

8/01/006094/2023

JAY BHOLE

8-01/08/21/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 966855

H 966855

DEVELOPMENT AGREEMENT

Certified that the document is admitted to registration. The signature sheet and the endorsement sheets attached with document are the part of this Document.

District Sub-Registrar
Bankura

12 OCT 2023

THIS DEVELOPMENT AGREEMENT is made on the 12th Day of OCTOBER, 2023 (Two Thousand Twenty Three).

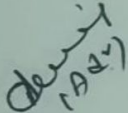
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BETWEEN

- 1) **MR. SANJIB DAS MODAK**, Son of Late Sashtiram Das Modak, by Occupation Business, 2) **MR. SUDIP DAS MODAK**, Son of Late Sashtiram Das Modak, by Occupation Business, both are residing at College Road, Bankura, P.O., P.S. & Dist. Bankura, Pin – 722101. 3) **MRS. CHAITALI DAS MODAK**, Wife of Sri Soumen Das Modak, by Occupation Business, 4) **MR. SOURAV DAS MODAK**, Son of Sri Soumen Das Modak, by Occupation Service, both are residing at College Road, Pratap Bagan, Bankura, P.O., P.S. & Dist. Bankura, Pin – 722101. hereinafter referred to as the LAND OWNERS (which expression shall unless otherwise excluded by or repugnant to the context shall mean and include their legal heirs, executors, administrators, legal representatives, successors, and assigns) of the FIRST PART.

AND

UJAS CONSTRUCTION PRIVATE LIMITED (PAN – AADCU2992F) having registered office at Rampur, Chhoto Kali Tala, Bankura, P.O., P.S. & Dist. Bankura, Pin – 722101 represented by one of Directors 1) MR. RAJIB CHATTERJEE, son of Late Santu Chatterjee, residing at 2nd Floor, Flat B-3, H-945, Sahid Hemanta Kumar Bose Sarani, South Dumdum, Dist. North 24 Parganas, Pin – 700074. 2) MRS. CHANDANA CHATTERJEE, Wife of Late Santu Chatterjee, residing at Rampur, Chhoto Kali Tala, Bankura, P.O., P.S. & Dist. Bankura, Pin – 722101. hereinafter called the "DEVELOPER (S)" (Which expression unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the SECOND PART.

 **WHEREAS** the land as has been mentioned in the schedule below has already been recorded in our own name in the separate L.R. Khatian under the provisions of the West Bengal Land & Land Reforms Act, 1955, having their right, title, interest and possession therein.

AND WHEREAS the land as has been mentioned in details in the schedule below was originally belonged to our predecessor –in-interest, Smt. Ajita Das Modak, wife of Sri Sashtiram Das Modak who bought the same from her vendor Sri Dhruba Prasad Nandi, Son of Late Dwaraki Nath Nandi resident of Hazaribag, P.S. & Dist. Hazaribag, by virtue of Registered Sale Deed being Document No. 3862 executed on 30/05/1991 at the office of the D.S.R. Bankura and she was in her absolute right, title, interest and possession over the said land since purchased and her name was recorded in the present L.R. record of rights under the provisions of the West Bengal Land & Land Reforms Act, 1955, as the **BASTU** Class of Land.

AND WHEREAS while she was in her exclusive right, title, interest and possession over the said purchased land she breathed her last intestate and subsequently her property was developed upon her husband Sashtiram Das Modak and sons Sanjib Das Modak, Soumen Das Modak & Sudip Das Modak and daughter's Kabita Laha and Kajal Das Modak as per Hindu Succession Act having their 1/6 Share each. While said Soumen Das Modak his

absolute right, title, interest and possession over his inherited 1/6 Share died intestate living behind him his wife Chaitali Das Modak and his Son Sourav Das Modak and succeeded with equal share under the provision of the Hindu Succession Act.

WHEREAS subsequently Sashtthiram Das Modak succeeded the 1/6th Share left by her wife Ajita Das Modak and their after Sashtthiram Das Modak bequeathed a will in favour of his daughter-in-law Chaitali Das Modak wife of Soumen Das Modak all bequeathed a Will on 07/02/2008 duly been registered at the office of the A.D.S.R. Bankura, vide Document No. 01/2008, and after the death of said Sashtthiram Das Modak testator cum executor of the said will file a probate case vide Case No. 48/2009, before the Court of the Ld. Civil Judge (Sr. Divn). Bankura for grant of the probate of the said will and the Ld. Court granted the probate accordingly.

AND WHEREAS the said Kajal Das Modak being her successors daughter having succeeded the proportionate 1/6th share of land transferred in favour of Chaitali Das Modak and Sourav Das Modak by virtue of a registered sale Deed being No. I-010201146/2015 of the A.D.S.R. Bankura and aforementioned Kabita Laha being the successor Daughter of Ajita Das Modak having succeeded the proportionate 1/6th share of admeasuring an area of 432 Sq. Ft. in favour of Chaitali Das Modak by virtue of a registered title Deed of Sale being No. I-010101355/2023 of the D.S.R. Bankura rest portion of the area has already been sold in favour of Rajib Chatterjee & Pradip Chatterjee by virtue of a registered Title Deed of Sale being No. I 010101351/2023 of the D.S.R. office at Bankura.

AND WHEREAS as per above noted facts and circumstances Sanjib Das Modak, Sudip Das Modak, Chaitali Das Modak & Sourav Das Modak have been possessing their land as per their proportionate share therein having their exclusive right, title, interest and possession therein whatsoever.

AND WHERAS the **LAND OWNERS** herein have right to sale, convey, transfer etc. the said property as absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said property is free from all encumbrances charges liens, lis-pendents, attachments, trust whatsoever and paying the Municipal taxes as absolute owner and occupier time to time.

AND WHEREAS the First Part desire to develop the First schedule property by construction of a multi storied building up to maximum limit of floor consisting of so many flats and parking space to as approved by Bankura Municipality or any other competent authority but the owner have not the sufficient time and experience for the development work and for this reason First part could not able to take any steps for the said development and the First Part approached the Second Part.

AND WHEREAS the Second Part after considering various aspects of execution of the project and proposals of the owner has decided to construct multi-storied building there at consisting of apartments and flat with the object of selling such flats apartments to the prospective purchaser and the Second Part has accepted the proposal of First Part.

AND WHEREAS the expenses like plan pass from the municipal authority, the hire change of the J.C.P. for leveling the land, mutation fees and all other expenses which will be done by the Developer.

As per Contract Act No ownership is right, title, interest is hereby transferred in favour of the Developer by virtue of this Development Agreement.

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by and between:-

1. DEFINITION:

- 1.1 OWNERS/LANDLORDS:-** Shall mean **MR. SANJIB DAS MODAK**, Son of Late Sashtiram Das Modak, by Occupation Business, **2) MR. SUDIP DAS MODAK**, Son of Late Sashtiram Das Modak, by Occupation Business, both are residing at College Road, Bankura, P.O., P.S. & Dist. Bankura, Pin – 722101. **3) MRS. CHAITALI DAS MODAK**, Wife of Sri Soumen Das Modak, by Occupation Business, **4) MR. SOURAV DAS MODAK**, Son of Sri Soumen Das Modak, by Occupation Service, both are residing at College Road, Pratap Bagan, Bankura, P.O., P.S. & Dist. Bankura, Pin – 722101.
- 1.2 DEVELOPER:- UJAS CONSTRUCTION PRIVATE LIMITED (PAN -AADCU2992F)** having registered office at Rampur, Chhoto Kali Tala, Bankura, P.O., P.S. & Dist. Bankura, Pin – 722101 represented by one of Directors **1) MR. RAJIB CHATTERJEE**, son of Late Santu Chatterjee, residing at 2nd Floor, Flat B-3, H-945, Sahid Hemanta Kumar Bose Sarani, South Dumdum, Dist. North 24 Parganas, Pin – 700074. **2) MRS. CHANDANA CHATTERJEE**, Wife of Late Santu Chatterjee, residing at Rampur, Chhoto Kali Tala, Bankura, P.O., P.S. & Dist. Bankura, Pin – 722101.
- 1.3 LAND:-** Shall mean all the " **BASTU**" Land adjoining the lands of all of the **LAND OWNERS** measuring an area of 0.1609 acres comprising L.R. Khatian No. 1, 2, 4, 5, R.S. Plot No. 6836, L.R. Plot No. 594 within District, P.S.- Bankura, Mouza Bankura, J.L. No. 211, at Ward No. 10 under Bankura Municipality..
- 1.4 BUILDING :-** Shall mean and include building consisting several flats, garages, and Floors etc. proposed to be constructed at the said property.
- 1.5 ARCHITECT(S) :-** Shall mean such Architect whom the Developer may from time to time, appoint as the Architect(s) of the Building.
- 1.6 MUNICIPALITY :-** Shall mean the Bankura Municipality and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.7 PLAN :-** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Bankura Municipality and shall also include variations/modifications, alternations therein that may be made by the Owners herein or the Developer herein, if any as well as all revisions, renewals and extensions thereof, if any.

1.8 PROJECT :- Shall mean the work to 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/s at and upon the said premises be completed and possession of the completed Unit/Flat(s)/Car Parking space/s and others be taken over the Unit/Flat and occupiers.

1.9 FORCE MAJURE :- Shall include natural calamities, at of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air 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 polices 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 estimation of the Developer.

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

II. DURATION: - This agreement is made for a period of 42 months from the date of it become effective with a grace period of 6 months which will come in to effect immediately after getting the sanctioned plan by the competent Authority.

III. SCOPE OF WORK: - The Developer shall constructed a multi-storied building according to sanctioned plan of Bankura Municipality over and above the First Schedule Land.

IV. OWNER DUTY & LIABILITY:-

- 1) The owners have offered total bare land of 0.1609 acres for development and construction of a housing complex consisting of Flats/ Apartments, Commercial Stalls & Parking space at the instance of the developers respect of which the entire development cost from A to Z construction till finishing touch for placing offer as ready for use and sale the owner will not have to pay any furthering or shoulder any Bank or other financial liability.
- 2) That the Owner shall within 30 (Thirty) days from this agreement shall vacate and deliver the vacant and peaceful possession of the 1st schedule property to the second party.
- 3) The Owner hereby declared that :-
- a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no agreement between the owner and other company or firm (except UJAS CONSTRUCTION PRIVATE LIMITED) either for sale or for development and construction of Residential Building and the said land is free from any encumbrance.
- 4) That the land owner hereby declare that he will not claim any excess consideration apart from the consideration upon the mentioned in the details of the schedule below in this agreement.
- 5) All the land title related dispute shall resolved by the landowner.
- 6) The Owner do hereby further declare that the owner shall jointly execute and register a Development Power of Attorney in favour of the Developers / Builders for smooth construction upon the FIRST SCHEDULE property and for other allied jobs save.

V. DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-

The developer mean **UJAS CONSTRUCTION PRIVATE LIMITED (PAN - AADCU2992F)** having registered office at Rampur, Chhoto Kali Tala, Bankura, P.O., P.S. & Dist. Bankura, Pin - 722101 represented by one of Directors **1) MR. RAJIB CHATTERJEE**, son of Late Santu Chatterjee, residing at 2nd Floor, Flat B-3, H-945, Sahid Hemanta Kumar Bose Sarani, South Dumdum, Dist. North 24 Parganas, Pin - 700074. **2) MRS. CHANDANA CHATTERJEE**, Wife of Late Santu Chatterjee, residing at Rampur, Chhoto Kali Tala, Bankura, P.O., P.S. & Dist. Bankura, Pin - 722101 West Bengal confirms, accepts and assure the owners that they are fully satisfied with the paper/documents related to the ownership, physical measurement of the said land and litigation free possession, suitability of the said land, viability of the said project and will not raise any objection with thereto.

1. The developer confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and obligations made for execution of the total project within schedule time under this agreement and the owners will not have any liability and/or responsibility of finance for execution of the project as the developers will take all financial and/or Bank liability at their own shoulder.
2. The developer will preserve the right to mortgage the land to any financial institution or Bank for any purpose but the entire liability of the borrowed loan will be shouldered by himself. The LAND OWNERS could not be liable for any liabilities regarding the mortgage or loan taken by the developer in this purpose of this Agreement.
3. The developer has agreed to carry out the total project at his own 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 multi-storied 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 Developer & the Architect before submission to the Corporation/appropriate authority for revision.
4. That the Second Part or the Developer shall not raise any question regarding the measurement of the 1st Schedule mentioned property and second shall take all the necessary step to save the property from any kind of encroachment by the adjacent land owner.
5. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer 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 tune to time during the currency of this Agreement.
7. The First 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 alone be responsible the said incident or damage or loss during construction.

8. That the developer shall be complete the Development work/construction of building/flat at his own cost and expenses in pursuance of the sanctioned plan within 36 months.
9. That the Developer shall not make Owner responsible for any business, loss and/or any damages etc. or due to failure on the part the Developer to correctly construct the Flats and / or to deliver correctly the same to the intending purchasers.

VI. DEVELOPER ALLOCATION:-

Developer Allocations Shall mean all entire building including common facilities of the building along with undivided proportionate share of the said property / premises after providing the **LAND OWNERS** allocation as per Second Schedule mention in this Agreement and the **DEVELOPER ALLOCATION** has been mentioned in the Third Schedule.

LEGAL BINDINGS :-

WHEREAS it is most essential and compulsory to acknowledge and Consent Letter the developer by the owners above named at the time of selling their proportionate share of the Second schedule mentioned property.

VII. CANCELLATION:-

AND WHEREAS if the developer above named fails or neglect to complete the construction work as per the stipulated time as has been mentioned in the development Agreement in that event the developer will pay an amount of Rs. 10,000/- (Rupees Ten Thousand) only per month as penalty charge in favour of the owner of the landed property in regular course.

VIII. MISCELLANEOUS:-

- a) Indian Law-This agreement shall be subject to India Law and under the Jurisdiction of Bankura Court.
- b) Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) Disputes - Differences in opinion in relation to or arising out during execution of the Commercial and Residential project under this agreement shall be intimated by a registered letter Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996 with modification made from time to time. The arbitral shall consist of one arbitrator who shall be on Advocate to be nominated by both the parties and their legal advisors.
- d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/ connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owners time to time.
- e) The owners can visit the construction site any time with intimation to the developer/ site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work.
- f) **AND WHEREAS** as per the recitals of this Development Agreement the owner will not at all be able to file any suit at all against the developer and relating to the schedule below mentioned landed property within the stipulated period of the completion of the construction and if files that will be completely dishonored in the eye of law.
- g) 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 risk and hazards whatsoever related to the project.

- h) 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 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 frame work of Power of Attorney.
- i) A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of materials and workmanship of the water supply system, sewerage system, electric supply system and to be obtained by the developer and will responsible for any defect and rectification thereof at their cost/expenses for a guarantee period of next six months after handing over of physical possession of the flats.
- j) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fees 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.
- k) The owners shall have no right, title, and interest, claim whatsoever in the consideration received by the developers or its nominees out of the developer's allocation similarly the developer shall have no right, title, interest, claim whatsoever in the consideration received by the owner or its nominees out of owner allocation.
- l) The land owners and the developers have entered into their agreement purely as a construct 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.
- m) That all applications, building plan along with alteration, modification and addition thereof and other papers and document, if any needed by the developer for the purpose of the sanctioned 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 OWNERS subject to written consent of the owner without reimbursement of the same and the LAND OWNERS 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.

FIRST SCHEDULE

(DESCRIPTION OF LAND)

All that piece and parcel of "BASTU" vacant Land measuring an area of 0.1609 acres comprising L.R. Khatian No. 19011 R.S Plot No. 6836 L.R. Plot No. 594 admeasuring an area of 0.0302 Acre & L.R. Khatian No. 19012 R.S Plot No. 6836 L.R. Plot No. 594 admeasuring an area of 0.0302 Acre & L.R. Khatian No. 19014 R.S Plot No. 6836 L.R. Plot No. 594 admeasuring an area of 0.0703 Acre & L.R. Khatian No. 19015 R.S Plot No. 6836 L.R. Plot No. 594 admeasuring an area of 0.0302 Acre. All total 0.1609 Acre or 16.09 Decimal within District, P.S.- Bankura, Mouza Bankura, J.L. No. 211, at Ward No. 10 under Bankura Municipality, attached Pratap Bagan Road.

BUTTED AND BOUNDED AS UNDER

On the North :- House of Pratul Sengupta.

On the South :- 80 feet wide pucca Road.

On the East :- House of Madhusudan Dutta.

On the West :- 13 feet wide Municipality Dhalai Road.

SECOND SCHEDULE ABOVE REFERRED TO
(CHAITALI DAS MODAK & SOURAV DAS MODAK)

1. Top Floor Area 750 Sq. Ft. (Super Built Up)
2. Top Floor Area 750 Sq. Ft. (Super Built Up)
3. Top Floor Area 750 Sq. Ft. (Super Built Up)
4. Top Floor Area 750 Sq. Ft. (Super Built Up)
5. 4th Floor Area 1500 Sq. Ft. (Super Built Up)
6. 4th Floor Area 750 Sq. Ft. (Super Built Up)
7. Ground Floor of shop Area 280 Sq. Ft. (Super Built Up) in front.

(SANJIB DAS MODAK)

1. Top Floor Area 750 Sq. Ft. (Super Built Up)
2. 5th Floor Area 750 Sq. Ft. (Super Built Up)
3. Ground Floor of shop Area 185 Sq. Ft. (Super Built Up) in front.

(SUDIP DAS MODAK)

1. Top Floor Area 750 Sq. Ft. (Super Built Up)
2. 4th Floor Area 750 Sq. Ft. (Super Built Up)
3. Ground Floor of shop Area 185 Sq. Ft. (Super Built Up) in front.

THIRD SCHEDULE ABOVE REFERRED TO

UJAS CONSTRUCTION PRIVATE LIMITED

The property of the land owner as has been mentioned in the Second schedule will remain as the property of the land owner and excluding that the rest property will remain as the property of the Developer, such as facts, commercial space, shop, stall and garage and other constructions excluding the common space whatsoever.

SPECIFICATION

Structure RCC Framed structure with anti-termite treatment in foundation.

Floor Vitrified tiles in Drawing Cum Dining area, ceramic, tiles in Bedroom & Varandah, antiskid ceramic tiles in Kitchen & Bathroom.

Kitchen Granite platform for cooking with stainless steel sink, feet dodo with glazed tiles over Granite Platform.

External Wall Finished with weather coat paint of reputed brand on one coat showmen (wall putty).

Internal Wall Plaster of Paris inside the flat Plaster of Paris with a coat of primer in all common areas.

Doors Sal wood framed with flush door in all rooms except main door which would be flush door veneer on both sides.

Windows Anodized aluminium sliding windows.

Lift Passenger lift of reputed make.

Electrical Copper wiring with modular switch. One AC point master Bedroom. One T.V. Plug point and a telephone point in Drawing Room, one 15 amp point of fridge in Dining area, one 16 amp point for Geyser in one bathroom, MCB and changeover switches for Reputed Brand.

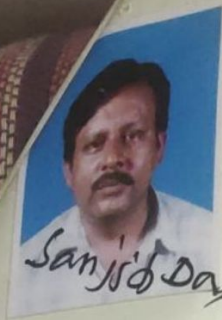
Water Deep tube well with overhead reservoir for 24 hour.

Supply water supply at the entire complex.

Generator 24 hours power back up for all common services specific back up Power for each fiat, all at extra charges.

Security 24 hours security for the entire complex, video screen& door phone facility.

SPECIMEN FORM FOR TEN FINGERPRINTS



Sanjib Das Modak

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

OWNER
~~SELLER~~

Sanjib Das Modak Signature... Sanjib Das Modak



Sudip Das Modak

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

OWNER
~~SELLER/BUYER~~

Sudip Das Modak

Signature... Sudip Das Modak



Chaitali Das Modak

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

OWNER
~~SELLER/BUYER~~

Chaitali Das Modak

Signature... Chaitali Das Modak



Sourav Das Modak

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

OWNER
~~SELLER/BUYER~~

Sourav Das Modak

Signature... Sourav Das Modak

SPECIMEN FORM FOR TEN FINGERPRINTS



SELLER

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

Ravi Chatterjee

Signature... *Ravi Chatterjee*



SELLER/ BUYER

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

Chandana Chatterjee

Signature... *Chandana Chatterjee*



SELLER/ BUYER

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

Signature.....



SELLER/ BUYER

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

Signature.....

IN WITNESS WHEREOF, the parties hereto have set their respective hands on these presents on the date, month and year hereinabove first mentioned in the presence of the following witnesses.

Sanjib Das Modak

WITNESS

- 1) Sanjib Dasmodak
S/o - Sanjib Dasmodak
College Road, Bankura
PO + PS + Dist - Bankura
- 2) Sharmila Dasmodak
W/o Sanjib Dasmodak
College Road, Bankura
PO + PS + Dist, Bankura
- 3) Arunabha Das Modak.
S/o - Sudip Das Modak
College Road, Bankura.
PO + PS + Dist, Bankura.
- 4) Rama Dasmodak
W/o, Sudip Das Modak
College Road, Bankura
PO + PS + Dist - Bankura 722101

Sanjib Dasmodak
Sudip Das Modak
Arunabha Das Modak
Sourav Das Modak

Signature of the LAND OWNER

Roib Chatterjee
chandana chatterjee

Signature of the DEVELOPER

Photographer and Finger Prints of all parties are affixed in separate sheets which is part of the Deed.

Drafted by:

Arvind Chatterjee

(ADVOCATE)

Bankura District Court

ABHISHEK CHAUDHURI

Advocate

Judge Court, Bankura

Enrol. No.- F / 423 / 652 / 2017

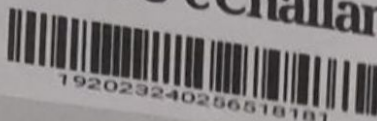
Typed by:

Koushik Banerjee

KOUSHIK BANERJEE
Bankura Court Compound



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



192023240256518181

GRN Details

GRN: 192023240256518181
GRN Date: 12/10/2023 12:05:08
BRN : CKY2901239
GRIPS Payment ID: 121020232025651817
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 12/10/2023 12:05:51
Payment Init. Date: 12/10/2023 12:05:08
Payment Ref. No: 3002605443/2/2023
[Query No./Query Year]

Depositor Details

Depositor's Name: Rajib Chatterjee
Address: South Dumdum Dum Dum, West Bengal, 700074
Mobile: 7908975013
Contact No: 7407915242
Depositor Status: Buyer/Claimants
Query No: 3002605443
Applicant's Name: Mr Rajib Chatterjee
Identification No: 3002605443/2/2023
Remarks: Sale, Development Agreement or Construction agreement Payment No 2
Period From (dd/mm/yyyy): 12/10/2023
Period To (dd/mm/yyyy): 12/10/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3002605443/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	5050
2	3002605443/2/2023	Property Registration- Registration fees	0030-03-104-001-16	42
Total				5092

IN WORDS: FIVE THOUSAND NINETY TWO ONLY.

Payment Verified

Major Information of the Deed

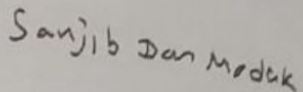
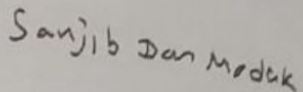
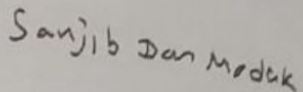
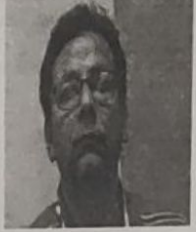
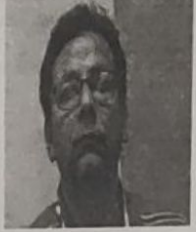
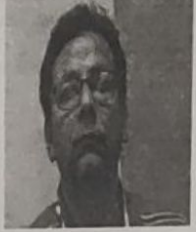
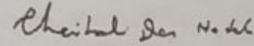
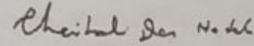
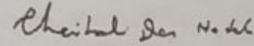
Deed No :	I-0101-06121/2023	Date of Registration	12/10/2023
Query No / Year	0101-3002605443/2023	Office where deed is registered	
Query Date	11/10/2023 12:55:27 PM	D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Rajib Chatterjee 2nd Floor, Flat B - 3, H - 945, Sahid Hemanta Kumar Bose Sarani, South Dumdum, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9874232324, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 5]		
Set Forth value	Market Value		
	Rs. 76,02,525/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,050/- (Article:48(g))	Rs. 74/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

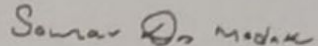
District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Pratapbagan Road, Road Zone : (Ward no 10 -- Ward no 10) , Mouza: Bankura, JI No: 211, Pin Code : 722101

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-594 (RS :-)	LR-19011	Bastu	Bastu	0.0302 Acre		14,26,950/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road,
L2	LR-594 (RS :-)	LR-19012	Bastu	Bastu	0.0302 Acre		14,26,950/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road,
L3	LR-594 (RS :-)	LR-19014	Bastu	Bastu	0.0703 Acre		33,21,675/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road,
L4	LR-594 (RS :-)	LR-19015	Bastu	Bastu	0.0302 Acre		14,26,950/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road,
		TOTAL :			16.09Dec	0 /-	76,02,525 /-	
	Grand Total :				16.09Dec	0 /-	76,02,525 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Mr Sanjib Das Modak (Presentant) Son of Late Sashtiram Das Modak Executed by: Self, Date of Execution: 12/10/2023 , Admitted by: Self, Date of Admission: 12/10/2023 ,Place : Office </td><td>  </td><td>  Captured </td><td>  </td></tr> <tr> <td>12/10/2023</td><td>12/10/2023</td><td>LTI 12/10/2023</td><td>12/10/2023</td></tr> </tbody> </table> College Road Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: alxxxxxx2g, Aadhaar No: 86xxxxxxxx0092, Status :Individual, Executed by: Self, Date of Execution: 12/10/2023 , Admitted by: Self, Date of Admission: 12/10/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Sanjib Das Modak (Presentant) Son of Late Sashtiram Das Modak Executed by: Self, Date of Execution: 12/10/2023 , Admitted by: Self, Date of Admission: 12/10/2023 ,Place : Office		 Captured		12/10/2023	12/10/2023	LTI 12/10/2023	12/10/2023
Name	Photo	Finger Print	Signature										
Mr Sanjib Das Modak (Presentant) Son of Late Sashtiram Das Modak Executed by: Self, Date of Execution: 12/10/2023 , Admitted by: Self, Date of Admission: 12/10/2023 ,Place : Office		 Captured											
12/10/2023	12/10/2023	LTI 12/10/2023	12/10/2023										
2	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Mr Sudip Das Modak Son of Late Sashtiram Das Modak Executed by: Self, Date of Execution: 12/10/2023 , Admitted by: Self, Date of Admission: 12/10/2023 ,Place : Office </td><td>  </td><td>  Captured </td><td>  </td></tr> <tr> <td>12/10/2023</td><td>12/10/2023</td><td>LTI 12/10/2023</td><td>12/10/2023</td></tr> </tbody> </table> College Road Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: acxxxxxx4e, Aadhaar No: 87xxxxxxxx7209, Status :Individual, Executed by: Self, Date of Execution: 12/10/2023 , Admitted by: Self, Date of Admission: 12/10/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Sudip Das Modak Son of Late Sashtiram Das Modak Executed by: Self, Date of Execution: 12/10/2023 , Admitted by: Self, Date of Admission: 12/10/2023 ,Place : Office		 Captured		12/10/2023	12/10/2023	LTI 12/10/2023	12/10/2023
Name	Photo	Finger Print	Signature										
Mr Sudip Das Modak Son of Late Sashtiram Das Modak Executed by: Self, Date of Execution: 12/10/2023 , Admitted by: Self, Date of Admission: 12/10/2023 ,Place : Office		 Captured											
12/10/2023	12/10/2023	LTI 12/10/2023	12/10/2023										
3	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Mrs Chaitali Das Modak Wife of Shri Soumen Das Modak Executed by: Self, Date of Execution: 12/10/2023 , Admitted by: Self, Date of Admission: 12/10/2023 ,Place : Office </td><td>  </td><td>  Captured </td><td>  </td></tr> <tr> <td>12/10/2023</td><td>12/10/2023</td><td>LTI 12/10/2023</td><td>12/10/2023</td></tr> </tbody> </table> College Road, Pratapbagan Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ayxxxxxx5c, Aadhaar No: 33xxxxxxxx5915, Status :Individual, Executed by: Self, Date of Execution: 12/10/2023 , Admitted by: Self, Date of Admission: 12/10/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Mrs Chaitali Das Modak Wife of Shri Soumen Das Modak Executed by: Self, Date of Execution: 12/10/2023 , Admitted by: Self, Date of Admission: 12/10/2023 ,Place : Office		 Captured		12/10/2023	12/10/2023	LTI 12/10/2023	12/10/2023
Name	Photo	Finger Print	Signature										
Mrs Chaitali Das Modak Wife of Shri Soumen Das Modak Executed by: Self, Date of Execution: 12/10/2023 , Admitted by: Self, Date of Admission: 12/10/2023 ,Place : Office		 Captured											
12/10/2023	12/10/2023	LTI 12/10/2023	12/10/2023										

4

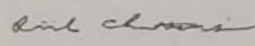
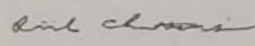
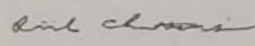
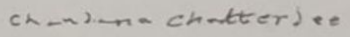
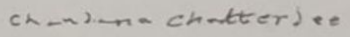
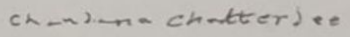
Name	Photo	Finger Print	Signature
Mr Sourav Das Modak Son of Shri Soumen Das Modak Executed by: Self, Date of Execution: 12/10/2023 , Admitted by: Self, Date of Admission: 12/10/2023 ,Place : Office		 Captured	
12/10/2023	LT1 12/10/2023	12/10/2023	

College Road, Pratapbagan Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:- Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: btxxxxxx5p, Aadhaar No: 79xxxxxxxx7479, Status :Individual, Executed by: Self, Date of Execution: 12/10/2023 , Admitted by: Self, Date of Admission: 12/10/2023 ,Place : Office

Developer Details :

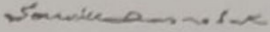
SI No	Name,Address,Photo,Finger print and Signature
1	UJAS CONSTRUCTION PRIVATE LIMITED Rampur Chhoto Kalitala Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 , PAN No.:: AAxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Rajib Chatterjee Son of Late Santu Chatterjee Date of Execution - 12/10/2023, , Admitted by: Self, Date of Admission: 12/10/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Oct 12 2023 1:38PM</td> <td>LT1 12/10/2023</td> <td>12/10/2023</td> <td></td> </tr> </tbody> </table> 2nd Floor, Flat B - 3, H - 945, Sahid Hemanta Kumar Bose Sarani, South Dum Dum, City:- Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AFxxxxxx1H, Aadhaar No: 66xxxxxxxx8988 Status : Representative, Representative of : UJAS CONSTRUCTION PRIVATE LIMITED (as Director)	Name	Photo	Finger Print	Signature	Mr Rajib Chatterjee Son of Late Santu Chatterjee Date of Execution - 12/10/2023, , Admitted by: Self, Date of Admission: 12/10/2023, Place of Admission of Execution: Office		 Captured		Oct 12 2023 1:38PM	LT1 12/10/2023	12/10/2023	
Name	Photo	Finger Print	Signature										
Mr Rajib Chatterjee Son of Late Santu Chatterjee Date of Execution - 12/10/2023, , Admitted by: Self, Date of Admission: 12/10/2023, Place of Admission of Execution: Office		 Captured											
Oct 12 2023 1:38PM	LT1 12/10/2023	12/10/2023											
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Name	Photo	Finger Print	Signature										
Mrs Chandana Chatterjee Wife of Late Santu Chatterjee Date of Execution - 12/10/2023, , Admitted by: Self, Date of Admission: 12/10/2023, Place of Admission of Execution: Office		 Captured											
Oct 12 2023 1:39PM	LT1 12/10/2023	12/10/2023											

Rampur Chhoto Kalitala Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AGxxxxxx4C, Aadhaar No: 45xxxxxxxx4032 Status : Representative, Representative of : UJAS CONSTRUCTION PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Souvik Das Modak Son of Shri Sanjib Das Modak College Road, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101		 Captured	
	12/10/2023	12/10/2023	12/10/2023
Identifier Of Mr Sanjib Das Modak, Mr Sudip Das Modak, Mrs Chaitali Das Modak, Mr Sourav Das Modak, Mr Rajib Chatterjee, Mrs Chandana Chatterjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sanjib Das Modak	UJAS CONSTRUCTION PRIVATE LIMITED-3.02 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Sudip Das Modak	UJAS CONSTRUCTION PRIVATE LIMITED-3.02 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs Chaitali Das Modak	UJAS CONSTRUCTION PRIVATE LIMITED-7.03 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Sourav Das Modak	UJAS CONSTRUCTION PRIVATE LIMITED-3.02 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Pratapbagan Road, Road Zone : (Ward no 10 – Ward no 10) , Mouza: Bankura, JI No: 211, Pin Code : 722101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 594, LR Khatian No:- 19011	Owner:সঞ্জীব দাস মোদক, Gurdian:বন্তীরাম দাস মোদক, Address:কলেজরোড প্রতাপবাগান বাকুড়া, Classification:বাণ্য, Area:0.03020000 Acre,	Mr Sanjib Das Modak
L2	LR Plot No:- 594, LR Khatian No:- 19012	Owner:সুদীপ দাস মোদক, Gurdian:বন্তীরাম দাস মোদক, Address:কলেজরোড প্রতাপবাগান বাকুড়া, Classification:বাণ্য, Area:0.03020000 Acre,	Mr Sudip Das Modak

L3	LR Plot No:- 594, LR Khatian No:- 19014	Owner: ଚୈତାଲୀ ଦାସ ମୋଦକ, Gurdian: ମୌମେନ ଦାସ ମୋଦକ, Address: କଲେଜରୋଡ଼ ପ୍ରତାପବାଗାନ , Classification: ବାଣ୍ଟ, Area: 0.07030000 Acre,	Mrs Chaitali Das Modak
L4	LR Plot No:- 594, LR Khatian No:- 19015	Owner: ମୌରବ ଦାସ ମୋଦକ, Gurdian: ମୌମେନ ଦାସ ମୋଦକ, Address: କଲେଜରୋଡ଼ ପ୍ରତାପବାଗାନ ବାଂକୁଡ଼ା, Classification: ବାଣ୍ଟ, Area: 0.03020000 Acre,	Mr Sourav Das Modak

Endorsement For Deed Number : I - 010106121 / 2023

On 11-10-2023

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 76,02,525/-



Subhankar Pal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
Bankura, West Bengal

On 12-10-2023

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

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

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

Presented for registration at 12:50 hrs on 12-10-2023, at the Office of the D.S.R. BANKURA by Mr Sanjib Das Modak, one of the Executants.

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

Execution is admitted on 12/10/2023 by 1. Mr Sanjib Das Modak, Son of Late Sashtiram Das Modak, College Road Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business, 2. Mr Sudip Das Modak, Son of Late Sashtiram Das Modak, College Road Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business, 3. Mrs Chaitali Das Modak, Wife of Shri Soumen Das Modak, College Road, Pratapbagan Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business, 4. Mr Sourav Das Modak, Son of Shri Soumen Das Modak, College Road, Pratapbagan Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Service

Indetified by Shri Souvik Das Modak, , , Son of Shri Sanjib Das Modak, College Road, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Others

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

Execution is admitted on 12-10-2023 by Mr Rajib Chatterjee, Director, UJAS CONSTRUCTION PRIVATE LIMITED, Rampur Chhoto Kalitala Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101

Indetified by Shri Souvik Das Modak, , , Son of Shri Sanjib Das Modak, College Road, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Others

Execution is admitted on 12-10-2023 by Mrs Chandana Chatterjee, Director, UJAS CONSTRUCTION PRIVATE LIMITED, Rampur Chhoto Kalitala Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101

Indetified by Shri Souvik Das Modak, , , Son of Shri Sanjib Das Modak, College Road, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 74.00/- (E = Rs 42.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 42/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/10/2023 12:05PM with Govt. Ref. No: 192023240256518181 on 12-10-2023, Amount Rs: 42/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY2901239 on 12-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,050/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,050/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3008, Amount: Rs.5,000.00/-, Date of Purchase: 12/10/2023, Vendor name: Debidas Mukherjee

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 12/10/2023 12:05PM with Govt. Ref. No: 192023240256518181 on 12-10-2023, Amount Rs: 5,050/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY2901239 on 12-10-2023, Head of Account 0030-02-103-003-02



Subhankar Pal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
Bankura, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0101-2023, Page from 106662 to 106684

being No 010106121 for the year 2023.



Digitally signed by SUBHANKAR PAL
Date: 2023.10.12 15:42:30 +05:30
Reason: Digital Signing of Deed.

(Subhankar Pal) 12/10/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
West Bengal.