 713212, (deed No-12909 for the year 2022 of A.D.S.R. Durgapur), 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 its respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART**.

AND

TIRUPATI DEVELOPERS [PAN- AASFT8515F] (a partnership firm) having its office at Holding No-22/9, Tetikhola, P.O- Arraha, P.S.-New Township, District- Paschim Bardhaman, PIN-713212, W.B. India, **represented by its Partners (1) MR. SHANTANU DAS [PAN- BJLPD1956K]** Son of Sri. Swapan Kumar Das, by faith Hindu, by occupation Business, by Nationality- Indian resident 45P, Christian Pally, P.O- Arrah, P.S.-New Township, District- Paschim Bardhaman, PIN-713212, W.B. India (2) **MR. MRITUNJOY RUIDAS [PAN- AKLPR1248L]** Son of Late Dayamay Ruidas, by faith Hindu, by occupation Business, by Nationality- Indian resident Holding No-22/9, Tetikhola, P.O- Arrah, P.S.-New Township, District- Paschim Bardhaman, PIN-713212, W.B. India 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**.

Operative Society, 7 Hellen Keller Sarni, Post Office: Bidhannagar, P.S.- New Township, District:-Paschim Bardhaman, State- West Bengal, India, PIN - 713212.

- 1.2 **DEVELOPER:-** Shall mean **TIRUPATI DEVELOPERS [PAN- AASFT8515F]** (a partnership firm) having its office at Holding No-22/9, Tetikhola, P.O- Arraha, P.S.-New Township, District- Paschim Bardhaman, PIN- 713212, W.B. India.
- 1.3 **LAND:-** Shall mean Danga land measuring about 10.20 Decimal under Mouza-Tetikhola, J.L.No-96, L.R. J.L.No-111, R. S. Plot no.-45 corresponding L.R. Plot No- 219 L.R. Khatian No-1187, 1316, 1317 under the jurisdiction of Jemmua Gram Panchyat Dist-Burdwan presently Paschim Bardhaman.
- 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 **PANCHAYAT:-** Shall mean the Jemmua Gram Panchyat 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 Jemmua Gram Panchyat 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 **OWNER'S AREA:** Shall mean land owner No-1 will entitled to get Two 3BHK flat flat 1st Floor & 2nd Floor and one stilt parking and Landowner No-2 &3 will jointly entitled to get one 3BHK flat and One 2 BHK flat along with one stilt parking together with the undivided impartiable proportionate interest in the said land and the common portions. It is pertinent to mention that 2BHK flat measuring between 750-800 Sq. Feet (Super Built Up) & 3BHK flat measuring 1000-1100 Sq. Feet (Super Built Up) & stilt parking measuring 120 Sq. feet each will be available. The aforementioned allocation is for upto G+6 storied building and in case the sanctioning authority give permission over and above G+6 then a negotiation between Developer and landowners shall take place for the extra permissible area and at that time the landowners may revise as per both party's discussion. It is pertinent to mentioned that if the flat area at the time of actual drawing become bigger than the mentioned area herein



above then the landowner shall pay @ 2,000/- per sq feet for the extra area to the Developer.

- 1.8 DEVELOPER'S AREA:** Shall mean entire area of the Building together with the undivided impartible proportionate interest in the said land and the common portions after providing owners allocation as mentioned in Para 1.8 of this agreement.
- 1.9 SECURITY DEPOSIT:** Shall mean Rs. 12,00,000/- (Rupees Twelve Lac) only out of which Rs. 2,00,000/- (Rupees Two Lac) only at the time of execution of this agreement out of which Rs. 1,00,000/- (Rupees One Lac) will get Land owner No-1 and rest Rs. 1,00,000/- (Rupees One Lac) will get Land owner No-2 & 3 and rest Rs. 10,00,000/- (Rupees Ten Lac) only out Rs. 12,00,000/- (Rupees Twelve Lac) only of within 12 month from the date of sanctioned plan and at that time . Rs. 5,00,000/- (Rupees Five Lac) will get Land owner No-1 and rest Rs. 7,00,000/- (Rupees Seven Lac) will get Land owner No-2 & 3.
- 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 commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.
- 1.13 PURCHASER/S** shall mean and include:



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- 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 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 Jemmua Gram Panchyat over and above the First Schedule Land.

VI:- OWENER DUTY & LIABILITY:-

1. The Owner have offered total land of 10.20 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) That landowner shall handed over all the original document at the time of registration of this deed.
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 Jemmua Gram Panchyat , 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 **TIRUPATI DEVELOPERS** 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.
9. That if the landowners allocation registration permitted by law then the same shall be done by the landowners from their own effort but the cost of the same shall be borne by the Developers.

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,

Declaration :- This is an agreement as per Indian Contract Act, 1872 therefore by virtue this agreement no right, title and interest of land is transferred by landowner in favour of Developer.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

All that piece and parcel **Danga** land measuring about **10.20 (Ten point Twenty) Decimal** under Mouza- Tetikhola, P.S.: New Township, J.L.No-96, L.R. J.L. No- 111, R. S. Plot no.-45 corresponding **L.R. Plot No- 219** comprised in **L.R. Khatian No-1187, 1316, 1317** under the jurisdiction of Jemmua Gram Panchayat, Dist- Paschim Bardhaman, Entire land is Butted and Bounded by:-

North	:	12 Feet wide Road
South	:	A Puuca House
East	:	26 Feet wide Road
West	:	A Pucca House

It is hereby declared that the full name, colour passport size photograph and finger prints of each fingers of both the hands of the OWNER(S)/LANDOWNERS/ Attorney and DEVELOPER are attested in additional pages in this deed being page nos. 1 & 2 (total 3 pages) and the same are treated as part and parcel of this deed.

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:

Madhur Rudhan Ramani

Kalyan m. Ojha

Sri. Kalyan Kumar Ojha for
self and as a constituted
attorney of Sri. Kushal Ojha
@ Kushal Kumar Ojha

Kalyan m. Ojha

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

WITNESSES:

- ① Sumit Kumar
S. Kumar
v. Angapuri
P.S. - Chauri, Dist. Bux
Sri. Ravi Kumar
- ② Subrata Mukherjee
State Bank Mukherjee
Purba, Durgapuri
Dr. Ramesh Borker

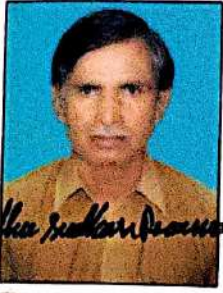
TIRUPATI DEVELOPERS
Shantanu Das
Partner

TIRUPATI DEVELOPERS
Antony R. D.
Partner

Drafted and Typed at my office & I read over & Explained in
Mother languages to all parties to this deed and
all of them admit that the 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  <i>Madhu Sudhan Pramanik</i>	(LEFT HAND)										
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	Signature:- <i>Madhu Sudhan Pramanik</i>										
Signature of the Executants/presentation  <i>Kalyan M. Ghosh</i>	(LEFT HAND)										
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	Signature:- <i>Kalyan M. Ghosh</i>										
Signature of the Executants/presentation  <i>Shantanu Das</i>	(LEFT HAND)										
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	Signature:- <i>Shantanu Das</i>										
Signature of the Executants/presentation  <i>Mithun Das</i>	(LEFT HAND)										
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	Signature:- <i>Mithun Das</i>										



Inbox

Write

NOC for Development Agreement

Kushal Ojha <kushalojha@hotmail.com>

Wed, 22 Feb 2023 22:34:56

Dear Kalyan Ojha,

I am Kushal Ojha younger brother of you.
I already issued Power of Attorney to you vide
Deed No:- I-2306-12909/2022 on 15th
Dec'2022.

I hear by informed that; you should be able to
sign development agreement which is between
Tirupati Developer on behalf of me.
I have no objection in this development
registration process.

Regards,
Kushal Ojha



Reply



Reply all



Forward



More





ভূমি ও ভূমি সংস্কার এবং উদ্বাস্তু ত্রাণ ও পুনর্বাসন দপ্তর
Land & Land Reforms and Refugee Relief and Rehabilitation Department

(Live Data As On 23/02/2023,22:29:00)

জে.এল নং (J.L No.): 111 থানা (P.S.): নিউটাউন দুর্গাপুর

Plot No. দাগ নং	Classification শ্রেণী	Total Area of the Plot(Acre) জমির মোট পরিমাণ(একর)	Plot Map দাগের ম্যাপ
219	ডাঙ্গা	0.96	Click Here

Khatia n No. খতিয়া ন নং	Owner Name স্বত্বের নাম	Father/Husband পিতা/স্বামী	Share অংশ	Share Area(Acre) অংশ পরিমাণ(একর)	Remarks মন্তব্য
1187	মধুসূদন প্রামানিক	পাঁচকড়ি	0.052 1	0.0500	Nil
1316	কল্যান কুমার ওঝা	গুরুপ্রসন্ন ওঝা	0.026 0	0.0200	Nil
1317	কুশল কুমার ওঝা	গুরুপ্রসন্ন ওঝা	0.026 0	0.0200	Nil

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



192022230309487361

GRN Details

GRN:	192022230309487361	Payment Mode:	Online Payment
GRN Date:	24/02/2023 09:18:34	Bank/Gateway:	State Bank of India
BRN :	CKW2416868	BRN Date:	24/02/2023 09:21:21
GRIPS Payment ID:	240220232030948735	Payment Init. Date:	24/02/2023 09:18:34
Payment Status:	Successful	Payment Ref. No:	2000413406/3/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	SHANTANU DAS
Address:	ARRAH
Mobile:	7478147639
Contact No:	8101891226
Depositor Status:	Others
Query No:	2000413406
Applicant's Name:	Mr SUBRATA MUKHERJEE
Identification No:	2000413406/3/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	24/02/2023
Period To (dd/mm/yyyy):	24/02/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000413406/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	6911
2	2000413406/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	12014
Total				18925

IN WORDS: EIGHTEEN THOUSAND NINE HUNDRED TWENTY FIVE ONLY.



Major Information of the Deed

Deed No :	I-2306-01699/2023	Date of Registration	28/02/2023
Query No / Year	2306-2000413406/2023	Office where deed is registered	
Query Date	15/02/2023 4:49:09 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207, Mobile No. : 8101891226, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 12,00,000/-]		
Set Forth value	Market Value		
	Rs. 31,67,101/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,011/- (Article:48(g))	Rs. 12,014/- (Article:E, E, B)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, JI No: 111, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-45	RS-1187	Bastu	Danga	4.95 Dec		15,36,975/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
L2	RS-45	RS-1316	Bastu	Danga	2.625 Dec		8,15,063/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
L3	RS-45	RS-1317	Bastu	Danga	2.625 Dec		8,15,063/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
		TOTAL :			10.2Dec	0 /-	31,67,101 /-	
	Grand Total :				10.2Dec	0 /-	31,67,101 /-	



Lord Details :

Name,Address,Photo,Finger print and Signature

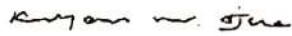
No	Name	Photo	Finger Print	Signature
1	Mr MADHUSUDAN PRAMANIK (Presentant) Son of Mr PANCHKARI PRAMANIK Executed by: Self, Date of Execution: 28/02/2023 , Admitted by: Self, Date of Admission: 28/02/2023 ,Place : Office	 28/02/2023	 RTI 28/02/2023	 28/02/2023
D-type, Battala Basti, City Centre, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: BXxxxxxx4H, Aadhaar No: 58xxxxxxxx4020, Status :Individual, Executed by: Self, Date of Execution: 28/02/2023 , Admitted by: Self, Date of Admission: 28/02/2023 ,Place : Office				
2	Mr KALYAN KUMAR OJHA Son of Late GURUPRASANNA OJHA Executed by: Self, Date of Execution: 28/02/2023 , Admitted by: Self, Date of Admission: 28/02/2023 ,Place : Office	 28/02/2023	 LTI 28/02/2023	 28/02/2023
B-16, Sastri Avenue, A.D.D.A. Colony, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AAxxxxxx2E, Aadhaar No: 36xxxxxxxx5259, Status :Individual, Executed by: Self, Date of Execution: 28/02/2023 , Admitted by: Self, Date of Admission: 28/02/2023 ,Place : Office				
3	Mr KUSHAL OJHA, (Alias: Mr KUSHAL KUMAR OJHA) Son of Late GURUPRASANNA OJHA B-16, Sastri Avenue, A.D.D.A. Colony, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AAxxxxxx2R, Aadhaar No: 40xxxxxxxx8926, Status :Individual, Executed by: Attorney, Executed by: Attorney			

Developer Details :

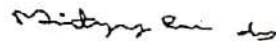
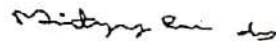
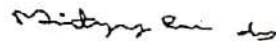
SI No	Name,Address,Photo,Finger print and Signature
1	TIRUPATI DEVELOPERS Holding No-22/9, Tetikhola, City:- Durgapur, P.O:- Arraha, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.: AAxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Arrest Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr KALYAN KUMAR OJHA Son of Late GURUPRASANNA OJHA Date of Execution - 28/02/2023, , Admitted by: Self, Date of Admission: 28/02/2023, Place of Admission of Execution: Office			
Feb 28 2023 1:34PM	LTI 28/02/2023	28/02/2023	
B-16, Sastri Avenue, A.D.D.A. Colony, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District: Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AAXxxxxx2E, Aadhaar No: 36xxxxxxxx5259 Status : Attorney, Attorney of : Mr KUSHAL OJHA			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature																
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SHANTANU DAS Son of Mr SWAPAN KUMAR DAS Date of Execution - 28/02/2023, , Admitted by: Self, Date of Admission: 28/02/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Feb 28 2023 1:35PM</td> <td>LTI 28/02/2023</td> <td>28/02/2023</td> <td></td> </tr> <tr> <td colspan="4"> 45P, Christian Pally, City:- Durgapur, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BJxxxxxx6K, Aadhaar No: 39xxxxxxxx8150 Status : Representative, Representative of : TIRUPATI DEVELOPERS (as PARTNER) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr SHANTANU DAS Son of Mr SWAPAN KUMAR DAS Date of Execution - 28/02/2023, , Admitted by: Self, Date of Admission: 28/02/2023, Place of Admission of Execution: Office				Feb 28 2023 1:35PM	LTI 28/02/2023	28/02/2023		45P, Christian Pally, City:- Durgapur, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BJxxxxxx6K, Aadhaar No: 39xxxxxxxx8150 Status : Representative, Representative of : TIRUPATI DEVELOPERS (as PARTNER)			
Name	Photo	Finger Print	Signature														
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Feb 28 2023 1:35PM	LTI 28/02/2023	28/02/2023															
45P, Christian Pally, City:- Durgapur, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BJxxxxxx6K, Aadhaar No: 39xxxxxxxx8150 Status : Representative, Representative of : TIRUPATI DEVELOPERS (as PARTNER)																	
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr MRITUNJOY RUIDAS Son of Late DAYAMAY RUIDAS Date of Execution - 28/02/2023, , Admitted by: Self, Date of Admission: 28/02/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Feb 28 2023 1:36PM</td> <td>LTI 28/02/2023</td> <td>28/02/2023</td> <td></td> </tr> <tr> <td colspan="4"> Holding No-22/9, Tetikhola, City:- Durgapur, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKxxxxxx8L, Aadhaar No: 38xxxxxxxx7157 Status : Representative, Representative of : TIRUPATI DEVELOPERS (as PARTNER) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr MRITUNJOY RUIDAS Son of Late DAYAMAY RUIDAS Date of Execution - 28/02/2023, , Admitted by: Self, Date of Admission: 28/02/2023, Place of Admission of Execution: Office				Feb 28 2023 1:36PM	LTI 28/02/2023	28/02/2023		Holding No-22/9, Tetikhola, City:- Durgapur, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKxxxxxx8L, Aadhaar No: 38xxxxxxxx7157 Status : Representative, Representative of : TIRUPATI DEVELOPERS (as PARTNER)			
Name	Photo	Finger Print	Signature														
Mr MRITUNJOY RUIDAS Son of Late DAYAMAY RUIDAS Date of Execution - 28/02/2023, , Admitted by: Self, Date of Admission: 28/02/2023, Place of Admission of Execution: Office																	
Feb 28 2023 1:36PM	LTI 28/02/2023	28/02/2023															
Holding No-22/9, Tetikhola, City:- Durgapur, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKxxxxxx8L, Aadhaar No: 38xxxxxxxx7157 Status : Representative, Representative of : TIRUPATI DEVELOPERS (as PARTNER)																	

er Details :

Photo	Finger Print	Signature
		
28/02/2023	28/02/2023	28/02/2023

Identifier Of Mr MADHUSUDAN PRAMANIK, Mr KALYAN KUMAR OJHA, Mr SHANTANU DAS, Mr MRITUNJOY RUIDAS, Mr KALYAN KUMAR OJHA

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr MADHUSUDAN PRAMANIK	TIRUPATI DEVELOPERS-4.95 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr KALYAN KUMAR OJHA	TIRUPATI DEVELOPERS-2.625 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mr KUSHAL OJHA	TIRUPATI DEVELOPERS-2.625 Dec

28-02-2023

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

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

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

Presented for registration at 12:18 hrs on 28-02-2023, at the Office of the A.D.S.R. DURGAPUR by Mr MADHUSUDAN PRAMANIK , 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 31,67,101/-

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

Execution is admitted on 28/02/2023 by 1. Mr MADHUSUDAN PRAMANIK, Son of Mr PANCHKARI PRAMANIK, D-type, Battala Basti, City Centre, P.O: City Centre, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by Profession Retired Person, 2. Mr KALYAN KUMAR OJHA, Son of Late GURUPRASANNA OJHA, B-16, Sastri Avenue, A.D.D.A. Colony, P.O: Bidhannagar, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Service

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, 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 28-02-2023 by Mr SHANTANU DAS, PARTNER, TIRUPATI DEVELOPERS (Partnership Firm), Holding No-22/9, Tetikhola, City:- Durgapur, P.O:- Arraha, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 28-02-2023 by Mr MRITUNJOY RUIDAS, PARTNER, TIRUPATI DEVELOPERS (Partnership Firm), Holding No-22/9, Tetikhola, City:- Durgapur, P.O:- Arraha, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Executed by Attorney

Execution by Mr KALYAN KUMAR OJHA, , Son of Late GURUPRASANNA OJHA, B-16, Sastri Avenue, A.D.D.A. Colony, P.O: Bidhannagar, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business as constituted attorney for Mr KUSHAL OJHA , Mr KUSHAL KUMAR OJHA B-16, Sastri Avenue, A.D.D.A. Colony, P.O: Bidhannagar, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212 is admitted by him

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, 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 12,014.00/- (B = Rs 12,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 12,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/02/2023 9:21AM with Govt. Ref. No: 192022230309487361 on 24-02-2023, Amount Rs: 12,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW2416868 on 24-02-2023, Head of Account 0030-03-104-001-16

ent of Stamp Duty
that required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by Stamp Rs 100.00/-,
online = Rs 6,911/-
Description of Stamp
Stamp: Type: Impressed, Serial no 6958, Amount: Rs.100.00/-, Date of Purchase: 21/02/2023, Vendor name:
SOMNATH CHATTERJEE
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/02/2023 9:21AM with Govt. Ref. No: 192022230309487361 on 24-02-2023, Amount Rs: 6,911/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKW2416868 on 24-02-2023, Head of Account 0030-02-103-003-02

Santanu Pal

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



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 2306-2023, Page from 29321 to 29344
being No 230601699 for the year 2023.



Digitally signed by SANTANU PAL
Date: 2023.03.01 14:46:55 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2023/03/01 02:46:55 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)

SI No. 6758 Date 21/02/23
Sold to Tisupati Developers.
Address Durgapur-12
Value of Stamp 100/-
Date of Purchase of the stamp
Paper from Treasury 16 FEB 2023
Name of the Treasury from
Durgapur

Chatterjee
Sonnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-18
Licence No.-1/2015-17



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

28 FEB 2023