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V 381743

11/11/22
 11 NOV 2022
 11 NOV 2022

Mahadev Kundu

Goutam Kundu

SWAPNABHUMI V

Mahadev Kundu
Partner

SWAPNABHUMI V

Goutam Kundu
Partner

DEVELOPER'S AGREEMENT

THIS DEED OF DEVELOPER'S AGREEMENT is made on this 22ND day of AUGUST TWO THOUSAND AND TWENTY TWO BETWEEN [1] MAHADEV KUNDU, PAN- AJXPK8753E, S/O. LATE BISWANTAH KUNDU, residing at 2, MANINDRANAGAR, PO: COSSIMBAZAR RAJ, PS: BERHAMPORE TOWN, DIST- MURSHIDABAD, PIN- 742102 (2) GOUTAM KUNDU, PAN- AUGPK3494A, S/O. SRI RATAN KUNDU, residing at 2, MANINDRANAGAR,

Makbul Hossain
 B.A.L.L.B (Advocate)
 Berhampore, Murshidabad
 En. No.-FI425/1060/2020

Again Boy

Mahadev Kunder

Goutam Kunder

SWAPNABHUMI V

Mahadev Kunder
Partner

SWAPNABHUMI V

Goutam Kunder
Partner

Page No. (2)

P.O. Cossimbazar, P.S. Berhampore, District - Murshidabad, by Caste & Religion - Hindu, by Profession - Business, Indian Citizen, hereinafter called the "**OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, successors, legal representatives and assigns) of the **FIRST PART.**

AND

"**SWAPNABHUMI-V**" PAN :AEQFS0006Q. a Partnership Firm having its registered Office at 23, No. Damandaptari Lane, Sripur Road, P.O. Cossimbazar, P.S. Berhampore, District - Murshidabad, represented by the Partners : (1) **MAHADEV KUNDU**, Son of Late Biswanath Kundu, PAN : AJXPK8753E. residing at 2 No. Manindranagar, P.O. Cossimbazar, P.S. Berhampore, District - Murshidabad, (2) **GOUTAM KUNDU**, Son of Ratan Kundu, PAN : AUGPK3494A. both residing at 2 No. Manindranagar, P.O. Cossimbazar, P.S. Berhampore, District - Murshidabad, both by Caste & Religion - Hindu, Profession Business. Indian Citizen. hereinafter referred to as the "**DEVELOPER**" (which expression shall unless, excluded by or repugnant to the subject or context be deemed to mean and include its executors, administrators, legal representatives and assigns) of the **SECOND PART.**

WHEREAS the Property having R.S. Khatian No. 639, Plot No. R.S. 659, within District - Murshidabad, P.S. Berhampore, Mouza - Cossimbazar as mentioned in Lot No. 1 of the First Schedule below originally belonged to Rudreswar Dasi. Her name has been recorded in R.S.R.O.R.

R.S.R.O.R.

Page No. (3)

Mahadev Kundu

Goutam Kundu

SWAPNABHUMI V

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Partner

AND WHEREAS Rudreswari Dasi Gifted 2.75 dec of Property with specification out of her share to Rameswar Hazra, Jagabandhu Hazra and Janmenjoy Hazra by a registered Deed of Gift of No. 7695, dated. 01.07.1987. So Rameswar Hazra, Jagabandhu Hazra and Janmenjoy Hazra became the owner of the said 2.75 dec of Property.

AND WHEREAS Rameswar Hazra, Jagabandhu Hazra and Janmenjoy Hazra Jointly sold the Property as mentioned in Lot No. 1 of the following First Schedule property to Mahadev Kundu, Goutam Kundu by a registered Deed of Sale being No. 9745, dated. 06.08.2021. So the First Part became the owner of the abovementioned Property. Their names have been recorded in L.R. Khatian No. 9693 and 9703.

AND WHEREAS the Property having Khatian No. R.S. 653, Plot No. R.S. 650 within District - Murshidabad, P.S. Berhampore, Mouza - Cossimbazar as mentioned in Lot No. 2 of the First Schedule below originally belonged to Annapurna Devi. Her name has been recorded in R.S.R.O.R.

AND WHEREAS Annapurna Devi, Wife of Tarapada Acharya died leaving 5 Sons Gopal Chandra Acharya, Tapan Acharya, Monoranjan Acharya, Tapas Acharya, Madan Acharya, and 3 Daughters Mamata Acharya, Sabita Devi, Mana Sarkar as his legal heirs. So they have inherited the Property left by Annapurna Devi in equal shares.

AND WHEREAS Madan Acharya died leaving One Son Chandan Acharya, Wife Tapati Acharya. So they inherited the Property left by Madan Acharya in equal shares.

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Goutam Kundu

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Mahadev Kundu

Partner

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Goutam Kundu

Partner

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AND WHEREAS Gopal Acharya, Mana Sarkar, Chandan Acharya and Tapati Acharya jointly sold their share in Plot No. R.S. 650 i.e., 4.125 dec to the First Part Mahadev Kundu, Gopal Kundu by a registered Deed of Sale of No. 14361, dated. 29.09.2021.

AND WHEREAS Tapan Acharya, Monoranjan Acharya, Tapas Acharya, Mamata Acharya and Sabita Devi jointly sold their respective shares in Plot No. R.S. 650 i.e., 6.875 dec to Mahadev Kundu and Goutam Kundu i.e., to the First Part by a registered Deed of Sale of No. 9746, dated. 06.08.2021. So the First Part became the owners of the Property as mentioned in Lot No. 2 of the First Schedule below. Their names have been recorded in L.R. Khatian No. 9821, 9692, 9716, 9823.

AND WHEREAS the First Part are desiring to develop their properties which is fully described in the First Schedule below into a Multi Storied Building in accordance with Law have been in search of well reputed and efficient Building Promoter.

AND WHEREAS the First Part are the Joint Owners of the Properties clearly described in the First Schedule below.

AND WHEREAS the aforesaid First Part have decided to make a Construction of a Multi storied Building over the following First Schedule Property with the help of a reputed Developer.

AND WHEREAS the Second Part agreed to Develop the said Property for certain consideration and on the terms and conditions hereinafter appearing.

Goutam

Mahadev Kunde

Soutam Kunde

SWAPNABHUMI V

Mahadev Kunde

Partner

SWAPNABHUMI V

Soutam Kunde

Partner

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

AND WHEREAS the Owners are desiring to develop their Property which is fully described in the following First Schedule below into a Multi Storied Building in accordance with Law have been in search of well reputed and efficient building promoter.

AND WHEREAS the Second Part convinced the First Part that they are well reputed financially sound and able Promoter/Developer in running Promoting Business.

AND WHEREAS at or before execution of this Agreement the said First Part have represented and assured to the Second Part Developer as follows :

- a) That the said following First Schedule Property is free from all encumbrances. It is fully in possession of the First Part.
- b) That excepting the First Part nobody else has any right, title and interest over the Property.

Relying on the aforesaid representation of the Owners and believing the same to be true and acting on the faith thereof the Second Part Developer agreed to Develop the entire Property for the consideration and on the terms and conditions hereinafter appearing.

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

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Mahadev Kundu

Goutam Kundu

SWAPNABHUMI V

Mahadev Kundu

Partner

SWAPNABHUMI V

Goutam Kundu

Partner

ARTICLE - I DEFINITION

- 1) **OWNERS** : (1) **MAHADEV KUNDU**, Son of Late Biswanath Kundu, residing at 2 No. Manindranagar, P.O. Cossimbazar, P.S. Berhampore, District - Murshidabad, (2) **GOUTAM KUNDU**, Son of Ratan Kundu, PAN both residing at 2 No. Manindranagar, P.O. Cossimbazar, P.S. Berhampore, District - Murshidabad,
- 2) **DEVELOPER** : "**SWAPNABHUMI-V**" PAN :AEQFS0006Q. a Partnership Firm having it's registered Office at 23, No. Damandaptari Lane, Sripur Road, P.O. Cossimbazar, P.S. Berhampore, District - Murshidabad, represented by the Partners : (1) **MAHADEV KUNDU**, Son of Late Biswanath Kundu, residing at 2 No. Manindranagar, P.O. Cossimbazar, P.S. Berhampore, District - Murshidabad, (2) **GOUTAM KUNDU**, Son of Ratan Kundu, both residing at 2 No. Manindranagar, P.O. Cossimbazar, P.S. Berhampore, District - Murshidabad.
- 3) **PROPERTY** : Shall mean the Premises which is described in the First Schedule below.
- 4) **NEW BUILDING SHALL MEAN** : The Building to be Constructed on the following Schedule Property in accordance with the plan to be sanctioned by the Authorities Concern for Residential and Commercial use. The Proposed Building shall consist of Ground Floor Plus Seven (G+7) storied Building.
- 5) **BUILDING PLAN** : Shall mean the plan which shall be prepared by the Developer in the name of the Owner and duly signed by the Owners.

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Mahadev Kunder

Soutam Kunder

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Partner

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Soutam Kunder

Partner

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6) **COMMON FACILITIES** : Shall include all Passages, Ways, Stairways, Corridors, Lobbies, shafts, Gates, Rainwater Pipes, Sewerage and Drainage Pipelines, underground sewers fittings, Fixture Manhole, Pits, Roof, Terrace, Water Connection and Pipelines, Overhead Reservoir, Pipelines, Motor Pump Fences and Boundary Wall, Court Yard, W.B.S.E.D.C.L. supply Electric Connection and Electrical supply to common areas and fittings, fixtures, entire exterior walls, garbage vat common driveways and other facilities what so ever required for the establishment of location, enjoyment, maintenance and management of the affairs of the said building in the said Premises.

7) **AREA** : Shall mean and include the constructed area over the First Schedule Property.

8) **Owner's Allocation Shall Mean** : 40% Share out of the Sale Proceeds of the Units of the Proposed Building to be constructed on the following First Schedule Property.

9) **Developer's Allocation Shall Mean** : 60% Share out of the Sale Proceeds of the Units of the Proposed Building to be Constructed on the following First Schedule Property.

10) The Owners First Part hereby grant the exclusively right to Develop the said Premises unto and in favour of the Developer herein with the intent and object that the Developer shall be entitled to have a Map or Building Plan to be prepared by an Architect, for being submitted to Authorised concerned for sanction and after obtaining the same duly approved by Owners and to Construct and Complete the New Building on the said Premises in accordance with the Plan to be sanctioned by the

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Mahadev Kundu

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Partner

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Municipality and as per specifications hereunder given at the cost and expenses of the Developer. The First is not liable to pay any amount for Construction of any portion over the First Schedule Property.

11) The Developer shall proceed with the Plan sanctioned by Berhampore Municipality for the New Building to be Constructed over the First Schedule Property and arrange as necessary for the Survey of the said Property arrange for Soil Investigation of the said Land, appoint Architect for preparation of the plan and the Developer shall construct the Building at their cost in terms of this Agreement.

12) In consideration of Developer's Construction of the said Building and the terms and conditions contained in this Agreement and the obligation to be fulfilled on the part of the Developer and the Developer shall get the entire Constructed space reasonably and equitably as mentioned in the Third Schedule with the Proportionate share in the Land, Common Parts and facilities and roof and proportionate open space in the land being the Developer's Allocation in the said Premises with right to enjoy, sell, lease out the said Allocation in such parts and for such consideration as the Developer deem fit and no consent of Owners shall be required* for the same and the Developer will keep the Owners fully indemnified for all time to come in this behalf.

13) That the Developer shall complete the Construction over the First Schedule Property within a period of 36 (Thirty Six) months from the date of this Agreement. But the First Part must handover the Possession of the First Schedule Property in favour of the Second Part within one month from the date of this Agreement.

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Mahadev Kumbhar

Soutam Kumbhar

SWAPNABHUMI V

Mahadev Kumbhar
Partner

SWAPNABHUMI V

Soutam Kumbhar
Partner

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14) That Developer shall pay 40% out of the Sale Proceeds of the Units of the Building to be constructed over the First Schedule Property to the First Part.

THE SECOND PART (DEVELOPER) HAVE FURTHER AGREED :

1) The Second Part will Develop the said Land and Construct the Multi storied Building and complete the same with Electrical Wiring, Installation of Water Pump (Electric Motor Operating Pump) Pump Line, Lift and other accessories of lifting water to the overhead reservoir at their own cost and arrange for connection of Electricity in the said Premises and by installation of Lift and Generator.

2) The Second Part shall make the said Multi storied Building and would make the said Property fit for occupation or use by the making drainage and sanitary system, staircase.

3) The Second Part shall be entitled to make advertisement Hung Up Advertisement Board upon the said Property and do such other things as might be required for the purpose of Sale of the Flats, Shop rooms and Garages in the said Premises to be constructed without in any way prejudicing the interest of this Owner.

4) The Second Part shall be at liberty to search for the sale of Proposed Flats, Garages and Commercial Spaces, Semi Commercial Spaces and for said purpose the Second Part shall have the right to enter into agreement for sale with the intending Purchaser for selling of the said Flats, Garages and also to receive advance payment of consideration



Mahadev Kumbhar

Soutam Kumbhar

SWAPNABHUMI V

Mahadev Kumbhar

Partner

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Partner

money from the said intending Purchasers in respect of the Developer's Allocation.

5) The Second Part Developers agreed and declares that they have made Searches and enquiries and have satisfied themselves that the Land is free from encumbrances or restrictions and that it is suitable for Construction of the said Multi Storied Building.

THAT THE FIRST PART AND SECOND PART HAVE FURTHER AGREED:

1) That the First Part shall on the request by the Second Part sign in the Plan revised Plan and in all application necessary for the purpose of and in relation to the said Development and Construction and the cost thereof shall be borne by the Second Part.

2) That the First Part shall convey all rights of Ownership over to the intending Purchaser of the said Flats, Garages and Commercial spaces, Semi Commercial Spaces with the Proportionate Share of the Land underneath and Common Portions against the consideration of Construction and Possession of the said Flats and Garages on the following Third Schedule Property. The Second Parts is entitled to receive the sale price and/or advances of the said Flats, Garages, Commercial Spaces, Semi Commercial Spaces in respect of the Second Part's Allocation over the First Schedule Property and the First Part cannot claim any right over the same.

3) The First Part agree to execute, Sale Deeds, Agreement for Sale or join in the Registration thereof in favour of the Prospective Purchasers of Flats, Garages to be Constructed over the First Schedule Property. The

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Mahadev Kundu
Soutam Kundu
SWAPNABHUMI V
Mahadev Kundu
Partner
SWAPNABHUMI V
Soutam Kundu
Partner

Stamp Duty and Registration Charges and all formalities in connection herewith will be paid and borne by the Purchasers and that the First Part shall have no responsibility whatsoever in respect thereof.

4) That the First Part hereby agreed and covenant with the Developer to do all acts and things necessary for execution of necessary documents in respect of Proportionate Share of the said Plot of Land to the Nominees of the Developer.

FIRST SCHEDULE ABOVE REFERRED TO

(LOT NO. 1)

District - Murshidabad, P.S. Berhampore Town, Mouza - Cossimbazar, J.L. No. 102, within Berhampore Municipality, Sub-Registry Office Berhampore, Rent Payable to the Collector of Murshidabad, on behalf of the State of West Bengal, Ward No. 1.

<u>Khatian No.</u>	<u>Plot No.</u>	<u>Nature.</u>	<u>Area.</u>
R.S. 639	R.S. 659	House	2.75 dec out of 6 dec
L.R. 9693	L.R. 659		
9703			

FIRST SCHEDULE ABOVE REFERRED TO

(LOT NO. 2)

District - Murshidabad, P.S. Berhampore Town, Mouza - Cossimbazar, J.L. No. 102, within Berhampore Municipality, Sub-Registry Office Berhampore, Rent Payable to the Collector of Murshidabad, on behalf of the State of West Bengal, Ward No. 1.

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Mahadev Kundu
Soutam Kundu
SWAPNABHUMI V
Mahadev Kundu
Partner
SWAPNABHUMI V
Soutam Kundu
Partner

<u>Khatian No.</u>	<u>Plot No.</u>	<u>Nature.</u>	<u>Area.</u>
R.S. 653	R.S. 650	House	11 dec
L.R. 9821	L.R. 650		
9692, 9716, 9823			

Appertaining to Holding No. 98, Karbala Road, within Berhampore Municipality.

Total 13.75 dec.

The Property is butted and bounded by :

- On the North : Ajoy Kundu and Others.
- On the South : Asim Nandy.
- On the East. : Doba.
- On the West. : Karbala Road.

SECOND SCHEDULE ABOVE REFERRED TO

(OWNER'S ALLOCATION)

40% Share out of the Sale Proceeds of the Units of the Proposed Building to be Constructed on the First Schedule Property.

THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

60% Share out of the Sale Proceeds of the Units of the Proposed Building to be constructed on the following First Schedule Property and the entire Constructed Space of the (G+7) Storied Building to be constructed over the following First Schedule Property along with undivided proportionate share in the Land and Common Portions.

Asim

Mahadev kernel

Soutam Kundu

SWAPNABHUMI V

Mahadev kernel

Partner

SWAPNABHUMI V

Soutam Kundu

Partner

IN WITNESS WHEREOF THE PARTIES hereto put their Signature and have executed and delivered these presents on the Day, Month and Year first above written.

Signed, Sealed & Delivered by Vendor
In Presence of:

1) Name : Manojit Sanyal
Address : 4, Manindranagar
Cossim bazar.

2) Name : Basudev Ghosh.
Address: Baingachi

Mahadev Kundu

Soutam Kundu

(Signature of the First Part)

SWAPNABHUMI V
Mahadev Kundu
Partner

SWAPNABHUMI V
Soutam Kundu
Partner

(Signature of the Second Part)

Drafted by me
Makbul Hossain
Advocate
En n - F/425/1060/2020

Makbul Hossain
B.A.L.L.B (Advocate)
Berhampore, Murshidabad
En. No.-F/425/1060/2020

Major Information of the Deed



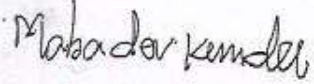



Deed No :	I-1203-20423/2022	Date of Registration	11/11/2022
Query No / Year	1203-2003190405/2022	Office where deed is registered	
Query Date	09/11/2022 5:29:18 PM	A.D.S.R. BERHAMPUR, District: Murshidabad	
Applicant Name, Address & Other Details	MANOJIT SANYAL 4, MANINDRANAGAR, Thana : Baharampur Town, District : Murshidabad, WEST BENGAL, PIN - 742102, Mobile No. : 8250446885, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
Rs. 6,00,000/-	Rs. 85,49,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,000/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Murshidabad, P.S:- Baharampur Town, Municipality: BERHAMPORE, Road: Kar Bala Road (Ward-1), Mouza: Kashimbajar, JI No: 102, Pin Code : 742102

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-659 (RS :-659)	LR-9693	Viti	Bari	1.38 Dec	1,00,000/-	8,58,109/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L2	LR-659 (RS :-659)	LR-9703	Viti	Bari	1.37 Dec	1,00,000/-	8,51,890/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L3	LR-650 (RS :-650)	LR-9716	Viti	Bari	3.45 Dec	1,00,000/-	21,45,272/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L4	LR-650 (RS :-650)	LR-9823	Viti	Bari	2.04 Dec	1,00,000/-	12,68,509/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L5	LR-650 (RS :-650)	LR-9821	Viti	Bari	2.06 Dec	1,00,000/-	12,80,946/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L6	LR-650 (RS :-650)	LR-9692	Viti	Bari	3.45 Dec	1,00,000/-	21,45,272/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
TOTAL :					13.75Dec	6,00,000 /-	85,49,998 /-	
Grand Total :					13.75Dec	6,00,000 /-	85,49,998 /-	



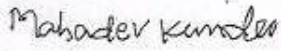


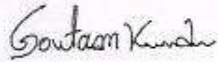
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mahadev Kundu Son of Late Biswanath Kundu Executed by: Self, Date of Execution: 22/08/2022 , Admitted by: Self, Date of Admission: 11/11/2022 ,Place : Office	 11/11/2022	 LTI 11/11/2022	 11/11/2022
2 No Manindranagar, City:- Berhampore, P.O:- Cossimbazar Raj, P.S:-Baharampur Town, District:- Murshidabad, West Bengal, India, PIN:- 742102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ajxxxxxx3e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/08/2022 , Admitted by: Self, Date of Admission: 11/11/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Goutam Kundu Son of Ratan Kundu Executed by: Self, Date of Execution: 22/08/2022 , Admitted by: Self, Date of Admission: 11/11/2022 ,Place : Office	 11/11/2022	 LTI 11/11/2022	 11/11/2022
2 No Manindranagar, City:- Berhampore, P.O:- Cossimbazar Raj, P.S:-Baharampur Town, District:- Murshidabad, West Bengal, India, PIN:- 742102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: auxxxxxx4a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/08/2022 , Admitted by: Self, Date of Admission: 11/11/2022 ,Place : Office				


Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	SWAPNABHUMI V 23 No Damandaptari Lane, Sripur Road, City:- Berhampore, P.O:- Cossimbazar Raj, P.S:-Baharampur Town, District:-Murshidabad, West Bengal, India, PIN:- 742102 , PAN No.:: AExxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Name,Address,Photo,Finger print and Signature				
No	Name	Photo	Signature	
1	Mahadev Kundu (Presentant) Son of Late Biswanath Kundu Date of Execution - 22/08/2022, , Admitted by: Self, Date of Admission: 11/11/2022, Place of Admission of Execution: Office	 Nov 11 2022 11:31AM	 LTI 11/11/2022	 11/11/2022
2 No Manindranagar, City:- Berhampore, P.O:- Cossimbazar Raj, P.S:-Baharampur Town, District:- Murshidabad, West Bengal, India, PIN:- 742102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ajxxxxxx3e,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SWAPNABHUMI V (as Partners)				
No	Name	Photo	Signature	
2	Goutam Kundu Son of Ratan Kundu Date of Execution - 22/08/2022, , Admitted by: Self, Date of Admission: 11/11/2022, Place of Admission of Execution: Office	 Nov 11 2022 11:33AM	 LTI 11/11/2022	 11/11/2022
2 No Manindranagar, City:- Berhampore, P.O:- Cossimbazar Raj, P.S:-Baharampur Town, District:- Murshidabad, West Bengal, India, PIN:- 742102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: auxxxxxx4a,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SWAPNABHUMI V (as Partners)				

Identifier Details :

Name	Photo	Finger Print	Signature
Chhabi Majumder Wife of Late Narayan Majumder Khagra, City:- Berhampore, P.O:- Khagra, P.S:-Baharampur Town, District:- Murshidabad, West Bengal, India, PIN:- 742103	 11/11/2022	 11/11/2022	 11/11/2022
Identifier Of Mahadev Kundu, Goutam Kundu, Mahadev Kundu, Goutam Kundu			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mahadev Kundu	SWAPNABHUMI V-1.38 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Goutam Kundu	SWAPNABHUMI V-1.37 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mahadev Kundu	SWAPNABHUMI V-3.45 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mahadev Kundu	SWAPNABHUMI V-2.04 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Goutam Kundu	SWAPNABHUMI V-2.06 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Goutam Kundu	SWAPNABHUMI V-3.45 Dec

Land Details as per Land Record

District: Murshidabad, P.S:- Baharampur Town, Municipality: BERHAMPORE, Road: Kar Bala Road (Ward-1), Mouza: Kashimbajar, JI No: 102, Pin Code : 742102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 659, LR Khatian No:- 9693	Owner:মহাদেব কুন্ডু, Gurdian:বিশ্বনাথ কুন্ডু, Address:নিজ , Classification:বাড়ী, Area:0.01380000 Acre,	Mahadev Kundu
L2	LR Plot No:- 659, LR Khatian No:- 9703	Owner:গৌতম কুন্ডু , Gurdian:রতন কুন্ডু, Address:নিজ , Classification:বাড়ী, Area:0.01370000 Acre,	Goutam Kundu
L3	LR Plot No:- 650, LR Khatian No:- 9716	Owner:মহাদেব কুন্ডু, Gurdian:বিশ্বনাথ কুন্ডু, Address:নিজ , Classification:বাড়ী, Area:0.03450000 Acre,	Mahadev Kundu
L4	LR Plot No:- 650, LR Khatian No:- 9823	Owner:মহাদেব কুন্ডু, Gurdian:বিশ্বনাথ কুন্ডু, Address:নিজ , Classification:বাড়ী, Area:0.02040000 Acre,	Mahadev Kundu
L5	LR Plot No:- 650, LR Khatian No:- 9821	Owner:গৌতম কুন্ডু , Gurdian:রতন কুন্ডু, Address:নিজ , Classification:বাড়ী, Area:0.02060000 Acre,	Goutam Kundu

LR Plot No:- 650, LR Khatian
No:- 9692

Owner:গৌতম কুন্ডু , Gurdian:রতন
কুন্ডু, Address:নিজ
Classification:বাড়ী,
Area:0.03450000 Acre,

Goutam Kundu

Endorsement For Deed Number : I - 120320423 / 2022

11-11-2022

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 11:24 hrs on 11-11-2022, at the Office of the A.D.S.R. BERHAMPUR by Mahadev Kundu

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 85,49,998/-

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

Execution is admitted on 11/11/2022 by 1. Mahadev Kundu, Son of Late Biswanath Kundu, 2 No Manindranagar, P.O: Cossimbazar Raj, Thana: Baharampur Town, , City/Town: BERHAMPORE, Murshidabad, WEST BENGAL, India, PIN - 742102, by caste Hindu, by Profession Business, 2. Goutam Kundu, Son of Ratan Kundu, 2 No Manindranagar, P.O: Cossimbazar Raj, Thana: Baharampur Town, , City/Town: BERHAMPORE, Murshidabad, WEST BENGAL, India, PIN - 742102, by caste Hindu, by Profession Business

Identified by Chhabi Majumder, , Wife of Late Narayan Majumder, Khagra, P.O: Khagra, Thana: Baharampur Town, , City/Town: BERHAMPORE, Murshidabad, WEST BENGAL, India, PIN - 742103, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 11-11-2022 by Mahadev Kundu, Partners, SWAPNABHUMI V (Partnership Firm), 23 No Damandaptari Lane, Sripur Road, City:- Berhampore, P.O:- Cossimbazar Raj, P.S:-Baharampur Town, District:- Murshidabad, West Bengal, India, PIN:- 742102

Identified by Chhabi Majumder, , Wife of Late Narayan Majumder, Khagra, P.O: Khagra, Thana: Baharampur Town, , City/Town: BERHAMPORE, Murshidabad, WEST BENGAL, India, PIN - 742103, by caste Hindu, by profession Deed Writer

Execution is admitted on 11-11-2022 by Goutam Kundu, Partners, SWAPNABHUMI V (Partnership Firm), 23 No Damandaptari Lane, Sripur Road, City:- Berhampore, P.O:- Cossimbazar Raj, P.S:-Baharampur Town, District:- Murshidabad, West Bengal, India, PIN:- 742102

Identified by Chhabi Majumder, , Wife of Late Narayan Majumder, Khagra, P.O: Khagra, Thana: Baharampur Town, , City/Town: BERHAMPORE, Murshidabad, WEST BENGAL, India, PIN - 742103, by caste Hindu, by profession Deed Writer

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/11/2022 11:34AM with Govt. Ref. No: 192022230169268271 on 11-11-2022 Amount Rs: 7/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 5099605932 on 11-11-2022, Head of Account 0030-03-104-001-16

Amount of Stamp Duty

Deed that required Stamp Duty payable for this document is Rs. 10,000/- and Stamp Duty paid by Stamp Rs 9,000.00/-, by online = Rs 9,000/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
 2. Stamp: Type: Impressed, Serial no 930, Amount: Rs.1,000.00/-, Date of Purchase: 22/08/2022, Vendor name: S DEY
- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/11/2022 11:34AM with Govt. Ref. No: 192022230169268271 on 11-11-2022, Amount Rs: 9,000/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 5099605932 on 11-11-2022, Head of Account 0030-02-103-003-02

Avijit SIKDAR

AVIJIT SIKDAR
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BERHAMPUR
Murshidabad, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1203-2022, Page from 375186 to 375209
being No 120320423 for the year 2022.



Digitally signed by AVIJIT SIKDAR
Date: 2022.11.25 15:29:53 +05:30
Reason: Digital Signing of Deed.

Avijit SIKDAR

(AVIJIT SIKDAR) 2022/11/25 03:29:53 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BERHAMPUR
West Bengal.

(This document is digitally signed.)

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



192022230169268271

GRN Details

GRN:	192022230169268271	Payment Mode:	Online Payment
GRN Date:	11/11/2022 11:33:53	Bank/Gateway:	Punjab National Bank
BRN:	5099605932	BRN Date:	11/11/2022 11:34:30
GRIPS Payment ID:	111120222016926826	Payment Init. Date:	11/11/2022 11:33:53
Payment Status:	Successful	Payment Ref. No:	2003190405/3/2022

[Query No**/Query Year]























Depositor Details

Depositor's Name: SWAPNABHUMI V partners Mahadev Kundu & others,
Address: 23 No Damandaptari Lane, Sripur Road
Mobile: 9153171811
Contact No: 9434183677.
Depositor Status: Others
Query No: 2003190405
Applicant's Name: Mr MANOJIT SANYAL
Address: A.D.S.R. BERTHAMPUR
Office Name: A.D.S.R. BERTHAMPUR
Identification No: 2003190405/3/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 3
Period From (dd/mm/yyyy): 11/11/2022
Period To (dd/mm/yyyy): 11/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003190405/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	9000
2	2003190405/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	7
			Total	9007

IN WORDS: NINE THOUSAND SEVEN ONLY.

PHOTO & SIGN.		PHOTO & SIGN.		PHOTO & SIGN.		PHOTO & SIGN.	
		 Mahadev Kumbale		 Goutam Kumbale			
LEFT HAND		LEFT HAND		LEFT HAND		LEFT HAND	
Thumb		Thumb		Thumb		Thumb	
1st Finger		1st Finger		1st Finger		1st Finger	
Middle Finger		Middle Finger		Middle Finger		Middle Finger	
3rd Finger		3rd Finger		3rd Finger		3rd Finger	
4th Finger		4th Finger		4th Finger		4th Finger	
RIGHT HAND		RIGHT HAND		RIGHT HAND		RIGHT HAND	
Thumb		Thumb		Thumb		Thumb	
1st Finger		1st Finger		1st Finger		1st Finger	
Middle Finger		Middle Finger		Middle Finger		Middle Finger	
3rd Finger		3rd Finger		3rd Finger		3rd Finger	
4th Finger		4th Finger		4th Finger		4th Finger	

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AEQFS0006Q



30012022

नाम/Name
SWAPNABHUMI V

निगम/गठन की तारीख
Date of Incorporation/Formation
29/11/2021

इस कार्ड के खोने/पाने पर कृपया सूचित करें/नोट करें:
आयकर पैन सेवा इकाई, एन एन डी एल
चौबीसविल, मंत्री स्टडींग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
 AJXPK8753E

नाम / NAME
 MAHADEV KUNDU

पिता का नाम / FATHER'S NAME
 BISWANATH KUNDU

जन्म तिथि / DATE OF BIRTH
 22-04-1969

अधिकारी / SIGNATURE
 Mahadev Kundu

आयकर अधिकारी, प.सं.-III
 COMMISSIONER OF INCOME-TAX (C.O.), KOLKATA

इस कार्ड के खो / गिर जाने पर तुरन्त जारी करने वाले अधिकारी को सूचित / माफस कर दे (सूचना आयकर अधिनियम एवं तकनीकी), पी-7, चौरंगी स्क्वायर, कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority : Joint Commissioner of Income-tax (Systems & Technical), P-7, Chowringhee Square, Calcutta- 700 069.

Mahadev Kundu
 P. NO - 9434183677
 Mahadev Kundu

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GOUTAM KUNDU

RATAN KUNDU

02/04/1974

Permanent Account Number

AUGPK3494A

Goutam Kundu
SIGNATURE



24 गी.
इस कार्ड के खोने/पाने पर आपका सूचित करें/लौटाने
आयकर टैक्स सेवा इकाई, एनएसडी
पहली मंजिल, टाइम्स टॉवर, कामला मिल्स कंपाउंड, एस. बी. मार्ग,
लोअर परेस, मुंबई-400 013.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S.B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2495 4664, Fax: 91-22-2495 0664
email: taxinfo@nsdl.co.in

Goutam Kundu
Goutam Kundu