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J-438/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 284593 H 284593

11-46-12  
31/01/2023

Certified that the Endorsement  
Sheet's and the ...  
attached ...  
are part of ...

9-2000246077/2043

  
Additional District Sub-Registrar  
Rangpur, Paschim Bardhaman  
31 JAN 2023

  
(Signature)

**DEVELOPMENT AGREEMENT OR  
CONSTRUCTION AGREEMENT**

1380 Date 27/1/23 Value 5000/-  
Person's Name Yakee Developers Ltd  
Address Gopalmath  
Stamp Vendor's Sign Ajaya Chw

AJOY KUMAR CHAND  
STAMP VENDOR

A. D. S. R. Office, Raniganj  
Lic. No. 1 of 1989

Purchased On  
From Assam Treasury

5 JAN 2023

882485 H 082485 H



A

Additional District Sub-Registrar  
Rangpur, Paschim Bardhaman

31 JAN 2023

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 31st DAY OF JANUARY, 2023

**BETWEEN**

(1) **SMT PAPRI PAL [PAN- CPBPP1724A]**, W/o Mr. Lakshman Pal, by faith Hindu, by occupation Business, residing at Dakshinkhanda, P.O. – Dakshinkhanda, P.S.- Andal, PIN- 713321, Dist. -Paschim Bardhaman,

(2) **SMT BARNALI KABIRAJ [PAN- BYQPK9277G]**, W/o Mr. Maheswar Kabiraj, by faith Hindu, by occupation Business, residing at Dakshinkhanda, P.O. – Dakshinkhanda, P.S.- Andal, PIN-713321, Dist.-Paschim Bardhaman,

(3) **SMT MAYABATI GHOSH [PAN- BAIPG8914Q]**, W/o Mr. Lakshman Chandra Ghosh, by-faith Hindu, by occupation Business, residing at Dakshinkhanda, P.O. – Dakshinkhanda, P.S.- Andal, PIN-713321, Dist.-Paschim Bardhaman,

(4) **SMT ANITA MAHATO [PAN- HMIPM8922E]**, W/o Mr. Bijoy Mahato, by faith Hindu, by occupation Housewife, residing at Madhujore Colliery, P.O. – Dakshinkhanda, P.S.- Andal, PIN-713321, Dist.-Paschim Bardhaman,

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

**AND**

**YATEE DEVELOPERS, LLP [PAN:- AADFY0535B] (a Partnership firm)** having its office at Street-No – 18, Sujara Plot, Gopalmath, P.O. – Oyaria, P.S. – Durgapur, Dist. – Pascim Bardhaman, Pin – 713217, represented by its Partners

(1) **MR. ANINDYA SEN [PAN - CLGPS6728C]** S/o Mr. Arunabha Sen by faith Hindu, by occupation business residing at Tapoban City, Block- 46, Flat No.- 3A, Bamunara Forest Office, Durgapur- 713212, P.O.- Bamunara, P.S.- Kanksa, Dist-Pachim Bardhaman. PIN- 713212.

**(2) MR. ANKIT AGARWAL [PAN – ALAPA0485G]** S/o Mr. Prabhash Kumar Agarwal, by faith Hindu, by occupation business residing at Flat No.- 201, B Block, Ganapati Apartment, Near Tata Workshop, Dhowatand East, Dhanbad, P.O.- Dhanbad, Dist.- Dhanbad, Jharkhand, PIN- 826001.

HEREINAFTER refereed to and called as the **"DEVELOPER"/ SECOND PARTY** (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**

**NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:**

**Subject Matter of Agreement**

1. Development and Construction of Building on scheduled Property: Terms and conditions agreed between the Owner and the Developer/Contractor with regard to development and construction of multistoried Building at the scheduled premises in R.S. Plot No. & L.R. Plot No. 4835 measuring area 8.47 Cottha; classification- Danga, situated within Dist. Burdwan Presently Paschim Bardhaman under Dakshinkhanda Gram Panchayat, Police Station- Andal, Sub- Registration office Raniganj, Mouza- Dakhinkhanda; J.L.No.- 36 (Scheduled / Said- Property).

**2. Representations, Warranties and Background:**

**Owner's Representations:** The Owner's have represented and warranted to the Developer as follows:

**Ownership of Said Property:** Whereas 2.1175 Cottah of land acquired by the Land Owner/First Party No – 1 (Smt. Papri Pal) by a registered deed of Sale being No.5245 for the year 2022 of A.D.S.R. Office Raniganj from Asesh Kumar Chatterjee Alias Asesh Kumar Chattopadhyay and also recorded her name in L.R. Record under Khatian No.5559 and 2.1175 Cottah of land acquired by the Land Owner/First Party No – 2 (Smt. Barnali Kabiraj) by a registered deed of Sale being No.5244 for the year 2022 of A.D.S.R. Office Raniganj from Asesh Kumar Chatterjee Alias Asesh Kumar Chattopadhyay and also recorded her name in L.R. Record under Khatian No.5557 and 2.1175 Cottah of land acquired by the Land Owner/First Party No – 3 (Smt. Mayabati Ghosh) by a registered

deed of Sale being No.5243 for the year 2022 of A.D.S.R. Office Raniganj from Asesh Kumar Chatterjee Alias Asesh Kumar Chattopadhyay and also recorded her name in L.R. Record under Khatian No.5558 and 2.1175 Cottah of land acquired by the Land Owner/First Party No – 4 (Smt. Anita Mahato) by a registered deed of Sale being No.5242 for the year 2022 of A.D.S.R. Office Raniganj from Asesh Kumar Chatterjee Alias Asesh Kumar Chattopadhyay and also recorded her name in L.R. Record under Khatian No.5555 and all the vendors are owning, seizing, possessing the same as owners with having unfettered power and authority to convey schedule below property.

**a) Rights of Owners:** The Owners are seized and possessed of and welland sufficiently entitled to the Said Property. Save as mentioned herein, no person other than the Owners has any manner of right, title, interest, claim or demand of any nature whatsoever in the Said Property or any part thereof and there are no outstanding claims or demands between the Owner and any third party and thus the entirety of We Said Property is free from all encumbrances, liens, mortgages, charges, Lispendens, trusts, debutors, trespassers, occupants, encroachers, tenants, claims, demands, liabilities, attachments, requisitions, acquisitions and alignments of whatsoever or howsoever nature.

**b) No Express or implied Mortgage:** Neither the title deeds nor any other documents in respect of the Said Property or any part thereof have been deposited in favour of any party or person or any financial institution with the intention of creating an equitable mortgage or as security for performance of any act or payment of any money or otherwise.

**c) No Previous Agreement:** The Owner has not dealt with the Said Property in any manner nor created any right, title or interest therein in favour of any third party in any manner whatsoever or howsoever and have not entered into been party to any agreement of any nature whatsoever including but not limited to agreement for sale, transfer, lease, development etc. in respect of the Said Property.

**d) No Disputes Relating to Statutory Outgoings:** The Said Property is free from any land charge and all statutory outgoings in respect thereof including land revenue have been paid in full by the Owner till the date of this Agreement.

**e) No Covenants and Restrictions:** The Said Property is not subject to any covenants, restrictions, stipulations, easements, rights of preemption, licenses, grants, exceptions or reservations or other such rights (whether legal or equitable) the benefit of which is vested in third parties nor is there any agreement to create the same.

**f) Easements Unrestricted:** No right or easement appurtenant to or benefiting the Said Property is restricted in any way and such rights and easements are enjoyed freely without interruption and without restrictions as to hours of use or otherwise and no person or governmental authority has any right to terminate or curtail a right or easement appurtenant to or benefiting the Said Property.

**g) No Boundary Dispute:** The entirety of the Said Property is butted and bounded and there is no manner of boundary dispute in respect thereof.

**h) No Legal Proceeding:** (1) There is no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, complaints, actions, governmental investigations, orders, judgments or decrees of any nature, initiated, made, existing, pending, threatened or anticipated in respect of the Said Property or the Owner, which may in any manner prejudicially affect the due performance enforceability of this Agreement or any obligation, act, omission or transaction stated hereunder nor is there any threat of any such proceedings (2) there are no unfulfilled or unsatisfied judgment attachments, court orders, debts, notice in respect of the Said Property or the Owner (3) there is no order of any Court or any other statutory authority prohibiting development, sale, transfer and/or alienation of the Said Property and (4) there is no suit, action, litigation, investigation, claim, complaint, grievances or proceedings, appeals or applications for review, which are in process or pending against or relating to the Said Property or the Owner and the Owner is not engaged, whether as plaintiff, or defendant or otherwise, in any litigation, criminal or arbitration proceedings before any court, tribunal, statutory or governmental body, department, board or agency and no litigation, criminal or arbitration proceedings are pending by or against the Owner and there are no facts which are likely to give rise to the same or to proceedings in respect of which the Owner would be liable to indemnify any person concerned.

**j) Status of Possession:** Save as mentioned herein, the Said Property is and shall continue to be in the khas, vacant, peaceful, physical and absolute possession of the

Owner and no third party or parties have or had or has ever claimed or acquired any manner of right, title or interest over or in respect of any part or portion of the Said Property, by way of adverse possession or otherwise. Any obstruction, unauthorized possession (if any) is present at the site the same must be removed within 90 days from the date of this agreement and the same timeline will be added as extra to the Possession Time as mentioned in Clause.

**k) Owner has Marketable Title:** The Owner has good, free, clear, marketable, bankable and transferrable right, title and interest in the Said Property, free from all encumbrances of any and every nature whatsoever as mentioned herein. The Owner shall at its own cost and responsibility keep its title in the Said Property good, free, clear, marketable, bankable and transferrable, till the completion of the Project.

**2.2 Developer's Representations:** The Developer has represented and warranted to the Owner as follows:

**a) Infrastructure, Expertise and Financial Capacity of Developer:** The Developer is carrying on business of civil construction and development of real estate and has necessary infrastructure and expertise in this field and the Developer has the necessary financial capacity to carry out the entire process of development / construction and at no point of time shall take plea that the Project cannot be carried out due to lack of financial capacity.

**b) Developer has Authority:** The Developer has full authority to enter into this Agreement and appropriate authorizations to that effect exist.

**c) Decision to Develop / construct :** The Owner decided to have the Said Property developed into multistoried building and pursuant thereto discussions were held with the Developer for taking up the development and construction of multistoried building at the Said Property by constructing a cluster of ready-to-use residential buildings of mutually decided height with car parking spaces, specified areas, amenities and facilities to be enjoyed in common and land (collectively Said Complex) and commercial exploitation of the Said Complex for the benefit of the Parties hereto (such development and construction of multistoried building collectively Project) by selling the saleable spaces and amenities in the Said Complex (Units) to prospective buyers [collectively Transferees, which expression includes, without limitation or exception all persons who agree to buy

*Amrinder Singh*  
*(Date)*

## 5. Sanction and Construction

**a) Survey and Measurement:** Joint measurement of the land is already done by both the parties therefore neither of the parties shall raise any question regarding measurement of land in future.

**b) Sanction of Building Plans:** The Developer's Architect shall prepare the Building Plans. Thereafter, the Developer shall submit the Building Plans for sanction. In this regard it is clarified that (i) the Developer shall be responsible for obtaining all approvals needed for the Project and (ii) all costs, charges, expenses, outgoings and fees for sanctions and clearances of the Building Plans shall be borne and paid by the Developer/contractor.

**c) Architect and Consultants:** The Developer shall pay all costs, charges and expenses of the Architect and other consultants in connection with construction work of the Project including professional fees and supervision charges and the Owner shall have no liability or responsibility therefore. **d) Construction of Said Complex:** The Developer shall commence the construction work of the Said Complex after receiving all necessary approvals for commencement of construction. The Developer shall, at its own costs and expenses, construct, erect and complete the Said Complex in accordance with the sanctioned Building Plans. Such construction shall be as per specifications described in the 2<sup>nd</sup> Schedule below, common to all Units of the Said Complex (Specifications).

**e) Completion Time:** With regard to time of completion of the Project, it has been agreed between the Parties that the Developer shall construct, erect and complete Said Complex within a period of 36 (Thirty Six) months from the date of sanction of the Building Plans, with a grace period of 6 (six) months, subject to Force Majeure as defined in Clause 20 below (Completion Time). In this regard it is clarified that the Completion Time shall not include submission of completion certificate & the time required for obtaining occupancy certificate from PANCHAYAT — the Said Complex shall be deemed to be completed if completion certificate is submitted by the Architect to PANCHAYAT. The Developer will try all its efforts to complete all sanction related activities within 2 Years from the date of signing of this agreement.

**f) Common Portions:** The Developer shall, at its own cost, install and erect in the Said Complex the common areas, amenities and facilities such as stairways, lifts, firefighting

apparatus, passages, driveways, common lavatory, electric meter space, pump room, reservoir, overhead water tank, water pump and motor, drainage connection, sewerage connection and other facilities required for establishment, enjoyment, maintenance and management of the Said Complex etc. For permanent electric connection to the Units, the Transferees shall pay the deposits and other charges (if any) demanded by WBSEDCL and/or other Electricity Distribution agencies. It is clarified that the expression Transferees includes the Owner and the Developer/ contractor, to the extent of unsold Units comprised in the Owner's Allocation and the Developer's/ contractor's Allocation.

**g) Temporary Connections:** The Developer shall be authorized in the name of the Owner to apply for and obtain at the costs of the Developer/ contractor, temporary connections of water, electricity, drainage and sewerage. It is however clarified that the Developer shall be entitled to

use the existing electricity and water connection at the Said Property, upon payment of all usage and other applicable charges.

**h) Modification:** Any amendment or modification to the Building Plans may be made or caused to be made by the Developer.

**i) Name of Said Complex:** The Said Complex shall be named "**Yatee Dakshina**" and such name shall not be changed under any circumstances, except by the Developer.

**j) Co-operation:** Neither Party shall indulge in any activities that may be detrimental to the Project and/or may affect the mutual interest of the Parties. The Owner shall provide all cooperation that may be necessary for successful completion the Project.

## **6. Possession and Title Deeds**

**a) Possession of Said Property:** For the purpose of carrying out the development in terms of this Agreement, the Owner has already inducted the Developer as a licensee in respect of scheduled / said property.

**b) Deposit of Title Deeds:** The Developer shall be entitled to take delivery of the said original title deeds and all link deeds from the Owners for production thereof before authorities, banks etc. and subject to the provisions of Clause 10(d) below, will have to return the same to the Owners. The said original title deeds and all link deeds will not be mortgaged by the Developer in favour of any banks and/or financial institutions and/or any other persons, save and except as required for the purposes of the Project, in the

manner mentioned in Clause 10(d) below. On completion of the Project, the Contractor / or Owner (as the case may be) shall handover the original title deeds and all link deeds to the Association of Transferees of Units.

## **7. Powers and Authorities**

**a) Development Power of Attorney:** The Owner shall grant to the Developer and/or its nominees a registered Development Power of Attorney relating to the Said Property within 30 days from this agreement for the purposes of (i) processing the documentation of the sanctioned plan (ii) booking and entering into agreements for sale of the Units comprised in the Developer's Allocation [defined in Clause 8 (a) & (b) below].

## **8. Owner's / Developer's Consideration**

**a) Owner's Allocation:** The Developer shall: at its own costs and expenses, construct, finish, complete and make available collectively to the Owner, in tenantable condition and according to the Building Plans, **28% area of sanctioned Residential Super Built up area & 28% area of sanctioned Commercial Super Built up area & 28% sanctioned parking space** along with undivided, impartible, indivisible and proportionate share in (i) the Common Portions and (ii) the land contained in the Said Property.

**b) Developer's Allocation:** The Developer shall be exclusively entitled to get **72% area of sanctioned Residential Super Built up area & 72% area of sanctioned Commercial Super Built up area & 72% sanctioned parking space** along with undivided, impartible, indivisible and proportionate share in (i) the Common Portions and (ii) the land contained in the Said Property.

## **9. Dealing with Respective Allocations**

**a) Sale of Owner's Allocation:** The Owner shall sell the Owner's Allocation through its own efforts and cost and appropriate the entire consideration from such sale.

**b) Sale of Developer's Allocation:** The Developer shall sell the Developer's Allocation through its own efforts and cost and appropriate the entire consideration from such sale.

**c) Transfer of Developer's Allocation:** In consideration of the Developer constructing the Owner's Allocation, the Owner shall execute deeds of conveyance of the undivided share in the land contained in the Said Property and the Building Plans as be

attributable to the Developer's Allocation in favour of the Transferees of the Developer's Allocation, in such part or parts as shall be required by the Developer. Such execution by the Owner shall be through the delegated authority given to the Developer by the Development Power of Attorney.

**d) Transfer of Owner's Allocation:** The Developer shall join the deeds of conveyance in favour of the Transferees of the Owner's Allocation and shall execute and register the same in its capacity as the confirming party. Such execution by the Developer shall be through the delegated authority given to the Owner by the Owner's Power of Attorney.

**e) Cost of Transfer:** The costs of such conveyances (both in respect of the Owner's Allocation and the Developer's Allocation) including stamp duty and registration fees and all legal fees and expenses incidental or related thereto shall be borne and paid by the respective Transferees.

**f) Possession to Transferees:** If at the end of the Project, there are any unsold Units in the Owner's Allocation, then the Developer shall handover the same to the Owner, complete in all respect charges after receiving payment for generator, water connection and other amenities and facilities. In this regard it is clarified that upon completion of the Project, the Developer shall give 15 (fifteen) days' notice to the Owner for taking possession and thereafter the Developer will be free to deliver possession and register conveyances of the Developer's Allocation, irrespective of possession being taken by the Owner.

## **10. Panchayat Taxes and Outgoings**

**a) Relating to Period Prior to Agreement:** All Gram Panchayat taxes, land revenue and outgoings (collectively Rates) on the Said Property relating to the period till the date of this Agreement shall be borne, paid and discharged by the Owner. It is made specifically clear that all Rates outstanding upto such date shall remain the liability of the Owner and such dues shall be borne and paid by the Owner as and when called upon by any statutory authority.

**b) Relating to Period After Agreement:** All Rates on the Said Property relating to the period after the date of this Agreement shall be borne, paid and discharged by the Developer. It is made specifically clear that all Rates outstanding after such date shall remain the liability of the Developer and such dues shall be borne and paid by the

Developer, till the Project is completed.

**c) Relating to Period After Completion of Project:** After completion of the Project, the Parties shall bear and pay the Rates applicable to the unsold portions of their respective allocations while the Transferees shall pay the Rates applicable to their respective Units.

### **11. Post Completion Maintenance**

**a) Maintenance:** The Developer shall frame a scheme for the management and administration of the Said Complex and/or Common Portions thereof.

**b) Maintenance Charge:** As and from the date possession of various phases of the Said Complex is delivered (Possession Date), the concerned Transferees and the Owner and the Developer (in respect of unsold Units allocated to them) shall become responsible for payment of all charges and taxes thereon for maintenance and upkeep of the Common Portions and facilities in the Said Complex; Maintenance Charge). The Maintenance Charge shall be fixed by the Developer and till such maintenance is handed over to a Society/Association and/or any other organization, the Developer shall collect the Maintenance Charge against all the units.

### **12. Common Restrictions**

a) Applicable to Both: The Owner's Allocation and the Developer's Allocation in the Said Complex shall be subject to the same restrictions as are applicable to ownership buildings, intended for common benefit of allocupiers of the Said Complex.

### **13. Obligations of Developer**

**a) Completion of Development within Completion Time:** The Developer shall complete the entire process of development of the Said Property within the Completion Time. However depending upon the progress of the project the Land Owner & the Developer may mutually agree to extend the Completion Time as and when necessary without any further additional financial implication.

**b) Meaning of Completion:** The word 'completion' and its grammatical variants shall mean habitable and tenantable state with adequate water supply, sewage connection, electrical installation and all other facilities and amenities as be required to be provided to make the Units ready-for-use and occupation

**c) Compliance with Laws:** The execution of the Project shall be in conformity with the prevailing laws, rules and bye-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of the Developer to ensure proper compliance.

**d) Construction at Developer's Risk and Cost:** The Developer shall construct the Said Complex at its own cost, risk and responsibility, by adhering to the Building Plans and all applicable laws and attending to all notices issued by concerned authorities. The Developer shall alone be responsible and liable to Government, Corporation and other authorities concerned and to the occupants/Transferees and to the third parties and the public in general and shall alone be liable for any loss, damage or compensation or for any claim arising from or relating to such construction and shall indemnify the Owner fully against any claims, losses and damages for any default, failure, breach, act, omission or neglect on the part of the Developer and/or any contractor, entity, body, agency and/or person appointed or designated by the Developer and/or any employees/agents/representatives thereof.

#### **14. Obligations of Owner**

**a) Provide Clear & Marketable Title of the Land:** The Owner will be liable to provide the land to the Developer free from all encumbrances. If any disputes arise regarding the title of ownership or any property related documents the Owner will only be responsible to solve the problem and the time required to solve the problem will be added as extra to the completion time as mentioned in the Clause 5 (e). The Owner will also bear the total cost to solve the problem / dispute. The Owner will also indemnify the Developer from any such disputes fully.

**b) Vacant Possession of the Said Land:** The Owner will present the land to the Developer free from all encroachments, barriers. All encroachments, barriers on the land must be removed by the Owner within 3 months from the date of signing of this Development Agreement failing which the Developer will stop the processing of sanction related documents till such time the encroachment has been removed and this time will be added as extra to the completion time as mentioned in the Clause 5 (e).

**c) Co-operation with Developer:** The Owner undertakes to fully co-operate with the Developer for obtaining all permissions required for development of the Said Property.

**d) Marketing of Owner's Allocation:** The Owner shall be responsible for marketing of the Owner's Allocation.

**e) Development Cost:-** The Development Cost mean and include (i) charges for electric equipment and cabling (ii) charges for generator, water connection and other amenities and facilities within the project. The Developer will collect the Development Cost on per unit basis from all the Transferees irrespective of the Developer's Allocation or the Owner's Allocation. All the Transferees of the Owner's Allocation will also be liable to pay the same amount of the Development Cost as the Transferees of the Owner's Allocation.

## 15. Indemnity

**a) By Developer:** The Developer hereby indemnifies and agrees to keep the Owner saved harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owner in relation to the Project and/or to the development and/or to the construction of the Said Complex and/or defect therein and those resulting from breach of this Agreement by the Developer, including any act of neglect or default of the Developer's consultants, employees and/or the Transferees and any breach resulting in any successful claim by any third party or violation of any permission, rules, regulations or bye-laws or arising out of any accident or otherwise.

**b) By Owner:** The Owner hereby indemnifies and agrees to keep the Developer saved harmless and indemnified of from and against any and all actions, suits, costs, proceedings and claims that the Developer may suffer due to any defect in title of the Owner to the Said Property and/or any encumbrance or liability whatsoever thereon.

## 16. Limitation of Liability

a) No Indirect Loss: Notwithstanding anything to the contrary herein, neither the Developer nor the Owner shall be liable in any circumstances whatsoever to each other for any indirect loss suffered or incurred.

## 17. Miscellaneous

**a) Further Acts:** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

## 18. Termination

**a) Circumstances of Termination:** In the event sanction of the Building Plans and all other permissions, consents, clearances, registrations and no objections required for

commencement of construction not being granted for any reason whatsoever within 2 Years from signing of this agreement, this Agreement shall stand terminated at the option of the Developer without claiming any cost and expenses from landowner.

**b) No Termination:** Except as mentioned above, none of the Parties shall be entitled to cancel or rescind this Agreement without recourse to arbitration. In the event of any default on the part of either Party, the other Party shall be entitled to claim specific performance of this Agreement and also for damages and the Parties agree that the Arbitration Tribunal shall be empowered to award specific performance or cancellation of this Agreement and additionally also to award ° damages and other such reliefs.

## **19. Force Majeure**

**a) Meaning of Force Majeure:** The Parties shall not be held responsible for any consequences or liabilities under this Agreement if the Parties are prevented in meeting the obligations under this Agreement by reason of contingencies caused by neither of the Parties and unforeseen occurrences such as (1) acts of God (2) acts of nature (3) acts of war (4) fire (5) Insurrection (6) terrorist action (7) civil unrest (8) riots (9) non availability or reduced availability of building materials and strike by material suppliers, transporters, contractors, workers and employees (10) delay on account of receiving statutory permissions (11) delay in the grant of electricity, water, sewerage and drainage connection or any other permission or sanction by the Government or any statutory authority (12) any notice, order of injunction, litigation, attachments, etc. (13) any rule or notification of the Government or any other public authority or any act of Government such as change in legislation or enactment of new law, restrictive Governmental laws or regulations (collectively Force Majeure) (14) Lockdown due to any Pandemic.

**b) Saving Due to Force Majeure:** If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of Force Majeure, such Party shall be deemed not to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly.

## **20. Amendment/Modification**

a) **Express Documentation:** No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by both the Parties and expressly referring to the relevant provision of this Agreement.

## 21. Arbitration

Disputes and Pre-referral Efforts: The Parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement between the Owner and the Developer (collectively Disputes), by way of negotiation. To this end, each of the Parties shall use its reasonable endeavors to consult or negotiate with the other Party in good faith and in recognizing the Parties' mutual interests and attempt to reach a just and equitable settlement satisfactory to both Parties.

a) Referral to Arbitration: If the Parties have not settled the Disputes by negotiation within 30 (thirty) days from the date on which negotiations are initiated, the Disputes shall be referred to and finally resolved by arbitration by an Arbitration Tribunal formed in the manner given below, in terms of the Arbitration and Conciliation Act, 1996.

b) Arbitration Tribunal: The Parties irrevocably agree that the Arbitration Tribunal shall consist of the following Two Arbitrators:

c) Appointment by Owner: 1 (one) Arbitrator to be appointed by the Owner.

d) Appointment by Developer: 1 (one) Arbitrator to be appointed by the Developer.

e) Conduct of Arbitration Proceeding: The Parties irrevocably agree that:-

i) Place: The place of arbitration shall be Durgapur.

ii) Procedure: The Arbitration Tribunal shall be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The arbitration shall otherwise be carried out in terms of and in accordance with the Arbitration and Conciliation Act, 1996 with modifications made from time to time and the provisions of the said act shall apply to the arbitration proceedings.

iii) Binding Nature: The directions and interim/final award of the Arbitration Tribunal shall be binding on the Parties.

**FIRST SCHEDULE**

(Said Property)

**All that piece and parcel of Danga Land measuring 8.47 Cottha or 13.9755 Decimal more or less situate, lying at and being Mouza- Dakshinkhanda, J.L.No.-36, R.S. & L.R. Plot No. 4835 (four thousand eight hundred thirty five) of the Dakshinkhanda Gram Panchyat, Sub-Registration Raniganj District Burdwan presently Paschim Bardhaman,**

1. L.R. Khatian No – 5559, R.S. & L.R. Plot No – 4835, Classification – Danga, Area – 2.1175 Katha (Land Owner Name – Mrs. Papri Pal)
2. L.R. Khatian No – 5557, R.S. & L.R. Plot No – 4835, Classification – Danga, Area – 2.1175 Katha (Land Owner Name – Mrs. Barnali Kabiraj)
3. L.R. Khatian No – 5558, R.S. & L.R. Plot No – 4835, Classification – Danga, Area – 2.1175 Katha (Land Owner Name – Mrs. Mayabati Ghosh)
4. L.R. Khatian No – 5555, R.S. & L.R. Plot No – 4835, Classification – Danga, Area – 2.1175 Katha (Land Owner Name – Mrs. Anita Mahato)

butted and bounded as follows:-

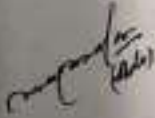
In the North:- Plot No – 4836 & Pukur, In the South:-Plot No – 7856, In the East:- 35 ft' Pucca Road (Banbahal Road), In the West :- Pukur.

**Second Schedule**

(Specifications)

|                     |                                                                               |
|---------------------|-------------------------------------------------------------------------------|
| <b>WATER SUPPLY</b> | Ground Water                                                                  |
| <b>STRUCTURE</b>    | RCC framed construction with infill brick walls                               |
| <b>WALLS</b>        | Conventional brickwork. Internal Walls Cement plastering overlaid with smooth |
| <b>WALL FINISH</b>  | Interior – Wall putty.<br>Exterior - Combination of weather coat.             |

|                       |                                                                                                                                                                                                       |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>FLOORING</b>       | Vitrified Tiles in all bedrooms, Living-cum-Dining, In Kitchen, Toilet and Balcony anti skid ceramic Tiles ,                                                                                          |
| <b>KITCHEN</b>        | Kitchen platform made of Granite Slab. Glazed tiles, upto the height of two feet from the platform. Stainless steel sink                                                                              |
| <b>TOILET</b>         | Anti skid ceramic Tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 5 feet. ISI/ISO branded sanitary and CP fittings (as per supply),<br>Concealed plumbing and pipe work. |
| <b>DOORS</b>          | Door with tough timber frames and solid-core flush Shutters, and PVC door in toilet.                                                                                                                  |
| <b>WINDOWS</b>        | Aluminum frames with fully glazed shutters and quality fittings                                                                                                                                       |
| <b>WIRING</b>         | Standard concealed wiring for electricity. Average 25(Twenty Five) Points for 2 BHK and 30 (Thirty) Pointsfor 3BHK                                                                                    |
| <b>ELECTRIC METER</b> | Individual meter for each unit by individual cost.                                                                                                                                                    |
| <b>AMENITIES</b>      | Adequate standby generator for inside Flats, commonareas, services. .<br>Lift provided for every floor in the building.                                                                               |

 It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendor/representative of Developer are attested in additional pages in this deed being no. (1) (A), (1) (B), i.e. in total numbers of pages and these will be treated as part 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 OWNERS /FIRST PART at Raniganj in the presence of:

Anita Mahato  
Barnali Kabisazaj

Mayabati Ghosh  
Papri Pal

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

YATEE DEVELOPERS LLP

Amindya Sen  
Partner

YATEE DEVELOPERS LLP

Ankit Aggarwal  
Partner

WITNESSES:

1. Pankaj Mondal  
8/10 Late Tapan Mondal  
And More  
PO + PS - Andol  
713321

Late Gyanan Pal  
Son of - Ranjit Pal  
And wife - Dakshina Khanda  
Andol Pin - 713321

Drafted and Typed by me & I have 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

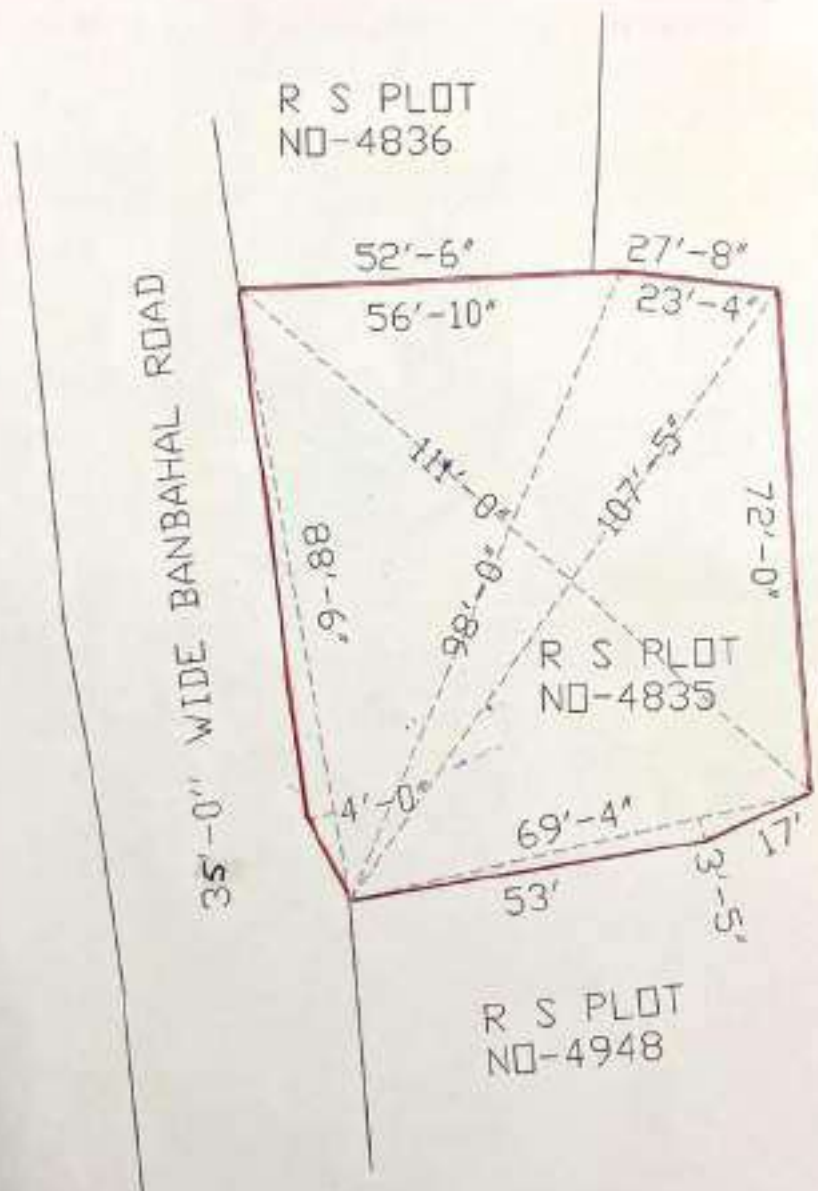
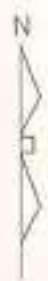
Md. Mansoor Alam

(Signature)

Asst. Commr

EN No. F-1043/1614/04

SKETCH PLAN SHOWING MORE OR LESS 13.9755 DECIMAL OF LAND BY RED  
 BOUNDED IN LAY-OUT PORTION OF R S & L R PLOT NO-4835 OF  
 MOUZA-DAKSHINKHANDA J L NO-36 P S-ANDAL DIST-PASCHIM BARDHAMAN  
 DEVELOPED BY-YATEE DEVELOPERS LLP



R S PLOT  
 NO-4948  
 Anita Mahato  
 Barnali Mahato  
 Mayabati Ghosh  
 Papni Pal

YATEE DEVELOPERS LLP  
 Anindya Sen  
 Partner

YATEE DEVELOPERS LLP  
 Ananta Agarwal  
 Partner

K. Gorai  
 KENARAM GORAI  
 Govt. Regd. Surveyor  
 Regd. No.-352/98  
 Mobile-9732273956



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



192022230273189568

GRN Details

|                   |                     |                     |                         |
|-------------------|---------------------|---------------------|-------------------------|
| GRN:              | 192022230273189568  | Payment Mode:       | SBI Epay                |
| GRN Date:         | 31/01/2023 08:47:22 | Bank/Gateway:       | SBIePay Payment Gateway |
| BRN :             | 9853724941229       | BRN Date:           | 31/01/2023 08:47:41     |
| Gateway Ref ID:   | 0592100986          | Method:             | ICICI Bank - Retail NB  |
| GRIPS Payment ID: | 310120232027318955  | Payment Init. Date: | 31/01/2023 08:47:22     |
| Payment Status:   | Successful          | Payment Ref. No:    | 2000246077/1/2023       |
|                   |                     |                     | [Query No*/Query Year]  |

Depositor Details

|                           |                   |
|---------------------------|-------------------|
| Depositor's Name:         | Mr PINKU MONDAL   |
| Address:                  | ANDAL             |
| Mobile:                   | 8918756863        |
| Period From (dd/mm/yyyy): | 31/01/2023        |
| Period To (dd/mm/yyyy):   | 31/01/2023        |
| Payment Ref ID:           | 2000246077/1/2023 |
| Dept Ref ID/DRN:          | 2000246077/1/2023 |

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C Description                  | Head of A/C        | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|------------|
| 1       | 2000246077/1/2023 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 10         |
| 2       | 2000246077/1/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 14         |
| Total   |                   |                                          |                    | 24         |

IN WORDS: TWENTY FOUR ONLY.

# হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

|                       |                   |                   |               |              |                     |  |
|-----------------------|-------------------|-------------------|---------------|--------------|---------------------|--|
| বাম হাত<br>Left Hand  |                   |                   |               |              |                     |  |
|                       | বৃদ্ধাঙ্গুল Thums | তর্জনী 1st Finger | মধ্যমা Middle | অনামিকা Ring | কনিষ্ঠ Small Finger |  |
| ডান হাত<br>Right Hand |                   |                   |               |              |                     |  |

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর  
Signature Papri Pal

Papri Pal

|                       |                   |                   |               |              |                     |  |
|-----------------------|-------------------|-------------------|---------------|--------------|---------------------|--|
| বাম হাত<br>Left Hand  |                   |                   |               |              |                     |  |
|                       | বৃদ্ধাঙ্গুল Thums | তর্জনী 1st Finger | মধ্যমা Middle | অনামিকা Ring | কনিষ্ঠ Small Finger |  |
| ডান হাত<br>Right Hand |                   |                   |               |              |                     |  |

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর  
Signature Barhadi Kakeraj

Barhadi Kakeraj

|                       |                   |                   |               |              |                     |  |
|-----------------------|-------------------|-------------------|---------------|--------------|---------------------|--|
| বাম হাত<br>Left Hand  |                   |                   |               |              |                     |  |
|                       | বৃদ্ধাঙ্গুল Thums | তর্জনী 1st Finger | মধ্যমা Middle | অনামিকা Ring | কনিষ্ঠ Small Finger |  |
| ডান হাত<br>Right Hand |                   |                   |               |              |                     |  |

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর  
Signature Mayabati Ghosh

Mayabati Ghosh

|                       |                   |                   |               |              |                     |  |
|-----------------------|-------------------|-------------------|---------------|--------------|---------------------|--|
| বাম হাত<br>Left Hand  |                   |                   |               |              |                     |  |
|                       | বৃদ্ধাঙ্গুল Thums | তর্জনী 1st Finger | মধ্যমা Middle | অনামিকা Ring | কনিষ্ঠ Small Finger |  |
| ডান হাত<br>Right Hand |                   |                   |               |              |                     |  |

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর  
Signature Anita Mahato

Anita Mahato

# হস্তাসূত্র টিপ ছাপ ও ফটো/Fingers Print & Photo

|                       |                 |                   |               |              |                     |
|-----------------------|-----------------|-------------------|---------------|--------------|---------------------|
| বাম হাত<br>Left Hand  |                 |                   |               |              |                     |
|                       | বৃহদঙ্গুল Thums | তর্জনী 1st Finger | মধ্যমা Middle | অনামিকা Ring | কনিষ্ঠ Small Finger |
| ডান হাত<br>Right Hand |                 |                   |               |              |                     |



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর YATEE DEVELOPERS LLP

Signature

*Amindya Son*  
Partner

|                       |                 |                   |               |              |                     |
|-----------------------|-----------------|-------------------|---------------|--------------|---------------------|
| বাম হাত<br>Left Hand  |                 |                   |               |              |                     |
|                       | বৃহদঙ্গুল Thums | তর্জনী 1st Finger | মধ্যমা Middle | অনামিকা Ring | কনিষ্ঠ Small Finger |
| ডান হাত<br>Right Hand |                 |                   |               |              |                     |



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature

*Arbit Aggarwal*

Partner

|                       |                 |                   |               |              |                     |
|-----------------------|-----------------|-------------------|---------------|--------------|---------------------|
| বাম হাত<br>Left Hand  |                 |                   |               |              |                     |
|                       | বৃহদঙ্গুল Thums | তর্জনী 1st Finger | মধ্যমা Middle | অনামিকা Ring | কনিষ্ঠ Small Finger |
| ডান হাত<br>Right Hand |                 |                   |               |              |                     |

ফটো

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature

|                       |                 |                   |               |              |                     |
|-----------------------|-----------------|-------------------|---------------|--------------|---------------------|
| বাম হাত<br>Left Hand  |                 |                   |               |              |                     |
|                       | বৃহদঙ্গুল Thums | তর্জনী 1st Finger | মধ্যমা Middle | অনামিকা Ring | কনিষ্ঠ Small Finger |
| ডান হাত<br>Right Hand |                 |                   |               |              |                     |

ফটো

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



310120232027318955

## GRIPS Payment Detail

|                   |                    |                     |                     |
|-------------------|--------------------|---------------------|---------------------|
| GRIPS Payment ID: | 310120232027318955 | Payment Init. Date: | 31/01/2023 08:47:22 |
| Total Amount:     | 24                 | No of GRN:          | 1                   |
| Bank/Gateway:     | SBI EPay           | Payment Mode:       | SBI Epay            |
| BRN:              | 9853724941229      | BRN Date:           | 31/01/2023 08:47:41 |
| Payment Status:   | Successful         | Payment Init. From: | Department Portal   |

## Depositor Details

Depositor's Name: Mr PINKU MONDAL  
Mobile: 8918756863

## Payment(GRN) Details

| Sl. No. | GRN                | Department                                  | Amount (₹) |
|---------|--------------------|---------------------------------------------|------------|
| 1       | 192022230273189568 | Directorate of Registration & Stamp Revenue | 24         |
| Total   |                    |                                             | 24         |

IN WORDS: TWENTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID

### Major Information of the Deed

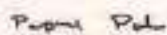
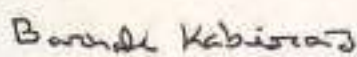
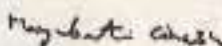
|                                                              |                                                                                                                               |                                                |            |
|--------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------|
| Deed No :                                                    | I-2304-00438/2023                                                                                                             | Date of Registration                           | 31/01/2023 |
| Query No / Year                                              | 2304-2000246077/2023                                                                                                          | Office where deed is registered                |            |
| Query Date                                                   | 31/01/2023 12:02:58 AM                                                                                                        | A.D.S.R. RANIGANJ, District: Paschim Bardhaman |            |
| Applicant Name, Address & Other Details                      | P Mondal<br>Andal, Thana : Andal, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 8918756863, 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. 19,13,104/-                                                                                                               |                                                |            |
| Stampduty Paid(SD)                                           | Registration Fee Paid                                                                                                         |                                                |            |
| Rs. 5,010/- (Article:48(g))                                  | Rs. 14/- (Article:E, E)                                                                                                       |                                                |            |
| Remarks                                                      |                                                                                                                               |                                                |            |

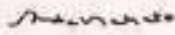
### Land Details :

District: Paschim Bardhaman, P.S:- Andal, Gram Panchayat: DAKSHINKHANDA, Mouza: Dakshin Khanda, JI No: 36, Pin Code : 713321

| Sch No | Plot Number          | Khatian Number       | Land Proposed | Use ROR | Area of Land      | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                                           |
|--------|----------------------|----------------------|---------------|---------|-------------------|-------------------------|-----------------------|---------------------------------------------------------|
| L1     | LR-4835 (RS :-4835 ) | LR-5559              | Vastu         | Danga   | 2.1175 Katha      |                         | 4,78,276/-            | Width of Approach Road: 35 Ft., Adjacent to Metal Road, |
| L2     | LR-4835 (RS :-4835 ) | LR-5557              | Vastu         | Danga   | 2.1175 Katha      |                         | 4,78,276/-            | Width of Approach Road: 35 Ft., Adjacent to Metal Road, |
| L3     | LR-4835 (RS :-4835 ) | LR-5558              | Vastu         | Danga   | 2.1175 Katha      |                         | 4,78,276/-            | Width of Approach Road: 35 Ft., Adjacent to Metal Road, |
| L4     | LR-4835 (RS :-4835 ) | LR-5555              | Vastu         | Danga   | 2.1175 Katha      |                         | 4,78,276/-            | Width of Approach Road: 35 Ft., Adjacent to Metal Road, |
|        |                      | <b>TOTAL :</b>       |               |         | <b>13.9755Dec</b> | <b>0 /-</b>             | <b>19,13,104 /-</b>   |                                                         |
|        |                      | <b>Grand Total :</b> |               |         | <b>13.9755Dec</b> | <b>0 /-</b>             | <b>19,13,104 /-</b>   |                                                         |

**Land Lord Details :**

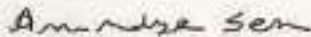
| Sl No                                                                                                                                                                                                                                                                                                                                                                                     | Name,Address,Photo,Finger print and Signature                                                                                                                                          |                                                                                     |                                                                                     |                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                           | Name                                                                                                                                                                                   | Photo                                                                               | Finger Print                                                                        | Signature                                                                             |
| 1                                                                                                                                                                                                                                                                                                                                                                                         | <b>Mrs Papri Pal (Presentant)</b><br>Wife of Mr Lakshman Pal<br>Executed by: Self, Date of Execution: 31/01/2023<br>, Admitted by: Self, Date of Admission: 31/01/2023 ,Place : Office |    |    |    |
|                                                                                                                                                                                                                                                                                                                                                                                           | 31/01/2023                                                                                                                                                                             | LT1<br>31/01/2023                                                                   | 31/01/2023                                                                          |                                                                                       |
| Dakshinkhanda, City:- , P.O:- Dakshinkhanda, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: cpxxxxxx4a, Aadhaar No: 63xxxxxxxx7816, Status :Individual, Executed by: Self, Date of Execution: 31/01/2023<br>, Admitted by: Self, Date of Admission: 31/01/2023 ,Place : Office |                                                                                                                                                                                        |                                                                                     |                                                                                     |                                                                                       |
| 2                                                                                                                                                                                                                                                                                                                                                                                         | <b>Mrs Barnali Kabiraj</b><br>Wife of Mr Mahashwar Kabiraj<br>Executed by: Self, Date of Execution: 31/01/2023<br>, Admitted by: Self, Date of Admission: 31/01/2023 ,Place : Office   |    |    |    |
|                                                                                                                                                                                                                                                                                                                                                                                           | 31/01/2023                                                                                                                                                                             | LT1<br>31/01/2023                                                                   | 31/01/2023                                                                          |                                                                                       |
| Dakshinkhanda, City:- , P.O:- Dakshinkhanda, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: byxxxxxx7g, Aadhaar No: 41xxxxxxxx5523, Status :Individual, Executed by: Self, Date of Execution: 31/01/2023<br>, Admitted by: Self, Date of Admission: 31/01/2023 ,Place : Office |                                                                                                                                                                                        |                                                                                     |                                                                                     |                                                                                       |
| 3                                                                                                                                                                                                                                                                                                                                                                                         | <b>Mrs Mayabati Ghosh</b><br>Wife of Lakshman Chandra Ghosh<br>Executed by: Self, Date of Execution: 31/01/2023<br>, Admitted by: Self, Date of Admission: 31/01/2023 ,Place : Office  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                           | 31/01/2023                                                                                                                                                                             | LT1<br>31/01/2023                                                                   | 31/01/2023                                                                          |                                                                                       |
| Dakshinkhanda, City:- , P.O:- Dakshinkhanda, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: baxxxxxx4q, Aadhaar No: 44xxxxxxxx5523, Status :Individual, Executed by: Self, Date of Execution: 31/01/2023<br>, Admitted by: Self, Date of Admission: 31/01/2023 ,Place : Office |                                                                                                                                                                                        |                                                                                     |                                                                                     |                                                                                       |

| 4                                                                                                                                                                                                                                                                                                                                                                                                | Name                                                                                                                                                                         | Photo                                                                            | Finger Print                                                                     | Signature                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Mrs Anita Mahato</b><br>Wife of Mr Bijoy Mahato<br>Executed by: Self, Date of Execution: 31/01/2023<br>, Admitted by: Self, Date of Admission: 31/01/2023 ,Place : Office |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                  | 31/01/2023                                                                                                                                                                   | LTI<br>31/01/2023                                                                | 31/01/2023                                                                       |                                                                                     |
| Madhujore Colliery, City:- , P.O:- Dakshinkhanda, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: hmxXXXXX2e, Aadhaar No: 81XXXXXXX2580, Status :Individual, Executed by: Self, Date of Execution: 31/01/2023<br>, Admitted by: Self, Date of Admission: 31/01/2023 ,Place : Office |                                                                                                                                                                              |                                                                                  |                                                                                  |                                                                                     |

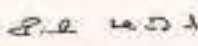
#### Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                       |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>YATEE DEVELOPERS LLP</b><br>STREET NO - 18, SUJARA PLOT, GOPALMATH, City:- Not Specified, P.O:- OYARIA, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713217 , PAN No.:: AAxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

#### Representative Details :

| Representative Details :                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                        |                                                                                     |                                                                                     |                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Sl No                                                                                                                                                                                                                                                                                                                                                                    | Name,Address,Photo,Finger print and Signature                                                                                                                                                          |                                                                                     |                                                                                     |                                                                                       |
| 1                                                                                                                                                                                                                                                                                                                                                                        | Name                                                                                                                                                                                                   | Photo                                                                               | Finger Print                                                                        | Signature                                                                             |
|                                                                                                                                                                                                                                                                                                                                                                          | <b>Mr Anindya Sen</b><br>Son of Mr Arunabha Sen<br>Date of Execution -<br>31/01/2023, , Admitted by:<br>Self, Date of Admission:<br>31/01/2023, Place of<br>Admission of Execution: Office             |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                          | Jan 31 2023 1:41PM                                                                                                                                                                                     | LTI<br>31/01/2023                                                                   | 31/01/2023                                                                          |                                                                                       |
| Tapaban City, Bloock No - 46, Flat No 3A, Bamunara, City:- , P.O:- Bamunara, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: clxxxxxx8c, Aadhaar No: 66xxxxxxx8934 Status : Representative, Representative of : YATEE DEVELOPERS LLP (as partner)        |                                                                                                                                                                                                        |                                                                                     |                                                                                     |                                                                                       |
| 2                                                                                                                                                                                                                                                                                                                                                                        | Name                                                                                                                                                                                                   | Photo                                                                               | Finger Print                                                                        | Signature                                                                             |
|                                                                                                                                                                                                                                                                                                                                                                          | <b>Mr Ankit Agarwal</b><br>Son of Mr Prabhash Kumar Agarwal<br>Date of Execution -<br>31/01/2023, , Admitted by:<br>Self, Date of Admission:<br>31/01/2023, Place of<br>Admission of Execution: Office |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                          | Jan 31 2023 1:42PM                                                                                                                                                                                     | LTI<br>31/01/2023                                                                   | 31/01/2023                                                                          |                                                                                       |
| Flat No - 201, B Block, Ganapati Apartment, Near Tata Motors Work Shop, City:- , P.O:- Dhanbad, P.S:- BANKMORE, District:-Dhanbad, Jharkhand, India, PIN:- 826001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: alxxxxxx5g, Aadhaar No: 34xxxxxxx3317 Status : Representative, Representative of : YATEE DEVELOPERS LLP (as partner) |                                                                                                                                                                                                        |                                                                                     |                                                                                     |                                                                                       |

**Identifier Details :**

| Name                                                                                                                                                                    | Photo                                                                             | Finger Print                                                                      | Signature                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Mr Pinku Mondal</b><br>Son of Late Tapan Mondal<br>Andal More, City:-, P.O:- Andal, P.S:-<br>Andal, District:-Paschim Bardhaman,<br>West Bengal, India, PIN:- 713321 |  |  |  |
|                                                                                                                                                                         | 31/01/2023                                                                        | 31/01/2023                                                                        | 31/01/2023                                                                          |
| Identifier Of Mrs Papri Pal, Mrs Barnali Kabiraj, Mrs Mayabati Ghosh, Mrs Anita Mahato, Mr Anindya Sen, Mr Ankit Agarwal                                                |                                                                                   |                                                                                   |                                                                                     |

**Transfer of property for L1**

| Sl.No | From          | To. with area (Name-Area)        |
|-------|---------------|----------------------------------|
| 1     | Mrs Papri Pal | YATEE DEVELOPERS LLP-3.49388 Dec |

**Transfer of property for L2**

| Sl.No | From                | To. with area (Name-Area)        |
|-------|---------------------|----------------------------------|
| 1     | Mrs Barnali Kabiraj | YATEE DEVELOPERS LLP-3.49388 Dec |

**Transfer of property for L3**

| Sl.No | From               | To. with area (Name-Area)        |
|-------|--------------------|----------------------------------|
| 1     | Mrs Mayabati Ghosh | YATEE DEVELOPERS LLP-3.49388 Dec |

**Transfer of property for L4**

| Sl.No | From             | To. with area (Name-Area)        |
|-------|------------------|----------------------------------|
| 1     | Mrs Anita Mahato | YATEE DEVELOPERS LLP-3.49388 Dec |

**Land Details as per Land Record**

District: Paschim Bardhaman, P.S:- Andal, Gram Panchayat: DAKSHINKHANDA, Mouza: Dakshin Khanda, JI No: 36, Pin Code : 713321

| Sch No | Plot & Khatian Number                   | Details Of Land                                                                                                            | Owner name in English as selected by Applicant |
|--------|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 4835, LR Khatian No:- 5559 | Owner:পাপড়ী পাল, Gurdian:লক্ষণ , Address:নিজ , Classification:ডাঙ্গা, Area:0.04000000 Acre,                               | Mrs Papri Pal                                  |
| L2     | LR Plot No:- 4835, LR Khatian No:- 5557 | Owner:বর্ণালী কবিরাজ, Gurdian:মহেশ্বর , Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre,                         | Mrs Barnali Kabiraj                            |
| L3     | LR Plot No:- 4835, LR Khatian No:- 5558 | Owner:মায়াবতী ঘোষ, Gurdian:লক্ষণ , Address:নিজ , Classification:ডাঙ্গা, Area:0.04000000 Acre,                             | Mrs Mayabati Ghosh                             |
| L4     | LR Plot No:- 4835, LR Khatian No:- 5555 | Owner:অনিতা মাহাতো, Gurdian:বিক্রম , Address:ময়ূজোড় কোলিয়াড়ী ৫-৬ নং পিট , Classification:ডাঙ্গা, Area:0.03000000 Acre, | Mrs Anita Mahato                               |

On 31-01-2023

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 &amp; Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 11:46 hrs on 31-01-2023, at the Office of the A.D.S.R. RANIGANJ by Mrs Papri Pal , 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 19,13,104/-

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

Execution is admitted on 31/01/2023 by 1. Mrs Papri Pal, Wife of Mr Lakshman Pal, Dakshinkhanda, P.O: Dakshinkhanda, Thana: Andal, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Business, 2. Mrs Barnali Kabiraj, Wife of Mr Mahashwar Kabiraj, Dakshinkhanda, P.O: Dakshinkhanda, Thana: Andal, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Business, 3. Mrs Mayabati Ghosh, Wife of Lakshman Chandra Ghosh, Dakshinkhanda, P.O: Dakshinkhanda, Thana: Andal, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Business, 4. Mrs Anita Mahato, Wife of Mr Bijoy Mahato, Madhujore Colliery, P.O: Dakshinkhanda, Thana: Andal, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession House wife

Indetified by Mr Pinku Mondal, , Son of Late Tapan Mondal, Andal More, P.O: Andal, Thana: Andal, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Others

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

Execution is admitted on 31-01-2023 by Mr Anindya Sen, partner, YATEE DEVELOPERS LLP (LLP), STREET NO - 18, SUJARA PLOT, GOPALMATH, City:- Not Specified, P.O:- OYARIA, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713217

Indetified by Mr Pinku Mondal, , Son of Late Tapan Mondal, Andal More, P.O: Andal, Thana: Andal, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Others

Execution is admitted on 31-01-2023 by Mr Ankit Agarwal, partner, YATEE DEVELOPERS LLP (LLP), STREET NO - 18, SUJARA PLOT, GOPALMATH, City:- Not Specified, P.O:- OYARIA, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713217

Indetified by Mr Pinku Mondal, , Son of Late Tapan Mondal, Andal More, P.O: Andal, Thana: Andal, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Others

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 31/01/2023 8:47AM with Govt. Ref. No: 192022230273189568 on 31-01-2023, Amount Rs: 14/-, Bank: SBI EPay ( SBIEPay), Ref. No. 9853724941229 on 31-01-2023, 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 5,000.00/-, by online = Rs 10/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1380, Amount: Rs.5,000.00/-, Date of Purchase: 27/01/2023, Vendor name: Ajoy Kumar Chand

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/01/2023 8:47AM with Govt. Ref. No: 192022230273189568 on 31-01-2023, Amount Rs: 10/-, Bank: SBI EPay ( SBIPay), Ref. No. 9853724941229 on 31-01-2023, Head of Account 0030-02-103-003-02



**Sankha Bandyopadhyay**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RANIGANJ**  
**Paschim Bardhaman, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2304-2023, Page from 7984 to 8015

being No 230400438 for the year 2023.



Digitally signed by Sankha  
Bandyopadhyay  
Date: 2023.02.01 16:31:25 +05:30  
Reason: Digital Signing of Deed.

(Sankha Bandyopadhyay) 2023/02/01 04:31:25 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RANIGANJ  
West Bengal.

(This document is digitally signed.)