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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

certified that the Document
 is Admitted to Registration the
 Sign-are Sheet and the Endr-
 esements Attached with this
 Documents are the Part of the
 Document

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06.07.19.
 17:20
[Signature]

[Signature]
 A.D.S.R. Durgam
 Bardwan

09 JUL 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 26th day of
June 2019.

BETWEEN

Contd. Page-02

[Handwritten mark]

Sl. No. 6850 Date 26/06/19
Sold to Edify Infrastructure Project RA-Addi
Address DAP-12
Value of Stamp 100/-
Date of Purchase of the Stamp
Paper from Treasury 19 JUN 2019
Name of the Treasury from Where
Purchase:- Durgapur

J.P.
Ram Prasad Banerjee
Stamp Vender
A.D.S.R. Office, Durgapur-16
Licence No-1/93

Maiti Babu Chakraborty



863

Maiti Babu Chakraborty



862

Surbanta Ghose



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

08 JUL 2019

Sh. Bhakta Pal.
Sh. Baidyanath Pal.
Durgapur Court-16
West Centre.

Mr. MANTU BAHADUR CHHETRI [Pan No-AIFPC0916L] son of Ram Bahadur Chhetri, by occupation: Service, by Nationality: Indian, by faith: Hindu, residing at C/o Ram Bahadur Chettri, Nibedita Park, Fuljhore, P.O-Durgapur-06, P.S-Newtownship, District-Paschim Bardhaman, West Bengal.

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

AND

EDIFY INFRASTRUCTURE PROJECTS PVT. LTD. [Pan No-AADCE4034A] Having its place of business at 4/1, Fetikhola, Kaliganj, P.O- Arrah, Durgapur-12, Dist- Paschim Bardhaman, West Bengal represented by its Director Mr. SUBRATA GHOSH [Pan No-AJPPG2986D] son of Late Surath Chandra Ghosh by faith: Hindu, by occupation: Business, by nationality: Indian residing at DN-69, Chaffe Street, Bidhannagar, P.O-Durgapur-12, P.S-Newtownship, Dist- Paschim Bardhaman, West Bengal.

{Hereinafter Called 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 OTHER PART.

WHEREAS schedule below property originally belongs to Gouri Dutta which she acquired by way of regd deed of sale being no-5832 of 1990 and thereafter Gouri Dutta transferred an area of 77 Decimal by way of regd deed of sale being no-128 of 2002 in favour of Arjun Ruidas, Fatick Ruidas, Latu Ruidas and after demise of Arjun Ruidas his property devolves upon his legal heirs namely Mala Ruidas, Biplab Ruidas, Subha Ruidas, Shanti Ruidas, Joy Ruidas thereafter Latu Ruidas, Fatick Ruidas, Joy Ruidas, Subha Ruidas, Biplab Ruidas, Shanti Ruidas, Mala Ruidas, transferred an area of 2.58 Katha by way of regd deed of sale being no-020606584 of 2016 in favour of Mantu Bahadur Chetri and from the date of purchase they are owning, possessing and seizing the schedule below property without any encumbrances from any persons.

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

AND WHEREAS the LANDOWNER herein approached to the Developer herein to develop the "Said Property" by construction of a multi-storied building at Developer's costs and expenses on the sanction plan so to be sanctioned and/or permissible up to maximum limit of floors consisting of so many flats, garages etc. as per sanction plan of Jemua Gram Panchyat and/or any other concerned authority / authorities from time to time on taking full and final consideration as fully stated in the SECOND SCHEDULE written herein below in the said proposed new building and the Developer accepted and agreed to the above proposal of the Land owner subject to condition that the Developer herein shall realize all the above costs of building including all other miscellaneous costs, expenses and benefits by selling the allocation of the Developer as fully described in the THIRD SCHEDULE hereinafter and all moneys accrued therein shall be the sole property of the Developer without any claim on the part of the Land owner and as such both the parties herein to avoid any future dispute to prepare and execute this written agreement on terms and conditions having been settled by and between the parties after mutual discussion.

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

I-DEFINITION

- **OWNERS/LANDLORDS:** - OWNERS shall mean **Mr. Mantu Bahadur Chhetri**.
- **DEVELOPER:** - Shall mean **EDIFY INFRASTRUCTURE PROJECTS PVT. LTD. [Pan No-AADCE4034A]** Having its place of business at 4/1, Tetikhola, Kaliganj, P.O- Arrah, Durgapur-12, Dist-Paschim Bardhaman, West Bengal.
- **LAND:-** Shall mean **DANGA Land** within the Mouja of Shankarpur, J.L No-RS-95, J.L No-LR-109 under P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal comprising in as follows :

Plot No-RS	Plot No-LR	Khatian no-LR	Khatian no-RS	Area
125	388	2267	339	4 Decimal
Total Area of Land: 4 Decimal				

- **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed G+6 and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.

- **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
- **PANCHYAT:-** Shall mean the Jemua Gram Panchayat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Jemua Gram Panchayat and shall also include variations/ modifications, alterations therein that may be made by the Owners herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any
- **CONSIDERATION:** Landowner will entitle to get flat together with the undivided importable proportionate share and/or interest in the said land and the common portions which is specifically mentioned in schedule below.
- **DEVELOPER'S AREA:** Shall mean all the remaining flats and car parking space and other spaces therein in the building over the land as mentioned in schedule after giving LANDOWNER allocation together with the undivided importable proportionate share and/or interest in the said land and the common portions.
- **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.
- **PROJECT:** Shall mean the work of development undertake and to be done by the Owners herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building at and upon the said premises be completed and possession of the completed Flat & Car Parking Space and Others be taken over by the Unit/Flat and occupiers.
- **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.

1.1 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.

1.2 Masculine gender: Shall include the feminine and neuter gender and vice versa.

1.3 Singular number: Shall include the plural and vice-versa.

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

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

IV: - DURATION: - This agreement is made for a period of **30 months** from the date of sanction of Plan with a grace period of 6 month.

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

VI: - OWNER DUTY & LIABILITY:-

- 1. The owner will delivered the "A" schedule land measuring an area of **4 decimal** for development and construction of a housing complex consisting of flats & parking spaces.

2. That owner hereby declare that the Schedule mentioned land is free from all encumbrances and any question regarding land, the owner is answerable for the same and if any dispute found in future that shall be meet up by the Owner the cost of the same shall be bear by the Developer but same shall be deducted from the Owners Allocation.
3. That the Owner shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the 1st Schedule property to the second party and also shall supply all original land documents in the hands of the developer.
4. **The Owners hereby declared that :-**
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no agreement between the Owners and any other party except **EDIFY INFRASTRUCTURE PROJECTS PVT. LTD.** either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
5. That the Owners have agreed that they are personally present before the Registering Authority to sign all the agreement for sell and all deeds of conveyance for selling the Flats to the prospective buyer as LANDOWNER
6. That the Owners also agreed that they will execute any power of attorney and appointed the Developer party to do & execute all lawful acts, deeds things for the owners and on their behalf in respect of all activities related to developing and construction of a housing complex on the said land i.e receive sanctioned plan from the Panchyat, Paschim Bardhaman Zilla Parishad such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, 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 in that behalf and sale of flats/apartments to the prospective buyers 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 in favour of intending customer.



VIII- DEVELOPER DUTY, LIABILITY & Responsibility:-

1. The developer "EDIFY INFRASTRUCTURE PROJECTS PVT. LTD." is fully acquainted with, aware of the process/formalities related to similar project in Panchayat area.
2. The developer confirms and assures the owners 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 owners & 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 owners and developers. 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 owners and Developers.
4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and second party shall take all the necessary step to save the property from any kind of encroachment by the adjacent LANDOWNER.
5. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
6. 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 Part 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.

7. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan .
8. That the Developer shall not make Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers.

X-Cancellation

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

2. XI-Miscellaneous :-

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

- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.
- g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney.
- h) A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense for a guarantee period of next six months after handing over of physical possession of the flats.
- i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- j) The LANDOWNER and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- k) That 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.

I. DEVELOPERS' ADVOCATE: Shall mean **Mr. J. N. Sinha**, Advocate Of Durgapur Court, City Centre, Durgapur – 16, District-Paschim Bardhaman, West Bengal, who have prepared these presents and who shall prepare all legal documentations regarding the development, construction, building, promotion & erection & sale, transfer, grant, conveyance, demised, devise & provide of the premises, its parts & parcels and the Building & the Flat, Car Parking Space therein, including the Deed of Conveyance/s thereof.

**FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF TOTAL LAND /PROJECT AREA)**

ALL THAT A piece and parcel of **DANGA Land** within the Mouja of Shankarpur, J.L No-RS-95, J.L No-LR-109 under P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal comprising in as follows :

Plot No-RS	Plot No-LR	Khatian no-LR	Khatian no-RS	Area
125	388	2267	339	4 Decimal
Total Area of Land: 4 Decimal				

This property is butted & bounded as follows:

North: Plot No-125.

East: 20 ft wide Road. Kancha,

West: Sub Plot No-3.

South: Sub Plot No-5.

**SECOND SCHEDULE ABOVE REFERRED TO
(LANDOWNER'S ALLOCATION)**

The landowner will be entitled to get **1 no of Flats @ 800 sq ft [Super Built up]** together with the undivided importable proportionate share and/or interest in the said land and the common portions as specified in schedule below **upto the construction of G+6 limit and if the authority allows permission to make construction above G+6 limit** and if the developer will make construction according to it on that score the landowner will entitled according to mutual discussion with the landowner.

**THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER 'S ALLOCATION)**

DEVELOPER'S ALLOCATION shall mean all entire building including common facilities common parties and common facilities of the building along with undivided proportionate share of the "said property / premises" absolutely shall be the property of the Developer after providing the LANDOWNER' allocation as aforesaid and together with the conveyance/ conveyances and taking all sale price partly and/or fully from intending purchase/purchasers in any manner what the Developer thinks fit and proper as the absolute owner thereof along with absolute power of handing over any possession thereof with and/or without registration to any intending purchaser/purchasers.

**FOURTH SCHEDULE ABOVE REFERRED TO
(GENERAL SPECIFICATION)**

1. FOUNDATION: R.C.C. Column foundation and R.C.C. Framed structure based on individual columns from ground to top floor.
2. WALL: 10" thick brickwork for outside and 5" thick Brick work all inside walls.
3. PLASTERING: Sand Cement Mortar Plaster on inside and outside walls, ceiling etc.
4. DOORS: on standard size fitting with handle and one household, one ring and one bolt for each of the inside flash door. The PVC frame with Pella will be fitted with each kitchen and toilet.
5. WINDOWS: Iron glass Panel including Glass of 3mm thick and M.S. Grill.
6. KITCHEN: Black stone over platform with a Black stone sink fitted with one Babcock point and 2'-0" height over oven platform also with white local glaze tiles finishing.
7. TOILET: Tiles on Floor and Dado up to door height finished with glaze tiles. One Indian Type water close white local pan for single toilet and one Extra English type commode only W.C., If provided, including P.V.C. Lowdown white cistern, one C.P. Babcock point one c.p. Shower point shall be provided in each toilet.
8. FLOORING: In general flooring of Tiles with 4" skirting Dado on all sides in all bed rooms, drawing-cum-dinning room, kitchen, toilet and etc.
9. DINNING/DRAWING: One white local washbasin.
10. PLUMBING SANITATION: P.V.C. pipe to be used for outer and inner water connection as concealed works and P.V.C. Hedonist sanitary pipes and Fittings will be provided.
11. ELECTRIC: All wiring will be concealed up to and two lights, one fan and one 5 amp plug points in each bed room and one light and one exhaust fan points in each kitchen and two lights, one fan, one 5 amp plug in each Drawing-cum-dinning room and one light point in each Toilet will be provided.

12. PAINING: Plaster of Paris will be provided on Inner sidewalls & ceiling of flats and to the outer walls of the Building will be finished with snow Sem.
13. WATER SUPPLY: water supply will be provided by deep tube well with pumps through overhead reservoir.
14. COMMON FACILITIES: Septic Tank, Water Supply Arrangements, Path ways, Boundary wall, Roof, meter space and other as stated hereinabove.
15. ELECTRIC METER: Charges of procurement of Main Electric Meter will be provided on separately by the individual flat owners and the LANDOWNER. In case of installation of Transformer, the costs of the same are also to be borne by all flat owners and all the charges for the same will be paid proportionately.
16. EXTRA WORK: Any extra work viz. difference costs of site Tiles and enable, 3/4th part of balcony grill, costs of collapsible gate and other works then our standard specification given, hereinabove shall be treated as extra work and such amount will be paid by the landowner and/or all flat owners before the execution of the work. The rates of extra work will be at per prevailing market price to be decided by the Developer. No outside will be allowed for doing the said extra work (s).

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of LANDOWNER and Developers are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.



Contd. Page-13

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

WITNESS:

1. Ashok Kumar
S/o. Periyasanthi Pal.
Durgam Cheruvu - 16
at Gaurbazar,

M. Balakrishna Chitti

SIGNATURE OF THE LANDOWNER

2. Ganesha Yadav
S/o - Jeevan Yadav
Bargaria
Durgam Cheruvu - 05.

INFRASTRUCTURE PROJECTS PVT. LTD.

S. Srinivasan
Director

SIGNATURE OF DEVELOPER

Drafted, prepared & typed by

S. Srinivasan Naidu
ADVOCATE












MB 1468/82

FINGER PRINT & PHOTOCOPY

Left hand						 <i>Mahy Bahachri</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Mahy Bahachri

Left hand						 <i>Subrata Ghosh</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Subrata Ghosh

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

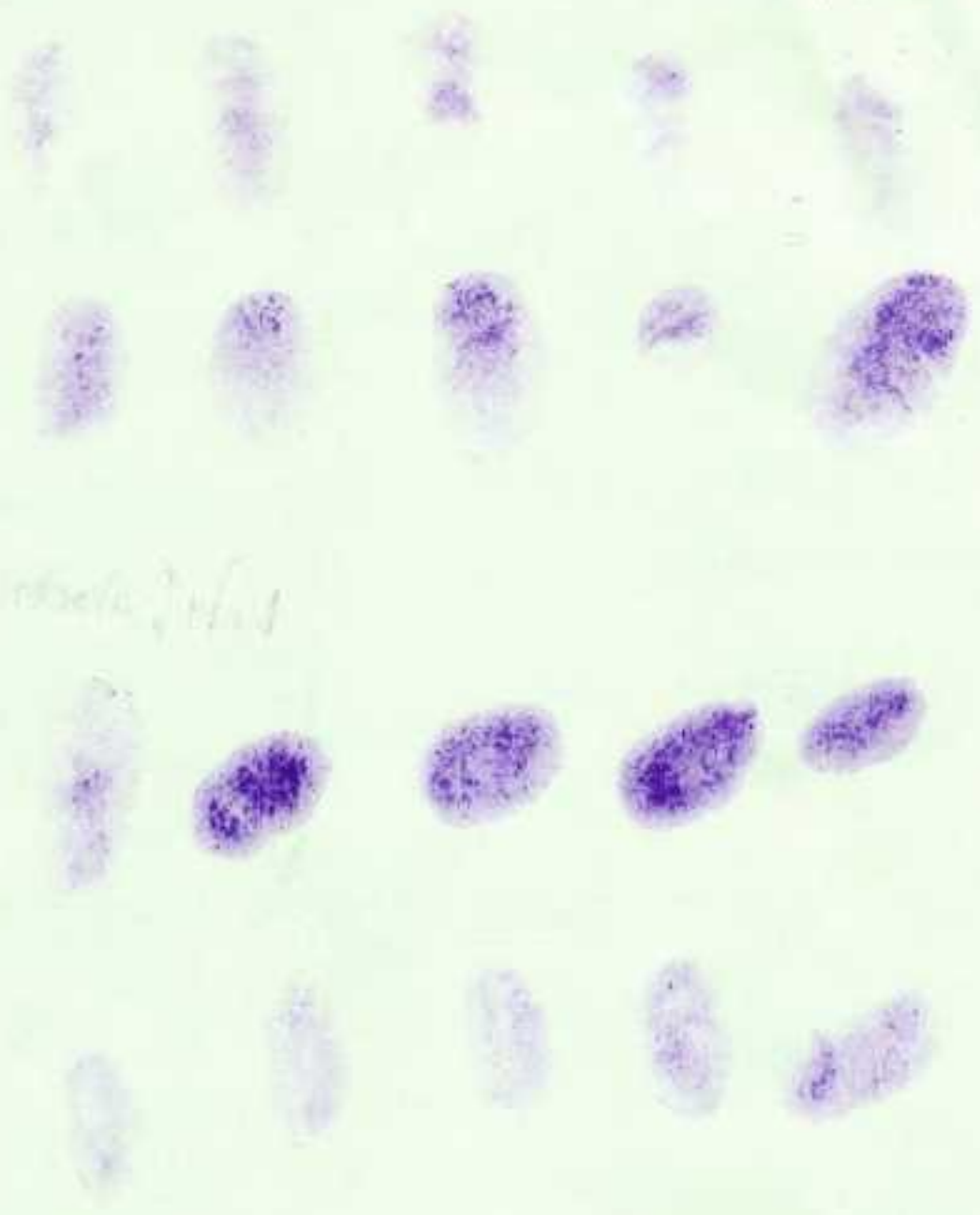
Signature & Photograph is duly attested by me

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

Signature & Photograph is duly attested by me

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Handwritten text in the middle left area, possibly a title or subject line.



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


08 JUN 2019



Bhakti Pal

Bhakti Pal

ভারতের নির্বাচন কমিশন
 परिचय पत्र
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 DVM2926202



নির্বাচকের নাম : ভক্ত পাল
 Elector's Name : Bhakti Pal

শিতার নাম : বৈদ্যনাথ পাল
 Father's Name : Baidyanath Pal


লিঙ্গ / Sex : পুরু / M
 জন্ম তারিখ : XX / XX / 1987
 Date of Birth



DVM2926202

শিলা:
 গৌরবাজার পুরবাঙ্গা গৌরবাজার
 713377

Address:
 Gourbazar Purbangsa Gourbazar
 Faridpur Burdwan 713377



Date: 02/02/2008
 264-দুর্গাপুর - I নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক
 अधिकारीके हस्ताक्षर अनुकूलि

Facsimile Signature of the Electoral
 Registration Officer for
 264-Durgapur - I Constituency

বিজ্ঞপ্তি: নির্বাচন হলে নতুন ঠিকানাযে তথ্যটি সঠিক নাম
 তালিকা ০ একটি নতুন নতুন সঠিক নির্বাচন নতুন
 নাম সঠিক করে এই পরিচয়পত্রের নতুনটি উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

EDIFY INFRASTRUCTURE PROJECTS
PRIVATE LIMITED



29/04/2013

Permanent Account Number

AADCE4034A

Signature

EDIFY INFRASTRUCTURE PROJECTS PVT. LTD.

Subrata Ghose
Director



08 JUL 2013

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUBRATA GHOSH
SURATH CHANDRA GHOSH

16/01/1964
Permanent Account Number
AJPPG2986D



Subrata Ghosh
Signature

Subrata Ghosh



08 JUL 8 0

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANTU BAHADUR CHHETRI
RAM BAHADUR CHHETRI

01/01/1979

Permanent Account Number
AIFPC0916L

146
3
2014-2016



M.A.
Signature

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTITSE
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खाने/पाने पर कृपया सूचित करें/सौंपाए :
आयकर पैन सेवा यूनिट, यू टी आई सी एस यू एल,
प्लॉट नं: 3, सेक्टर 11, सी बी डी बेलपुर,
नवी मुंबई-400 614

8 JUL 9 11

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

GRN: 19-201920-003169426-1

GRN Date: 26/06/2019 14:24:39

BRN: CKJ8197686

Payment Mode Online Payment

Bank: State Bank of India

BRN Date: 26/06/2019 14:26:04

DEPOSITOR'S DETAILS

Id No. : 02061000146095/3/2019
[Query No./Query Year]

Name : SUBRATA GHOSH

Contact No. :

E-mail :

Mobile No. : +91 8617814050

Address :

DN 69 CHAFFE STREET BIDHAN NAGAR DURGAPUR 713212

Applicant Name : Mr Subrata Ghosh

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02061000146095/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	4910
2	02061000146095/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				4924

In Words : Rupees Four Thousand Nine Hundred Twenty Four only




Government of West Bengal

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


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

Signature / LTI Sheet of Query No/Year 02061000146095/2019

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Mantu Bahadur Chhetri C/o- Ram Bahadur Chhetri, Nibedita Park, Fuljhore, P.O:- Durgapur, P.S:- New Township, District:- Burdwan, West Bengal, India, PIN - 713206	Land Lord	 Mantu Bahadur Chhetri 863		Mantu Bahadur Chhetri 8/7/19
2	Mr Subrata Ghosh DN-69, Chaffe Street, Bidhannagar, P.O:- Durgapur, P.S:- New Township, District:- Burdwan, West Bengal, India, PIN - 713212	Representative of Developer [Edify Infrastructure Projects Private Limited]	 Subrata Ghosh 862		Subrata Ghosh 08.07.19
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Bhakta Pal Son of Baidyanath Pal Durgapur Court, P.O:- Durgapur, P.S:- Durgapur, District:- Burdwan, West Bengal, India, PIN - 713216	Mr Mantu Bahadur Chhetri, Mr Subrata Ghosh	 Bhakta Pal		Bhakta Pal. 8/7/19.

(Partha Bairaggya)


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



08 JUL 2019

Major Information of the Deed

Deed No :	I-0206-04196/2019	Date of Registration	09/07/2019
Query No / Year	0206-1000146095/2019	Office where deed is registered	
Query Date	26/06/2019 11:53:02 AM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Subrata Ghosh DN-69, Chaffe Street, Bidhannagar, Thana : New Township, District : Burdwan, WEST BENGAL, Mobile No. : 8617814050, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 12,67,200/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			

Land Details :

District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur JI No: 109, 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-125	RS-339	Vastu	Danga	4 Dec		12,67,200/-	Width of Approach Road: 20 Ft.,
Grand Total :					4Dec	0 /-	12,67,200 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Mantu Bahadur Chhetri (Presentant) Son of Ram Bahadur Chhetri C/o- Ram Bahadur Chhetri, Nibedita Park, Fuljhore, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AIFPC0916L, Status :Individual, Executed by: Self, Date of Execution: 26/06/2019 , Admitted by: Self, Date of Admission: 08/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/06/2019 , Admitted by: Self, Date of Admission: 08/07/2019 ,Place : Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Edify Infrastructure Projects Private Limited 4/1, Tetikhola, Kaliganj, P.O:- Arrah, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 , PAN No.:: AADCE4034A, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Subrata Ghosh Son of Late Surath Chandra Ghosh DN-69, Chaffe Street, Bidhannagar, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJPPG2986D Status : Representative, Representative of : Edify Infrastructure Projects Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Baidyanath Pal Durgapur Court, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216			

Identifier Of Mr Mantu Bahadur Chhetri, Mr Subrata Ghosh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Mantu Bahadur Chhetri	Edify Infrastructure Projects Private Limited-4 Dec

Endorsement For Deed Number : I - 020604196 / 2019

On 26-06-2019

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 12,67,200/-



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

On 08-07-2019

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

Presented for registration at 17:20 hrs on 08-07-2019, at the Private residence by Mr Mantu Bahadur Chhetri, Executant.

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

Execution is admitted on 08/07/2019 by Mr Mantu Bahadur Chhetri, Son of Ram Bahadur Chhetri, C/o- Ram Bahadur Chhetri, Nibedita Park, Fuljhore, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Service

Identified by Mr Bhakta Pal, , , Son of Baidyanath Pal, Durgapur Court, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Others

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

Execution is admitted on 08-07-2019 by Mr Subrata Ghosh, Director, Edify Infrastructure Projects Private Limited (Private Limited Company), 4/1, Tetikhola, Kaliganj, P.O:- Arrah, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Bhakta Pal, , , Son of Baidyanath Pal, Durgapur Court, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Others



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

On 09-07-2019

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/06/2019 2:26PM with Govt. Ref. No: 192019200031694261 on 26-06-2019, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKJ8197686 on 26-06-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,010/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 4,910/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6850, Amount: Rs.100/-, Date of Purchase: 26/06/2019, Vendor name: Ram Prasad Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/06/2019 2:26PM with Govt. Ref. No: 192019200031694261 on 26-06-2019, Amount Rs: 4,910/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKJ8197686 on 26-06-2019, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2019, Page from 93273 to 93299

being No 020604196 for the year 2019.



Digitally signed by PARTHA BAIRAGGYA
Date: 2019.07.11 13:45:12 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 11-07-2019 13:45:03
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)