

10285

R 10048/21



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 804396

Certified that the Document  
is Admitted to Registration the  
Signature Sheet and the Endr-  
osements Attached with this  
Documents are the Part of this  
Document.

A. D. S. R. Durgapada  
Bardhaman

14 DEC 2021

### Development Agreement

Query No-2002423276/2021

This Development Agreement is made on 13<sup>th</sup> day of December 2021

Dist- Paschim Bardhaman.

P.S- New Township

Mouza- Tetikhola

Area of Land- 11 Decimals

*P. K. A.*

Sl No. 1072 Date 06/12/21  
Sold to Keshab Real Estate Pvt. Ltd.  
Address D.G.P. 12  
Value of Stamp 500/-  
Date of Purchase of the Stamp  
Paper from Treasury  
Name of the Treasury from where  
Purchase:-Durgapur

16 NOV 2021

Ram Prasad Banerjee  
Stamp Vender  
A.D.S.R. Office, Durgapur-16  
Licence No-1793

Debi Prasad Bhattacharya



2708

Debi Prasad Bhattacharya



2709

KESHOB REAL ESTATE PRIVATE LIMITED

Kuntal Bhattacharya



2710

Director

KESHOB REAL ESTATE PRIVATE LIMITED

Sabyasachi Chatterjee

Director



2711

KESHOB REAL ESTATE PRIVATE LIMITED

Dipankar Pal

Director



Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

13 DEC 2021

Sulech Chandra Saha  
S/o. Late Bhikun Saha  
Pirata, P.O. Durgapur-8



Between

Mr. DEBI PROSAD BHATTACHARJEE, [PAN-ACJPB7361E], S/O. LATE SHASHANKA SEKHAR BHATTACHARJEE, by faith Hindu, by Nationality- Indian, by occupation- Service, Resident of-MQ-167/M, Cheti Durga Mandap, Kurpania, Ganrkee, P.O-Sunday Bazar, P.S-Bermo, District-Bokaro, Jharkhand, Pin No-829127. Hereinafter referred to and called as "LANDOWNER" (which term and expression shall include his/her/their heirs, successors, assigns, representatives unless contrary to and repugnant to the context) of the **First PART**.

AND

"KESHOB REAL ESTATE PRIVATE LIMITED" [PAN-AADCK7174M] Being a company incorporated according to Company's Act 1956 hereby its registered office at A-1/04, S.S.B. Sarani, Sector-2A, P.O-Bidhannagar, Durgapur 713212, P.S. New Township, District-Paschim Bardhaman herein after referred to as "THE DEVELOPERS" represented by some of its Director's (1) Mr. KUNTAL BHATTACHARJEE, [PAN-AKQPB6315F], S/O, LATE BAMADAS BHATTACHERJEE, (2) Mr. SABYASACHI CHATTERJEE, [PAN-AGXPC7912L], S/O. LATE SRIDHAR CHATTERJEE, (3) Mr. DIPANKAR DUTTA, (PAN-AKOPD5526A), S/O. Mr. SUBODH DATTA, All are by faith Hindu, by Nationality- Indian, by occupation- Business, All are Resident of- Vill & Post- Bamunara, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India, Pin No-713212. (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**.

Whereas the present landowners owning and possessing of a land measuring about 11 decimals under the jurisdiction of Jemua Gram Panchayat under Mouza- Tetikhola, Dist- Burdwan at present Paschim Bardhaman, and the aforesaid land owner occupied the same by dint of a Registered Deed of sale vide No-2063 of A.D.S.R.O Durgapur in the year of 11/05/2005, and his name duly been recorded in the LR Record of right.

**AND WHEREAS** the First Part desire to develop the schedule property by construction of a multi storied building up to maximum limit of floor consisting of so many flats and parking space etc as approved by Jemua Gram Panchayat or any other competent authority the owner have not sufficient funds for the development work and for this reason First Part could not able to take any steps for the said development and as such the First Part is in search of a Developer for the said development work.



AND WHEREAS the First Part herein has 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 multistoried building there- at, consisting of apartments and flat, car parking space etc. with the object of selling such flats/apartments car parking space etc. to the prospective purchasers and the Second Part has accepted the proposal of First Part.

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by and between the parties hereto as follows:-

**1-Definition**

**1.1 OWNER/LANDLORD:-** Shall mean Mr. DEBI PROSAD BHATTACHARJEE, [PAN-ACJPB7361E], S/O. LATE SHASHANKA SEKHAR BHATTACHARJEE, by faith Hindu, by Nationality- Indian, by occupation- Service, Resident of-MQ-167/M, Cheti Durga Mandap, Kurpania, Gaarkee, P.O-Sunday Bazar, P.S-Bermo, District- Bokaro, Jharkhand, Pin No-829127.

**DEVELOPER:-** Shall mean "KESHOB REAL ESTATE PRIVATE LIMITED, [PAN-AADCK7174M] Being a company incorporated according to Company's Act 1956 hereby its registered office at A-1/04, S.S.B. Sarani, Sector 2A, P.O- Bidhannagar, Durgapur 713212, P.S.- New Township, District - Paschim Bardhaman herein after referred to as "THE DEVELOPERS" represented by some of its Director's (1) Mr. KUNTAL BHATTACHARJEE, [PAN-AKQPBS315F] S/O, LATE BAMADAS BHATTACHARJEE. (2) Mr. SABYASACHI CHATTERJEE, [PAN-AGXPC7912L], S/O. LATE SRIDHAR CHATTERJEE, (3) Mr. DIPANKAR DUTTA, (PAN-AKOPD5526A), S/O. Mr. SUBODH DATTA . All are by faith Hindu, by Nationality- Indian, by occupation- Business, All are Resident of- Vill & Post- Bamunara, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India, Pin No-713212.

**1.2 Land:-** Shall mean land measuring about 11Decimal under Mouza- Tetikhola, J.L.No-111, L.R. Plot No-75, R.S. Plot No- no-52, L.R Khatian No- 1116 under the jurisdiction of Jemua Gram panchayat, Dist- Burdwan at present Paschim Bardhaman.

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





- 1.4 **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the lawful Architect(s) of the Building.
- 1.5 **GRAM PANCHYAT MEANS:** - 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.
- 1.6 **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Jemua Gram panchayat and shall also include variations/modifications, alterations therein that may be made by the Owners herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any
- 1.7 **OWNERS AREA:** - Shall mean 30% of the constructed area as per approved plan from 1<sup>st</sup> floor to 4<sup>th</sup> floor and 25% of the constructed area as per approved plan only from 5<sup>th</sup> floor and above to be adjusted against flats only and 30% of the car parking under the ground floor of the building., which is going to be constructed And developer shall have to provide Rs. 5,00,000/- (Five Lakhs) as adjustable advance to the land owner as cash consideration . out of which Rs. 1,00,000/- (One Lakh) already paid as token money, dated 30/08/2021 vide cheque no-002280 HDFC Bank, and Rs. 1,50,000/- (One Lakhs Fifty Thousand) as advance at the time of signing this agreement and rest amount shall be paid before completion of foundation of the project.

**DEVELOPER'S AREA:** Shall mean entire area of the building/s together with the undivided importable proportionate share and/or interest in the said land and the common portions after providing owner consideration as mentioned in clause 1.8 written above.

- 1.8 **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.
- 1.9 **PROJECT:** Shall mean the work of development undertake and to be done by the Owners herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/Flat/s/Car Parking Space/s/etc. and Others be taken over by the Unit/Flat and occupiers.





1.10 **FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer

1.11 **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;

If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns

B) If it be a Company then its successor or successors-in-interests and/or permitted assigns;

C) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;

D) If it be a Trust then its Trustees for the time being and their successor(s)-in-interest and assigns.

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

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

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

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

IV- **DURATION:** - This agreement is made for a period of 2 ½ (Two and half) year from the date of approval of the project by sanctioning authority with a period six months as grace period.

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

VI- **OWENER DUTY & LIABILITY:-**



1. The owners have offered total land of 32 acentals development and construction of a housing complex consisting of flats / apartments & parking spaces etc.
2. That the Owner shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the 1st Schedule property to the second party
3. The Owners hereby declared that :
  - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
  - b) The said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.
  - c) There is no agreement between the Owners and any other party (except "KESHOB REAL ESTATE PRIVATE LIMITED" either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
  - d) That any dispute regarding land shall be met up by the Land Owners in their own cost.
4. That the Owner have agreed that they are personally present before the Registering Authority to sign all the agreement for sell and all deeds of conveyance for selling the Flats to the prospective buyer as Land Owners.
5. That the Owner also agreed that they give full authority & power to Second Part to do & execute all lawful acts, deeds things for the owners and on their behalf in respect of all activities related to developing and construction of a housing complex on The said land i.e receive sanctioned plan from the 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 land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sign agreement for sale or





sale deed on behalf of the land owners of flats/apartments/parking space etc to the prospective buyers and produce the same before the registering authority and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises and the owners shall agree to ratify all acts and things lawfully done by the developer but the Owners shall not be responsible for any unlawful activities of the Developer.

6. The owner/vendor shall execute and register a power of Attorney whereby the partners either individually or jointly for and on behalf of the "KESHOB REAL ESTATE PRIVATE LIMITED" will be nominated, appointed and constituted as lawful attorney of the OWNERS/VENDORS in their names and on their behalf to do all acts and deeds and things relating to the aforesaid project including signing all papers, making complain to the policy, signing and registering agreement for sale in respect of the developer allocated flats more fully described in the scheduled-1-1.9 hereto signing and registering mortgage deed and mortgaging of the property obtain project loan etc, execution and registration of the deeds of conveyances in favor of the intending purchasers in respect of any flat/unit/covered space/rooms car parking space etc. With proportionate share of the undivided and impetrative land common areas, facilities described in schedule '2' hereto.

**VII- Developer Duty, Liability & responsibility:-**

1. The developer "KESHOB REAL ESTATE PRIVATE LIMITED" Confirm, accepts and assure the owners that they are fully acquainted with, aware of the process/formalities related to similar project in Jemua Gram panchayat area or any other area.
2. The developer confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the owners do not have any liability and or responsibility to finance and execute the project or part thereof





3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owner & the Architect before submission to the Corporation/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.
4. 4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and Developer shall take all necessary steps to save the property from any kind of encroachment by the adjacent land owner.
5. That the Developer shall be responsible for any acts deeds or things done towards any fund 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 Owners shall not be responsible for any infringement of law that may be in force from time to time during the subsistence of this Agreement. The Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible for the said incident or damage or loss during construction.
7. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan within 2 ½ (Two and half) year along with additional grace period of 6 (six) month from the date approval of plan by the Jenua Gram Panchayat or by any competent authority, the time shall be computed on and from the date of sanctioned of building plan.
8. That Developer shall not claim any extra amount for water and electricity connection from the Land Owners for their allocation.
9. That the Developer shall not make the Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly





construct the Flats and/or to deliver correctly the same to the intending purchasers and in such cases the Developer shall have to bear the entire responsibility.

#### VII-Developer Allocation:-

Developer's Allocations shall mean 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 mentioned in this deed.

#### IX-Miscellaneous:-

- a) Indian Law- This agreement shall be subject to Indian law and under the jurisdiction of Durgapur Court.
- b) Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by judicial or administrative process.
- c) Disputes- Differences in opinion in relation to or arising out during execution of the housing project under this agreement shall be intimated by a registered letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate, to be nominated by both the parties and their legal advisors.
- d) Copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc with due approval and or any other clearance from competent authority are to be supplied by the developers to the owners time to time.
- e) The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disturb the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project. And the owner shall not be liable for same in any manner whatsoever whether during construction or after construction.





g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person, and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney.

h) A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense for a guarantee period of next six months after handing over of physical possession of the flats.

i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.

j) The landowners and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.

k) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

l) Save and except the conditions and stipulations as mentioned herein the owner shall have every right to terminate the agreement at any moment if any condition and stipulations is violated and in case of termination of agreement the Developer cannot claim any damages from the landowner towards the cost incurred in construction of project.



n) That no ownership has been transferred to the Developer by the Land Owner.

First Schedule above referred to

**(Description of Land)**

All that piece and parcel Baid Land at present usable at Bastu of 11 under Mouza-  
Totidola, LL No-111, R.S Plot no-52, L.R Plot no-75, L.R. khatian no-1116, under the  
Jemua Gram Panchayat, Dist- Paschim Bardhaman, Butted and Bounded by.

**On the North:-** 12 Feet wide Road.

**On the South:-** Vacant Land.

**On the East:-** 12 Feet wide Road.

**On the West:-** Vacant Land.

**OWNERS AREA:-** Shall mean 30% of the constructed area as per approved plan from 1<sup>st</sup> floor to 4<sup>th</sup> floor and 25% of the constructed area as per approved plan only from 5<sup>th</sup> floor and above to be adjusted against flats only, which is going to be constructed And developer shall have to provide Rs. 5,00,000/- (Five Lakhs) as adjustable advance to the land owner as cash consideration out of which Rs. 1,00,000/- (One Lakh) already paid as token money, dated 30/08/2021 vide cheque no-002280 HDFC Bank, and Rs. 1,50,000/- (One Lakhs Fifty Thousand) as advance at the time of signing this agreement and rest amount shall be paid before completion of the foundation of the project.

It is hereby declared that the full name, color passport size photograph and finger prints of each finger of both hands of Land Owners & Developer(s) are attested in additional pages in this deed being no. (1) (A) 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.

**WITNESSES: -**

1. *Sriant Warden Sankar*  
S/O Late Shri Sankar Sankar  
Durgapur, P.O. - Durgapur  
*Debi Prasad Bhattacherjee*  
-----  
**SIGNED AND DELIVERED by the OWNER /FIRST**

**PART at DURGAPUR in the presence of:**

2. *Ashim Sankar*  
*Piyala Deb*  
**KESHOB REAL ESTATE PRIVATE LIMITED**  
*Dipankar* *Ette* Director  
**KESHOB REAL ESTATE PRIVATE LIMITED**  
*Sabyasachi Chatterjee* Director  
**KESHOB REAL ESTATE PRIVATE LIMITED**  
*Kuntal Bhattacharya* Director

-----  
**SIGNED AND DELIVERED by the DEVELOPER/SECOND**

**PART at DURGAPUR in the presence of:**

Drafted and Typed at my office & I read over & Explained in

Mother languages to all parties to this deed and

All of them admit that the same has been correctly

Written as per their instruction

**PRADIP KR. ACHARYYA**

**ADVOCATE, Durgapur court**

**Enrollment no-WB/512/2000.**

*Pradip Kr. Acharyya*  
*Advocate*



1(A)

## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print &amp; Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Signature: *[Handwritten Signature]*

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph &amp; Finger Print of both hand attested by me

স্বাক্ষর

Signature: *[Handwritten Signature]*

## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print &amp; Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Signature: *[Handwritten Signature]*

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph &amp; Finger Print of both hand attested by me

স্বাক্ষর ESHOB REAL ESTATE PRIVATE LIM. LTD

Signature: *[Handwritten Signature]*

Director

## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print &amp; Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Signature: *[Handwritten Signature]*

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph &amp; Finger Print of both hand attested by me

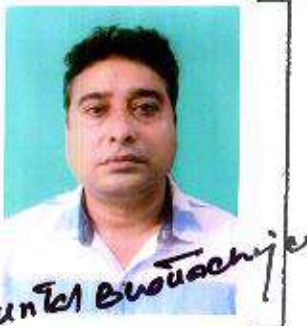
স্বাক্ষর ESHOB REAL ESTATE PRIVATE LIMITED

Signature: *[Handwritten Signature]*

Director

## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print &amp; Photo

বাম হাত Left Hand					
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ডান হাত Right Hand					



Signature: *[Handwritten Signature]*

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph &amp; Finger Print of both hand attested by me

স্বাক্ষর ESHOB REAL ESTATE PRIVATE LIMITED

Signature: *[Handwritten Signature]*




भारत सरकार  
Government of India

आसिर

Download Date: 28/12/2020

Issue Date: 05/12/2020



SUBAL CHANDRA SUTRADHAR  
Date of Birth/DOB: 29/11/1949  
Male/ MALE

5468 5755 4040  
VID : 9107 9980 9913 9262

मेरा आसिर, मेरी पहचान



*Subal Chandra Sutradhar*

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

आसिर

Address:  
PIYALA, DURGAPUR 8, Durgapur (m Corp.),  
Bardhaman,  
West Bengal - 713208




5468 5755 4040  
VID : 9107 9980 9913 9262


1947 | help@uidai.gov.in | www.uidai.gov.in

*Subal Chandra Sutradhar*

भारत सरकार  
GOVERNMENT OF INDIA



देबी प्रसाद भट्टाचार्य  
Debi Prosad Bhattacharjee  
जन्म तिथि/ DOB: 06/01/1964  
पुरुष / MALE



5883 1168 5782

आधार-आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



पता:  
S/O: एस एस भट्टाचार्य,  
एम क्यू-167 / एम, नेती  
दुर्गा मंडप, कुरपणिया, बंके,  
बोकारो,  
झारखण्ड - 829127

Address:  
S/O: S S Bhattacharjee, M Q-167 / m,  
Durga Mandap, Kurpania,  
Bokaro,  
Jharkhand - 829127

5883 1168 5782

Aadhaar-Aam Admi ka Adhikar

*Bhattacharjee*



स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



ACJPB7361E

नाम /NAME

DEBI PROSAD BHATTACHARJEE

पिता का नाम /FATHER'S NAME

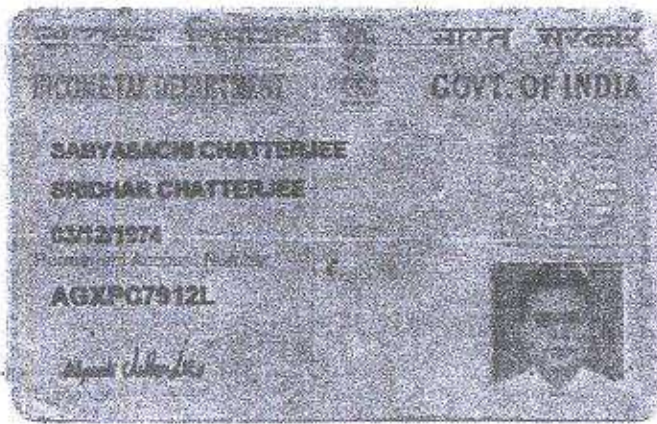
SHASHANKA SEKHAR  
BHATTACHARJEE

जन्म तिथि /DATE OF BIRTH

06-01-1964

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, रांची  
COMMISSIONER OF INCOME-TAX, RANCHI



*Sanyasachi Chatterjee*



एनटीएसए विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

आरटीएसए विभाग  
Electronic Account Number Card

AKPOSSBA

एनटीएसए  
DIPANKAR DUTTA

आरटीएसए / धारक का नाम  
DIPANKAR DUTTA




आरटीएसए / धारक का नाम  
1000/1007

आरटीएसए  
Dutta



Dipankar Dutta

भारत सरकार  
INCOME TAX DEPARTMENT  
KUNTAL BHATTACHARJEE  
BAMADAS BHATTACHARJEE  
30/06/1978  
Permanent Account Number  
AKQP86315F  
भारत सरकार  
GOVT. OF INDIA



शुद्धता के लिए  
Income Tax Dept. Services Unit, ITDTSI  
Plot No. 2, Sector 11, CBD Belapur  
New Mumbai - 400 044  
आपका अधिकारी, जो आपकी सेवाएं प्रदान करता है  
आपको इस सेवा के लिए धन्यवाद।  
आपकी सेवा के लिए धन्यवाद।  
आपकी सेवा के लिए धन्यवाद।





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

GRN Details

GRN: 192021220134500441 Payment Mode: Online Payment  
GRN Date: 13/12/2021 09:13:12 Bank/Gateway: State Bank of India  
BRN : IK0BKPCUZ1 BRN Date: 13/12/2021 09:12:34  
Payment Status: Successful Payment Ref. No: 2002423276/2/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: PRADIP KUMAR ACHARYYA  
Address: DURGAPUR COURT PIN- 713216  
Mobile: 9434251726  
Depositor Status: Advocate  
Query No: 2002423276  
Applicant's Name: Mr PRADIP KUMAR ACHARYYA  
Identification No: 2002423276/2/2021  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002423276/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	2011
2	2002423276/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	5014
			<b>Total</b>	<b>7025</b>

IN WORDS: SEVEN THOUSAND TWENTY FIVE ONLY.



Government of West Bengal

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

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


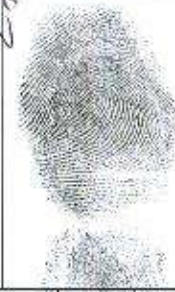

Signature / LTI Sheet of Query No/Year 23062002423276/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr DEBI PROSAD BHATTACHARJEE MQ-167/M, CHETI DURGA MANDAP, KURPANIA, GANRKEE, City:- , P.O:- SUNDAY BAZAR, P.S:- BERMO, District:- Bokaro, Jharkhand, India, PIN:- 829127	Land Lord	 <i>Debi Prosad Bhattacharjee</i>	 2708	<i>Debi Prosad Bhattacharjee</i> 13.12.2021
2	Mr KUNTAL BHATTACHARJEE BAMUNARA, City:- Asansol Durgapur Development Authority, P.O:- BAMUNARA, P.S:- Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212	Representative of Developer [KESHOB REAL ESTATE PRIVATE LIMITED]	 <i>Kuntal Bhattacharjee</i>	 2709	<i>Kuntal Bhattacharjee</i> 13.12.2021



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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr SABYASACHI CHATTERJEE BAMUNARA, City:- Durgapur, P.O:- BAMUNARA, P.S:- Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212	Representative of Developer [KESHOB REAL ESTATE PRIVATE LIMITED]	 <i>Sabyasachi Chatterjee</i>	 27/10	<i>Sabyasachi Chatterjee</i> 13/12/2021
4	Mr DIPANKAR DUTTA BAMUNARA, City:- Durgapur, P.O:- BAMUNARA, P.S:- Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212	Representative of Developer [KESHOB REAL ESTATE PRIVATE LIMITED]	 <i>Dipankar Dutta</i>	 27/11	<i>Dipankar Dutta</i> 13/12/2021
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUBAL CHANDRA SUTRADHAR Son of Late BHUBAN SUTRADHAR PIYALA, City:- Durgapur, P.O:- PALASHDIHA, P.S:- Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212	Mr DEBI PROSAD BHATTACHARJEE, Mr KUNTAI BHATTACHARJEE, Mr SABYASACHI CHATTER, DIPANKAR DUTTA	 <i>Subal Chandra Sutradhar</i>		<i>Subal Chandra Sutradhar</i> 13/12/2021

(Partha Bairaggya)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
DURGAPUR

### Major Information of the Deed

Deed No :	I-2306-10048/2021	Date of Registration	14/12/2021
Query No / Year	2306-2002423276/2021	Office where deed is registered	
Query Date	23/11/2021 1:00:21 PM	2306-2002423276/2021	
Applicant Name, Address & Other Details	PRADIP KUMAR ACHARYYA DURGAPUR COURT,,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9434251726, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 34,15,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,011/- (Article:48(g))	Rs. 5,014/- (Article:E, E, B)		
Remarks			

#### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-75 (RS -52 )	LR-1116	Bastu	Baid	11 Dec	1/-	34,15,500/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>11Dec</b>	<b>1 /-</b>	<b>34,15,500 /-</b>	

#### Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr DEBI PROSAD BHATTACHARJEE (Presentant )</b>                      Son of Late SHASHANKA SEKHAR BHATTACHARJEE MQ-167/M, CHETI DURGA MANDAP, KURPANIA, CANRKEE, City:- , P.O:- SUNDAY BAZAR, P.S:-BERMO, District:-Bokaro, Jharkhand, India, PIN:- 829127 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ACxxxxx1E, Aadhaar No: 58xxxxxxxx5782, Status :Individual, Executed by: Self, Date of Execution: 13/12/2021                      , Admitted by: Self, Date of Admission: 13/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/12/2021                      , Admitted by: Self, Date of Admission: 13/12/2021 ,Place : Pvt. Residence</p>



**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>KESHOB REAL ESTATE PRIVATE LIMITED</b> PLOT-A1/04, SSB SARANI, SECTOR-2A, BIDHANNAGAR,, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AAxxxxxx4M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr KUNTAL BHATTACHARJEE</b> Son of Late BAMADAS BHATTACHARYA BAMUNARA, City:- Asansol Durgapur Development Authority, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx5F, Aadhaar No: 90xxxxxxxx7682 Status : Representative, Representative of : KESHOB REAL ESTATE PRIVATE LIMITED (as DIRECTOR)
2	<b>Mr SABYASACHI CHATTERJEE</b> Son of Late SRIDHAR CHATTERJEE BAMUNARA, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx2L, Aadhaar No: 31xxxxxxxx7982 Status : Representative, Representative of : KESHOB REAL ESTATE PRIVATE LIMITED (as DIRECTOR)
3	<b>Mr DIPANKAR DUTTA</b> Son of Mr SUBODH DUTTA BAMUNARA, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx6A, Aadhaar No: 94xxxxxxxx4963 Status : Representative, Representative of : KESHOB REAL ESTATE PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUBAL CHANDRA SUTRADHAR</b> Son of Late BHUBAN SUTRADHAR PIYALA, City:- Durgapur, P.O:- PALASHDIHA, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212			
Identifier Of Mr DEBI PROSAD BHATTACHARJEE, Mr KUNTAL BHATTACHARJEE, Mr SABYASACHI CHATTERJEE, Mr DIPANKAR DUTTA			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr DEBI PROSAD BHATTACHARJEE	KESHOB REAL ESTATE PRIVATE LIMITED-11 Dec

## Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 75, LR Khatian No:- 1116	Owner:দেবীপ্রসাদ ভট্টাচার্য্য, Gurdian:শশাঙ্ক শেখ, Address:নিজ Classification:বাইদ, Area:0.11000000 Acre,	Mr DEBI PROSAD BHATTACHARJEE



Endorsement For Deed Number : I - 230610048 / 2021

On 13-12-2021

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

Presented for registration at 15:30 hrs on 13-12-2021, at the Private residence by Mr DEBI PROSAD BHATTACHARJEE ,Executant.

**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 34,15,500/-

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

Execution is admitted on 13/12/2021 by Mr DEBI PROSAD BHATTACHARJEE, Son of Late SHASHANKA SEKHAR BHATTACHARJEE, MQ-167/M, CHETI DURGA MANDAP, KURPANIA, GANRKEE, P.O: SUNDAY BAZAR, Thana: BERMO, , Bokaro, JHARKHAND, India, PIN - 829127, by caste Hindu, by Profession Service

Identified by Mr SUBAL CHANDRA SUTRADHAR, , Son of Late BHUBAN SUTRADHAR, PIYALA, P.O: PALASHDIHA, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

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

Execution is admitted on 13-12-2021 by Mr KUNTAL BHATTACHARJEE, DIRECTOR, KESHOB REAL ESTATE PRIVATE LIMITED (Private Limited Company), PLOT-A1/04, SSB SARANI, SECTOR-2A, BIDHANNAGAR,, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr SUBAL CHANDRA SUTRADHAR, , Son of Late BHUBAN SUTRADHAR, PIYALA, P.O: PALASHDIHA, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

Execution is admitted on 13-12-2021 by Mr SABYASACHI CHATTERJEE, DIRECTOR, KESHOB REAL ESTATE PRIVATE LIMITED (Private Limited Company), PLOT-A1/04, SSB SARANI, SECTOR-2A, BIDHANNAGAR,, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr SUBAL CHANDRA SUTRADHAR, , Son of Late BHUBAN SUTRADHAR, PIYALA, P.O: PALASHDIHA, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

Execution is admitted on 13-12-2021 by Mr DIPANKAR DUTTA, DIRECTOR, KESHOB REAL ESTATE PRIVATE LIMITED (Private Limited Company), PLOT-A1/04, SSB SARANI, SECTOR-2A, BIDHANNAGAR,, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr SUBAL CHANDRA SUTRADHAR, , Son of Late BHUBAN SUTRADHAR, PIYALA, P.O: PALASHDIHA, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business



**Partha Bairagya**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. DURGAPUR**  
**Paschim Bardhaman, West Bengal**

On 14-12-2021

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,014/- ( B = Rs 5,000/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2021 9:14AM with Govt. Ref. No: 192021220134500441 on 13-12-2021, Amount Rs: 5,014/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BKPCUZ1 on 13-12-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 2,011/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1072, Amount: Rs.5,000/-, Date of Purchase: 06/12/2021, Vendor name: RAM PRASAD BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2021 9:14AM with Govt. Ref. No: 192021220134500441 on 13-12-2021, Amount Rs: 2,011/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BKPCUZ1 on 13-12-2021, Head of Account 0030-02-103-003-02



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



ificate of Registration under section 60 and Rule 69.  
istered in Book - I  
ume number 2306-2022. Page from 31021 to 31049  
ing No 230610048 for the year 2021.





Digitally signed by PARTHA BAIRAGGYA  
Date: 2022.02.09 12:15:12 +05:30  
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2022/02/09 12:15:12 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)

09/02/2022 Query No:-23062002423276 / 2021 Deed No :I - 230610048 / 2021, Document is digitally signed.