

7537

R-7577/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 783579

H 733579

12.03.22
 15.07.22
 21.07.22
 24.07.22
 24.07.22

certified that the Document
 is Assured to be the
 signature sheet and the Endr-
 oponents of this
 Documents are the Part of this
 Document.

A.D.S.R. Dargaza
 Bardwan

15 JUL 2022

DEVELOPMENT AGREEMENT

This Development Agreement made on the day, month and
 year as written below.

Contd. Page-02

(Signature)
 Adv

5475

Date: 14/07/2022

Sl. No.

Sold to Mangalmusti Derebhus

Address D.P-12

Value of Stamp 5000/-

Date of Purchase of this Stamp Paper from Treasurer

30 JUN 2022

Name of the Treasury where Stamp Paper Purchase-Durgapur

Khudi ram Mondal
KHUDIRAM MONDAL

Stamp Vendor
Durgapur Court
City Centre, Durgapur-16
No. 1



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

15 JUL 2022

BETWEEN

SWAPAN KUMAR BANERJEE [Pan No-ADCPB9053F], son of Late Debesh Chandra Banerjee, by faith: Hindu, By Nationality: Indian, By Occupation: Retired, residing at 6A/8 Tetikhola, Arrah, Durgapur-12, P.S-Newtownship, Dist- Paschim Bardhaman, West Bengal.

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

AND

"MANGALMURTI DEVELOPERS" [Pan No-ABTFM8367L] having its principle place of business at 2/10 Vivekananda Park, Tetikhola, Arrah, Durgapur-12, P.S-NTPS, Dist-Burdwan, West Bengal represented by all of its partners **[1] BALAI THAKURA [Pan No-AELPT9918H]** son of Sri Haradhan Thakura by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at 2/10 Vivekananda Park, Tetikhola, Arrah, Durgapur-12, P.S-NTPS, Dist- Paschim Bardhaman, West Bengal.

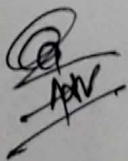
[2] TARAK NATH NAHA [Pan No-AEPPN3276C] son of Late Promod Kumar Naha by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at A3/4 Kalinagar, Arrah, Durgapur-12, P.S-Kanksa, Dist- Paschim Bardhaman, West Bengal.

[3] SHAMBHUNATH NAHA [Pan No-AGYPN9538J] son of Late Promod Kumar Naha by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at A3/4 Kalinagar, Arrah, Durgapur-12, P.S-Kanksa, Dist- Paschim Bardhaman, West Bengal.

[4] SUJOY GOPE [Pan No-AQDPG0452B] son of Golok Chandra Gope by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at Vill- Rupganj, P.O.- Arrah, Durgapur-12, P.S-Kanksa, Dist- Paschim Bardhaman, West Bengal.

[5] SOMENATH MUKHERJEE [Pan No-BGSPM9636D] son of Hari Sankar Mukherjee, by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at 2/12 Bidhan Park, P.O.- Arrah, Durgapur-12, P.S-Kanksa, Dist- Paschim Bardhaman, West Bengal.

{ Hereinafter referred to and called as "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, legal representatives, administrators, executors and assigns) of the OTHER PART.

A handwritten signature and the initials 'ANV' are present in the bottom left corner of the page.

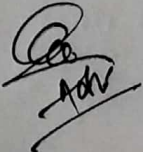
AND WHEREAS the schedule below Land originally belongs to Haridas Chatterjee & Kalidas Chatterjee and thereafter Haridas Chatterjee & Kalidas Chatterjee transferred an area of 12.5 decimal of land in favour of Durgapada Sarkar by way of regd deed of sale being no-1244 of 1976 and thereafter Durgapada Sarkar transferred an area of 6.5 decimal of land in favour of Balai Kumar Chatterjee by way of regd deed of sale being no-22 of 1986 and thereafter Balai Kumar Chatterjee transferred an area of 6.5 decimal of land in favour of Swapan Kumar Banerjee by way of regd deed of sale being no-245 of 1999 and thereafter Durgapada Sarkar transferred an area of 6 decimal of land in favour of Swapan Kumar Banerjee by way of regd deed of sale being no-23 of 1986 and name of the present LANDOWNER duly recorded in LR records of rights under Khatian no-LR-1440 and from the date of purchase he is owning, possessing and seizing the schedule below land without any encumbrances.

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

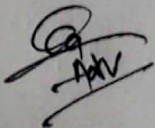
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

I-DEFINITION

- 1. LANDOWNER/LANDLORDS:-** Shall mean **Swapan Kumar Banerjee**
- 2. DEVELOPER:-** Shall mean "**Mangalmurti Developers**" having its principle place of business at 2/10 Vivekananda Park, Tetikhola, Arrah, Durgapur-12, P.S.-NTPS, Dist-Burdwan, West Bengal.
- 3. LAND:-** Shall mean ALL THAT piece and parcel of **Total Area 12.5 decimal or 7.5 cattha (more or less) Mouja-Tetikhola, J.L No-111 comprising in Plot No-LR-321, Plot No-RS-47 under Khatian No- LR-1440, P.S-Newtownship, District-Panchim Bardhaman, West Bengal.**
- 4. BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Developer herein in the Land mentioned in the FIRST SCHEDULE.



5. **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
6. **Gram Panchayat:-** Shall mean the Jemua Gram Panchayat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
7. **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Jemua Gram Panchayat and shall also include variations/modifications, alterations therein that may be made by the LANDOWNER herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
8. **UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.
9. **PROJECT:** Shall mean the work of development undertake and to be done by the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/ Flat/ s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.
10. **FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockdown, transport strike, notice or prohibitory order from Gram Panchayat or any other statutory Body or any Court, Government Regulations, new and/or changes in any law or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.
 - a. **PURCHASER/S** shall mean and include:
 - A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
 - B) If it be a Hindu Undivided Family then its members of the time being and his respective heirs, executors, administrators, legal representatives, and/or permitted assigns.



- C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
- D) If it be a Partnership Firm then its partners for the time being and his respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- E) If it be a Trust then is Trustees for the time being and his successor(s)-in-interest and assigns.
1. **Masculine gender:** Shall include the feminine and neuter gender and vice versa.
 2. **Singular number:** Shall include the plural and vice-versa.

II- COMENCMENT:- This agreement has commenced and shall be deemed to have commenced on and from the date of registration of development agreement.

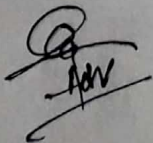
III- EFFECTIVENESS: - This agreement shall become effective from the date of registration of Development Agreement.

IV: - DURATION: - This agreement is made for a period of 36 months which starts from the date of Registration of Development Agreement with a grace period of 6 months .

V:- SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of Jemua Gram Panchayat over and above the Land as described in First Schedule.

VI: - LANDOWNER DUTY & LIABILITY:-

1. The LANDOWNER will delivered the First Schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That LANDOWNER hereby declare that the Schedule mentioned land is free from all encumbrances and if any question regarding ownership of the land is arises on that score the LANDOWNER is answerable for the same and if any land related dispute is found in future that also shall be meet up by the LANDOWNER at his own cost and if the Developer agrees to bear the cost or expenses for the same on that score that will be deducted from the LANDOWNER's Allocation.
3. That the LANDOWNER shall handover the peaceful possession of the first Schedule property in the hands of the developer as and when required by the developer .



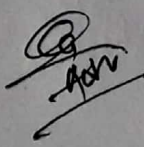
4. The LANDOWNER hereby declared that :-

- a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
- b) There is no agreement between the LANDOWNER and any other party except “MANGALMURTI DEVELOPERS” either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
- c) Sec-202 of Indian contract Act will be taken into consideration in case of death of any of the LANDOWNER after execution of Development Agreement & Development Power of Attorney.
- d) That GST, stamp duty and registration fees in relation to the LANDOWNER' allocation Flat shall be borne by the LANDOWNER themselves.
- e) That it is agreed by the LANDOWNER that they will paid development charges in the hands of the developer.

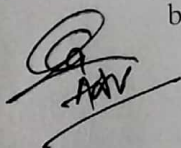
5. That the LANDOWNER also agreed that they will execute a power of attorney and appointed the Developer party to do & execute all lawful acts, deeds things for the LANDOWNER and on his behalf in respect of all activities related to developing and construction of a housing complex on the said land i.e receive sanctioned plan from the Jemua Gram Panchayat, such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against LANDOWNER in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers and accept booking money, advance and consideration money.

6. That in no case ownership is transferred in favour of the developer by force of this development agreement.

VIII- DEVELOPER DUTY, LIABILITY & Responsibility:-

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1. The developer “MANGALMURTI DEVELOPERS” is fully acquainted with, aware of the process/formalities related to similar project in this area.

2. The developer confirms and assures the LANDOWNER that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the LANDOWNER do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Gram Panchayat/Govt. agencies.
Any variation/ alteration/ modification from the original approved drawing/plan needs approval of the LANDOWNER & the Architect before submission to the Gram Panchayat/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on the developer only. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the LANDOWNER and Developer.
4. That the Developer shall not raise any question regarding the measurement of the First schedule mentioned property and second party shall take the entire necessary step to save the property from any kind of encroachment by the adjacent LANDOWNER.
5. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the LANDOWNER shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement. The LANDOWNER shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible the said incident or damage or loss during construction.
7. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan.


AAV

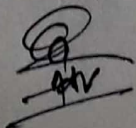
8. That the Developer shall not make LANDOWNER responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers.

X-Cancellation :

1. The LANDOWNER or in his/her /his absence, his/her/his legal heirs have no right to cancel and/or rescind this agreement after getting all the statutory permission by the Developer and all the legal heirs is/are same liable to proceed with the terms of development agreement and also entertain to get the allotted share as stipulated in this development agreement.

2. XI-Miscellaneous :-

- a) **Indian Law-** This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- b) **Confidentiality & non-disclosure-** Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) **Dispute-** That all disputes and differences arising out of this development agreement and power of attorney and in case of death of any one of the parties shall be referred to Arbitrator for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.
- d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the LANDOWNER time to time **with proper acknowledgement receipts signed by any one of the LANDOWNER.**
- e) The LANDOWNER can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor and the decision will be held after discussion with the developer.
- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.



- g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney but the LANDOWNER is not liable to make payment of any kind of loan liability of the developer.
- h) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- k) The LANDOWNER and the developers have entered into his agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- l) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the LANDOWNER without reimbursement of the same and the LANDOWNER 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 ABOVE REFERRED TO

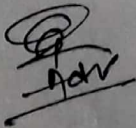
(Description of Land)

ALL THAT piece and parcel of **Total Area 12.5 decimal or 7.5 cattha (more or less) Mouja-Tetikhola, J.L No-111 comprising in Plot No-LR-321, Plot No-RS-47 under Khatian No- LR-1440, P.S-Newtownship, District-Panchim Bardhaman, West Bengal** which is butted and bounded as follows : North: Land of Bappaditya Kundu. East : Land of Swapan Biswas & Ashok Ghosh. West: 13 ft Metal Road, South : 13 ft Metal Road.

SECOND SCHEDULE ABOVE REFERRED TO

(LANDOWNER'S ALLOCATION)

The LANDOWNER will get the consideration as **3675 sq. ft Super built area of the** sanction area constructed over the First Schedule property.


Adv

It is agreed by the LANDOWNER that he will not claim any other consideration in any manner whatsoever save and except the above .

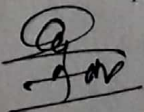
AND together with the undivided importable proportionate share and/or interest in the said land and the common portions as specified in schedule below.

THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION shall mean the entire building including common facilities common areas and common facilities of the building along with undivided proportionate share of the "said property / premises" absolutely shall be the property of the Developer **except LANDOWNER allocation.**

THE FOURTH SCHEDULE ABOVE REFERRED TO :
(GENERAL SPECIFICATION)

1. STRUCTURE: R.C.C. Column foundation and R.C.C. Framed structure based on individual columns from ground to top floor
2. ROOF: RCC Slab with proper Water Proofing Treatment.
3. WATER SUPPLY :water supply will be provided by deep tube well with pumps through pvc overhead reservoir.
4. WALLS :Conventional brickwork of 200mm, 125mm.
5. WALL FINISH :Interior – Putty Finish. Exterior – Quality weather coat colour paint.
6. FLOORING :Vitrified / Ceramic tiles in all bed room, living, dining & balcony.
7. KITCHEN :Kitchen Platform made of Granite stone. Local Glazed tiles, up to the height of 30" from the platform, Vitrified tiles in floor, Stainless steel sink & local white Basin at dining,
8. Toilet : Anti-Skid tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 7 Feet. ISI/ISO mark sanitary fittings and ISI/ISO mark CP fittings, and western type commode with PVC lowdown white cistern, Concealed plumbing and pipe work, one C.P. Babcock point Provision of geyser point with hot & cold water option in common toilet, Shower point & one corner wash basin shall be provided in common toilet, **loft** will be provided on extra cost basis, one plumbing provision of **washing** machine at balcony.
9. DOORS :Door frame made of Wood, Main Door Flush Door, Other Solid Core Flush Doors with ISI made Fittings, Bathroom and Kitchen PVC Doors.
10. WINDOWS : M.S. Windows with Glass and M.S Grill with box with RCC Platform.

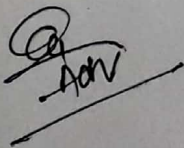


11. **ELECTRIC** : Individual electric connection for flat by own cost. In case of installation of Transformer, the costs of the same are also to be borne by all flat owners and LANDOWNER [for LANDOWNER, this charge is included in the development charges] and all the charges for the same will be paid proportionately, Drawing/Dinning : 2 light points, 2 fan points, one 15 amps, and 5 amp plug point, Bed Rooms : 2 light points, 1 fan point, one 5 amp-plug point on switch board, one 15 amp pt. for AC per flat in master Bedroom, Kitchen : 1 light point, 1 exhaust/chimney point, one 5 amps plug point one aqua guard point, Toilet : 1 light point, 1 exhaust fan point, 1 Geiger point at common toilet only, T.V point: 1 point for living/ dining area, Balcony: One light and one 5 amps plug point, Doorbell point, Concealed copper wiring, Standard/Semi Modular Switches /MCB of ISI/ISO mark.

12. **AMENITIES** : Standby generator for common areas, lift and Two light & Two Fan Points for all flats, CC TV only Ground floor area, Services Lift (Four Passengers) provided for every floor in the building, Fire Fighting equipment, Water Supply, Transformer for extra load all the charges for the same will be paid proportionately borne by all flat owners and LANDOWNER [for LANDOWNER, this charge is included in the development charges].

13. **EXTRA WORK** : Any extra work viz. difference costs of site Tiles and enable, 3/4th part of balcony grill, costs of collapsible gate and other works then our standard specification given, hereinabove shall be treated as extra work and such amount will be paid by the landowner and/or all flat owners before the execution of the work. The rates of extra work will be at per prevailing market price to be decided by the Developer. No outside will be allowed for doing the said extra work (s).

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


A signature in black ink, possibly reading 'Aan', with a horizontal line underneath it.

IN WITNESS WHEREOF the parties hereto have executed these presents on this 15th day of **July 2022** before the office of the ADSR Durgapur.

WITNESSES: -

1. Bhrata Pal.

Sp. - Bmadyadhyal,
Durgapur Court - 16

2. Prasanta Banerjee
Adv. Durgapur Court.
DGP-16

Swapankumar Banerjee

Signature of LANDOWNER

MANGALMURTI DEVELOPERS

Balaji Shakuna,
Partner

MANGALMURTI DEVELOPERS

Vivek Nath Naha,
Partner

MANGALMURTI DEVELOPERS

Shambhu Nath Naha

er

MANGALMURTI DEVELOPERS

Suryajyoti,
Partner

MANGALMURTI DEVELOPERS

Somenath Mukherjee,
Partner

Signature of the Developer

Drafted by me and Typed at my office
& I read over & Explained in Mother
Languages to the LANDOWNER and
she admit that the same has been
correctly written as per her instruction.

Prasanta Banerjee
Advocate, Durgapur Court
Regd No- WB-233 of 2012



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

GRN Details

GRN: 192022230073577741
GRN Date: 14/07/2022 22:05:10
BRN : CKU2014058
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 14/07/2022 22:09:18
Payment Ref. No: 2002113357/1/2022
(Query No./Query Year)

Depositor Details

Depositor's Name: Mangalmurti Developers
Address: ,2/10, Vivekananda Park TETIKHOLA, DURGAPUR 713212
Mobile: 9476229899
Depositor Status: Others
Query No: 2002113357
Applicant's Name: Mr Prasanta Bandyopadhyay
Identification No: 2002113357/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002113357/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	2010
2	2002113357/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	2024

IN WORDS: TWO THOUSAND TWENTY FOUR ONLY.

FINGER PRINT & PHOTOCOPY

Left hand						
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Right hand						
	Thumb	fore	Middle	Ring	Little	

Swapan Kumar Bamozjee

Signature & Photograph is duly attested by me *Swapan Kumar Bamozjee*

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Right hand						
	Thumb	fore	Middle	Ring	Little	

Balaji Shakma

Signature & Photograph is duly attested by me

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Right hand						
	Thumb	fore	Middle	Ring	Little	

Jitendra Nath Naha

Signature & Photograph is duly attested by me

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Right hand						
	Thumb	fore	Middle	Ring	Little	

Shambhu Nath Naha

Signature & Photograph is duly attested by me

FINGER PRINT & PHOTOCOPY

Left hand						 <i>Sujay Gope</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Sujay Gope*

Left hand						 <i>Somenath Mukherjee</i>
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Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Somenath Mukherjee*

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Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

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Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Major Information of the Deed

Deed No :	I-2306-07577/2022	Date of Registration	15/07/2022
Query No / Year	2306-2002113357/2022	Office where deed is registered	
Query Date	13/07/2022 9:54:30 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 8250537504, Status : Advocate		
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. 1/-	Rs. 38,42,437/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			



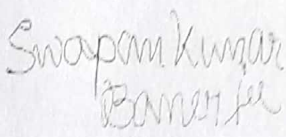
Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, JI No: 111, Pin Code : 713206

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-321 (RS :-)	LR-1440	Vastu	Danga	7.5 Katha	1/-	38,42,437/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
Grand Total :					12.375Dec	1 /-	38,42,437 /-	

And Lord Details :

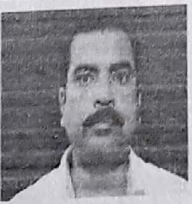

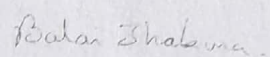
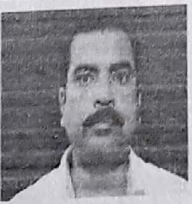

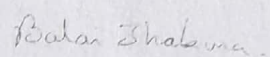
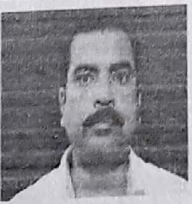

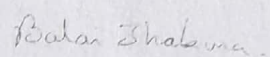
Name,Address,Photo,Finger print and Signature




SI No	Name	Photo	Finger Print	Signature
1	Mr Swapan Kumar Banerjee (Presentant) Son of Late Debesh Chandra Banerjee Executed by: Self, Date of Execution: 15/07/2022 , Admitted by: Self, Date of Admission: 15/07/2022 ,Place : Office	 15/07/2022	 LTI 15/07/2022	 15/07/2022
6A/8, Tetikhola, Arrah, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxx3f,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/07/2022 , Admitted by: Self, Date of Admission: 15/07/2022 ,Place : Office				

Developer Details :



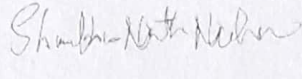
SI No	Name,Address,Photo,Finger print and Signature
1	Mangalmurti Developers 2/10, Vivekananda Park, Tetikhola, Arrah, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: abxxxxx7l,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :



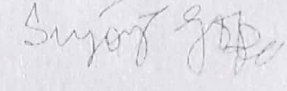
SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Balai Thakura Son of Mr Haradhan Thakura Date of Execution - 15/07/2022, , Admitted by: Self, Date of Admission: 15/07/2022, Place of Admission of Execution: Office </td> <td>  Jul 15 2022 12:59PM </td> <td>  LTI 15/07/2022 </td> <td>  15/07/2022 </td> </tr> </tbody> </table> <p>2/10, Vivekananda Park, Tetikhola, Arrah, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxx8H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Mangalmurti Developers (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Balai Thakura Son of Mr Haradhan Thakura Date of Execution - 15/07/2022, , Admitted by: Self, Date of Admission: 15/07/2022, Place of Admission of Execution: Office	 Jul 15 2022 12:59PM	 LTI 15/07/2022	 15/07/2022
Name	Photo	Finger Print	Signature						
Mr Balai Thakura Son of Mr Haradhan Thakura Date of Execution - 15/07/2022, , Admitted by: Self, Date of Admission: 15/07/2022, Place of Admission of Execution: Office	 Jul 15 2022 12:59PM	 LTI 15/07/2022	 15/07/2022						

Name	Photo	Finger Print	Signature
Mr Tarak Nath Naha Son of Late Promod Kumar Naha Date of Execution - 15/07/2022, , Admitted by: Self, Date of Admission: 15/07/2022, Place of Admission of Execution: Office			
Jul 15 2022 1:01PM	LTI 15/07/2022	15/07/2022	



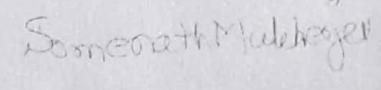
A3/4, Kalinagar , Arrah, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx6C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Mangalmurti Developers (as Partner)

Name	Photo	Finger Print	Signature
Mr Shambhunath Naha Son of Late Promod Kumar Naha Date of Execution - 15/07/2022, , Admitted by: Self, Date of Admission: 15/07/2022, Place of Admission of Execution: Office			
Jul 15 2022 1:00PM	LTI 15/07/2022	15/07/2022	

A3/4, Kalinagar Arrah, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxxx8J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Mangalmurti Developers (as Partner)

Name	Photo	Finger Print	Signature
Mr Sujoy Gope Son of Mr Golok Chandra Gope Date of Execution - 15/07/2022, , Admitted by: Self, Date of Admission: 15/07/2022, Place of Admission of Execution: Office			
Jul 15 2022 1:01PM	LTI 15/07/2022	15/07/2022	

Vill Rugganj, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AQxxxxxx2B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Mangalmurti Developers (as Partner)

Name	Photo	Finger Print	Signature
Mr Somenath Mukherjee Son of Mr Hari Sankar Mukherjee Date of Execution - 15/07/2022, , Admitted by: Self, Date of Admission: 15/07/2022, Place of Admission of Execution: Office			
Jul 15 2022 1:02PM	LTI 15/07/2022	15/07/2022	

2/12, Bidhan Park, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BGxxxxxx6D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Mangalmurti Developers (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr Baidyanath Pal Durgapur Court, City Centre, City:- Not Specified, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216			
	15/07/2022	15/07/2022	15/07/2022
Identifier Of Mr Swapan Kumar Banerjee, Mr Balai Thakura, Mr Tarak Nath Naha, Mr Shambhunath Naha, Mr Sujoy Gope, Mr Somenath Mukherjee			

Transfer of property for L1

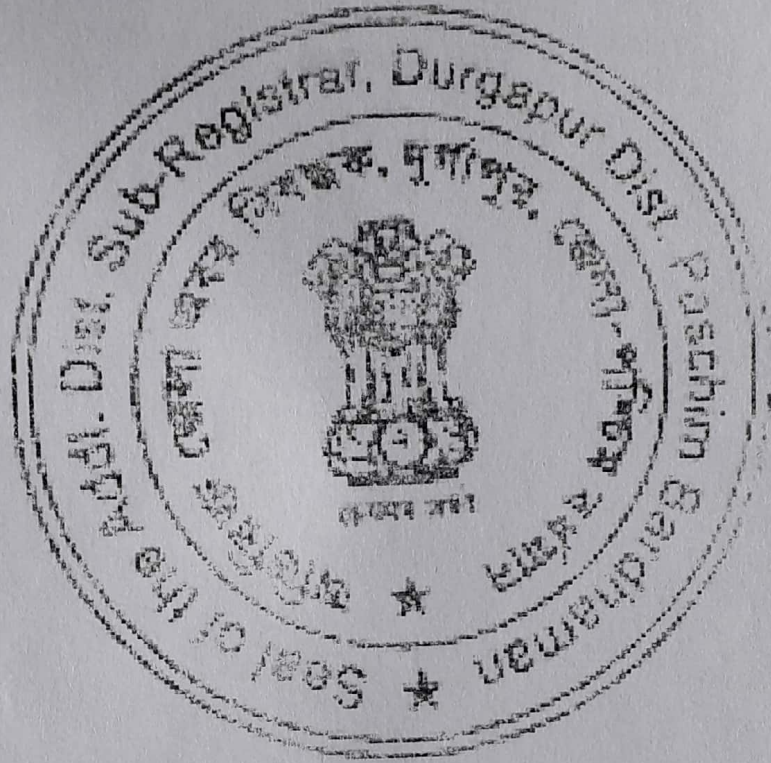
Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Kumar Banerjee	Mangalmurti Developers-12.375 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, JI No: 111, Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 321, LR Khatian No:- 1440		Seller is not the recorded Owner as per Applicant.

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 2306-2022, Page from 189003 to 189025
being No 230607577 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.07.15 13:30:18 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/07/15 01:30:18 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.