

4213/24

[Page- 1]

P-4146/24

भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 579552

**DEVELOPMENT AGREEMENT**

QUERY NO. : 2001027254/2024  
GRN NO. : 192024250025355698  
DISTRICT : Paschim Bardhaman  
MOUZA : Kaliganj  
P.S. : New Township  
AREA OF LAND : 7 Decimal

1.05 pm  
24.04.24  
2001027254/24  
Certified that the Document  
is Admitted to Registration the  
Signature Sheet and the Endr-  
ments Attached with this  
Documents are the Part of this

A.D.S.A. Durgapur  
Paschim Bardhaman

24 APR 2024

**THIS DEVELOPMENT AGREEMENT IS MADE ON 24<sup>TH</sup> DAY OF APRIL, 2024, AT A.D.S.R. DURGAPUR;**

**BETWEEN**

(1) **SMT. ARATI SAMANTA [PAN - AXVPS8283P]** Wife of Sri. Dipak Samanta, by faith-Hindu, by occupation-Business, Indian Citizen, resident of Rishi Arabindo Pally, P.O.-Durgapur, P.S.-Coke Oven, Dist.- Paschim Bardhaman, State- West Bengal, India, PIN- 713201. (2) **SMT. PURNIMA MONDAL [PAN -BOZPM8851B]** Wife of Amit Bagga, by faith-Hindu, by occupation-Business, Indian Citizen, resident of A4/1, Arraha, Kalinagar, P.O.-Arraha, P.S.- Kanksa, Dist.- Paschim Bardhaman, State- West Bengal, India, PIN- 713212, hereinafter referred to and called as **"LANDOWNERS"**, (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART.**

**AND**

**"VISHWAKARMA REAL ESTATE" [PAN-AAOFV9866H]** Being a Partnership Firm, having its office At House No-6, 2<sup>nd</sup> Street Gurudwara Road, Benachity, Durgapur, P.S.-Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713213, represented by its **Partners (1) MR. SOMNATH PAUL [PAN-BGHPP4489C]** Son of Sri Nabakumar Paul, by faith Hindu, by occupation Business, by Nationality- Indian resident of Sagarbhanga, Gopinathpur, Durgapur, P.S.-Coke Oven, District- Paschim Bardhaman, State- West Bengal, India, PIN-713219, (2) **MR. KRISHNA CHANDRA MONDAL [PAN-AJXPM9211F]** Son of Late Akrur Chandra Mondal, by faith Hindu, by occupation Business, by Nationality- Indian, resident of 8 Rahim Path, Post Office: A- Zone, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN-713204, (3) **MR. GOURANGA CHATTARAJ [PAN- AITPC4762E]** Son of Late Dinabandhu Chattaraj, by faith Hindu, by occupation Business, by Nationality- Indian, resident of Vivekananda Park, Bamunara, Post Office: Bamunara, P.S.- Kanksa., District- Paschim Bardhaman, State- West Bengal, India, PIN-713212, hereinafter referred to and called as the **"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 **SECOND PART.**





**WHEREAS** Santiram Mondal Son of Piyari Charan Mondal was L.R. recorded owner in respect of schedule mentioned land and he died leaving behind his wife Tapati Mondal, his son Sadhin Mondal & his daughter Chiroshree Mondal as his legal heirs and they mutated their name in L.R.R.O.R. and Tapati Mondal, Sadhin Mondal & Chiroshree Mondal jointly transferred the schedule mentioned land infvaour of present owner vide deed No-7302 for the year 2022 of A.D.S.R. Durgapur and after that they mutated their name in L.R.R.O.R.

**AND WHERE AS** the First Part desire to develop the First schedule property by construction of a multi storied building up to maximum limit of floor consisting of so many flats and parking space etc as per approval of Jemmua Gram Panchyat but the owners have not the sufficient fund for the development work and for this reason 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 the various aspects of execution of the project and proposal of the landowner has decided to construct multistoried building there at consisting of apartments and flat with the object of selling such flats/apartments 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:-

- 1.1 OWNER/LANDLORD:-** (1) **SMT. ARATI SAMANTA** Wife of Sri. Dipak Samanta, by faith-Hindu, by occupation-Business, Indian Citizen, resident of Rishi Arabindo Pally P.O.-Durgapur, P.S.-Coke Oven, Dist.- Paschim Bardhaman, State- West Bengal, India, PIN-713201. (2) **SMT. PURNIMA MONDAL** Wife of Amit Bagga, by faith-Hindu, by occupation-Business, Indian Citizen, resident of A4/1, Arraha, Kalinagar, P.O.-Arraha, P.S.- Kanksa, Dist.- Paschim Bardhaman, State- West Bengal, India, PIN- 713212.
- 1.2 DEVELOPER:-** Shall **VISHWAKARMA REAL ESTATE** Being a Partnership Firm, having its office At House No-6, 2<sup>nd</sup> Street Gurudwara Road, Benachity, Durgapur, P.S.-Durgapur, District- Burdwan, PIN-713213.



- 1.3 LAND:-** Shall mean land measuring about measuring 7 (Seven) Decimal under Mouza- Kaliganj, J.L.No-110, R. S. Plot no- 1469, L. R. Plot No-1841, Khatian No-510, L.R. Khatian No- 2601 & 2602 under the jurisdiction of Jemmua Gram Panchayat Dist- Paschim Bardhaman.
- 1.4 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.
- 1.5 ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
- 1.6 PANCHYAT:-** Shall mean the Jemmua Gram Panchyat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.7 PLAN:** Mean the sanctioned and/or approved plan of the building/s sanctioned by the Jemmua Gram Panchyat 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.
- 1.8 OWNERS AREA:** - Shall mean 26% (Twenty Six) percent of constructed area together with the undivided impartible proportionate interest in the said land according to their legitimate share i.e. 1/2 of 26 % will get Arati Samanta and 1/2 of 26 % will get Purnima Mondal.
- 1.9 DEVELOPER'S AREA:** Shall mean entire building/s together with the undivided impartible proportionate interest in the said land and the common portions after providing landowners allocation as mentioned in Para-1.8 of this agreement i.e. 74%.
- 1.10 BENEFIT ARISING OUT OF PROJECT:** Shall mean Rs. **2,00,000/- (Rupees Two Lac) Only** shall be paid by Developer to Land Owners, being divided into **Rs.1,00,000.00 (Rupees One Lakh only)** to each of the Landowners, at the time of execution of this Agreement.

  
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- 1.11 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.
- 1.12 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.
- 1.13 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, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or 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.
- 1.14 PURCHASER/S** shall mean and include:
- A) If he/she be an individual then 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 their 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 their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;



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

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

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

**II- COMENCMENT:** - 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 date of sanction of plan by the panchayat or any other authority.

**IV:- DURATION:-** This agreement is made for a period of 36 month from the date of it become effective with a grace period of 6 month.

**V:- SCOPE OF WORK:-** The Developer shall construct a multistoried building according to sanctioned plan of Jemmua Gram Panchayat or any other authority over and above the First Schedule Land.

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

1. The owners has offered total land of measuring 7 (Seven) Decimal for development and construction of a housing complex consisting of flats / apartments & parking spaces according to their share.
2. The Owners hereby declared that :-
  - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
  - b) There is no agreement between the Owners and any other party (except **VISHWAKARMA REAL ESTATE**) either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
3. The owner shall responsible to resolved all the legal dispute related to land within 1 month from this agreement if any and that related expenses also borne by the Landowners.
4. The owner hereby declare that their legal heirs are also liable to act according to this agreement without further inputs in this agreement.





5. The owner are hereby agree to sign all the documents which are necessary for the purpose of Development/Construction work.
6. That the Owner also agreed that he gives full authority & power to Second Part to do & execute all lawful acts, deeds things for the owners and on his behalf in respect of all activities related to developing and construction of a housing complex on The said land i.e to receive sanctioned plan from the Jemmua Gram Panchyat, 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 sale of flats/apartments to the prospective buyers save and except Owner's allocation 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 until the deeds of transfer are executed by the owners.
7. The Owner hereby agreed to execute a Development Power of attorney in the name of representative of the Developer within one month from this agreement for the purpose of selling Flat /parking save and except those Flat /parking will be allotted in favour of Landowners in pursuance of this agreement.
8. The Owner hereby agrees to pay the charges for electric transformer, D. G. and other facilities to the Developers at the time of completion



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of the project save and except for two such flats which will be retained by the landowners.

9. **VII- DEVELOPER DUTY, LIABILITY & responsibility:-**

1. The developer **VISHWAKARMA REAL ESTATE** confirms and assures the owners that they are fully acquainted with and aware of the process / formalities related to similar project in panchyat area and fully satisfied with the papers/documents related to the ownership, physical measurement of the said land, litigation free possession, suitability of the site and viability of the said project and will not raise any objection with regard thereto.
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 the 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

  
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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. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and Developer shall take all necessary step 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 Owner 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 within 36 months from the date of sanction of plan with further additional period of 6 months if needed both the case the time shall



be computed on and from the date of sanction of plan. And within this stipulated time the Developer shall hand over the owner's allocation.

8. 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 be the entire responsibility.

**VIII-Developer Allocation:-** Developers 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 hereinabove.

**IX-Mutual Consent**

In case the proportion of the landowner obtained from the developer is fractionally more than the owner's area as in the agreement, then the landowner will reimburse the developer the value of such area @ 1750/- per Sq. Feet in the value of the exact fraction and, in case the developer provides fractionally less area than the agreed upon area to the Landlord, then the value of the remaining portion is to be reimbursed by the developer to the landlord to the extent of the fractional difference only @ 1750/- per Sq. Feet.

**X-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 the proposed construction and violation of any terms and condition of this agreement amicably settle at first between the parties herein otherwise aggrieved party shall have liberty to take shelter of law.
- 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. 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.



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- 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 License holder 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 and the landowners will not be responsible or liable for the same.
- 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 & Development power of attorney and or deed of conveyance shall be borne paid and discharged by the Developer exclusively.
- j) The owners shall have no right, title, interest, claim whatsoever in the consideration received by the developers or its nominees out of the developer's allocation.
- k) The landowners and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to



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constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.

- 1) 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.

**Declaration :-** This is an agreement as per Indian Contract Act,1872 therefore by virtue this agreement no right, title and interest of land is transferred by landowner in favour of Developer.

**FIRST SCHEDULE ABOVE REFERRED TO**

**(Description of Land)**

All that piece and parcel of land measuring about measuring 7 (Seven) Decimal under **Mouza- Kaliganj**, J.L.No-110, R. S. Plot no-1469, **L. R. Plot No-1841**, Khatian No-510, **L. R. Khatian No-2601 & 2602**, P.S. New Township, under the jurisdiction of Jemmua Gram Panchayat, Dist- Paschim Bardhaman, Butted and Bounded by:

North	:	Plot No-1469 (P)
South	:	Plot No-1469 (P)
East	:	Plot No-1468 (P)
West	:	20 feet wide Road



**SECOND SCHEDULE****(General Specification of building)**

<b>WATER SUPPLY</b>	Ground Water
<b>WALLS</b>	Conventional brickwork./fly ash bricks
<b>WALL FINISH</b>	Interior – wall putty Exterior - Combination of weather coat.
<b>FLOORING</b>	Tiles in all bedrooms, Living-cum-Dining, Kitchen, Balcony.
<b>KITCHEN</b>	Kitchen platform made of slab. Glazed tiles, up to the height of three feet from the platform. One Stainless steel sinks, to be provided.
<b>TOILET</b>	Anti skid Tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 6 feet. ISI/ISO branded sanitary and CP fittings (as per supply), and one western type commode, one OT Pan. Concealed plumbing and pipe work.
<b>DOORS</b>	Door frame made of wood. Front Decorative flush Door, other flush doors, and PVC door in toilet, Locks of stainless steel.
<b>WINDOWS</b>	Sliding aluminum window
<b>COMMON LIGHTING</b>	Overhead illumination for compound and common path lighting inside the complex.
<b>WIRING</b>	Standard concealed wiring for electricity. Average 25(Twenty Five) Points for 2 BHK & 30 (Thirty Points) for 3 BHK. All other points at extra cost.
<b>ELECTRIC METER</b>	Individual meter for each unit by individual cost.
<b>AMENITIES</b>	Adequate standby generator for common areas, services. Lift provided for every floor in the building.

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



**IN WITNESS WHEREOF** the parties hereto have executed these presents on the day, month and year first above written.

**SIGNED AND DELIVERED** by the **OWNERS /FIRST PART** at **DURGAPUR** in the presence of:

Abhuti Samanta

Purnima Mandal

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

**WITNESSES:**

VISHWAKARMA REAL ESTATE

Somnath Paul

Partner

VISHWAKARMA REAL ESTATE

Kabir Chandra Mandal

Partner

VISHWAKARMA REAL ESTATE

Gomanga Chakraborty

Partner

① Sunil Kumar  
So. Yamini Kumar  
vin - Angara Dr. 15  
P.S. - Chakra. In Baram  
pan Baram Baram

② Apurba Saha  
510 Anurup Saha  
vill - purnasha  
P.S. - Durgapur - 7

**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











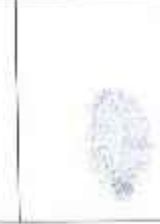
Subrata Mukherjee

SUBRATA MUKHERJEE  
ADVOCATE  
Durgapur Court  
Enroll No.- WB/506/2007.

## DETAILS OF IDENTIFIER WITH PHOTO

1. NAME ( নাম ) : SURAJIT MONDAL  
2. FATHER/HUSBAND NAME : MANORANJAN MONDAL  
( পিতা / স্বামীর নাম )  
3. OCCUPATION ( পেশা ) : LAW CLERK  
4. PERMANENT ADDRESS ( স্থায়ী ঠিকানা )  
5. VILLAGE/TOWN ( গ্রাম ) : ANGADPUR  
6. POST OFFICE ( পোস্ট অফিস ) : ANGADPUR  
POLICE STATION ( থানা ) : COKE – OVEN PIN : 713215  
DISTRICT ( জেলা ) : PASCHIM BARDHAMAN STATE ( রাজ্য ) : WEST BENGAL  
7. RELATIONSHIP WITH SELLER/BUYER ( দলিলের বিক্রেতা / দাতা গনকে সহিত সম্পর্ক ) : Ota  
8. AADHAAR NO : 7372 4361 9968

আমি ( শনাক্তকারী ) Development Agreements এ দলিলে (Query No.)  
Arabi Somanta Later বিক্রেতা / দাতা গনকে শনাক্ত করিলাম।  
I, Surajit Mondal as identifier identifying the executants of the concerned deed  
( Query No. ) 2001027 254 / 2024.  
ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

























IDENTIFIER SIGNATURE

( শনাক্তকারীর সাক্ষর )



## SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 Anoti Samratte					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- Anoti Samratte					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 Purnima Mondal					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- Purnima Mondal					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
Signature:-					

## SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



8

(LEFT HAND)

Little      Ring      Middle      Fore      Thumb



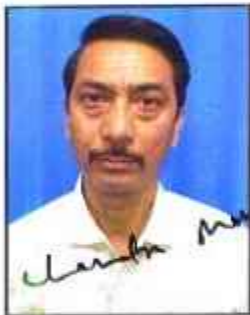
(RIGHT HAND)

Thumb      Fore      Middle      Ring      Little



Signature:- *Somvath Patel*

Signature of the Executants/presentation



*Krishna Chandra Mendel*

(LEFT HAND)

Little      Ring      Middle      Fore      Thumb



(RIGHT HAND)

Thumb      Fore      Middle      Ring      Little



Signature:- *Krishna Chandra Mendel*

Signature of the Executants/presentation



*Gomange*

(LEFT HAND)

Little      Ring      Middle      Fore      Thumb



(RIGHT HAND)

Thumb      Fore      Middle      Ring      Little



Signature:- *Gomange Chatterjee*





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



192024250025355698

GRN Details

GRN: 192024250025355698 Payment Mode: SBI Epay  
GRN Date: 23/04/2024 22:08:09 Bank/Gateway: SBlePay Payment Gateway  
BRN : 1819375222419 BRN Date: 23/04/2024 22:08:23  
Gateway Ref ID: 2411448759151 Method: HDFC Retail Bank NB  
GRIPS Payment ID: 230420242002535568 Payment Init. Date: 23/04/2024 22:08:09  
Payment Status: Successful Payment Ref. No: 2001027254/1/2024  
[Query No\*/Query Year]

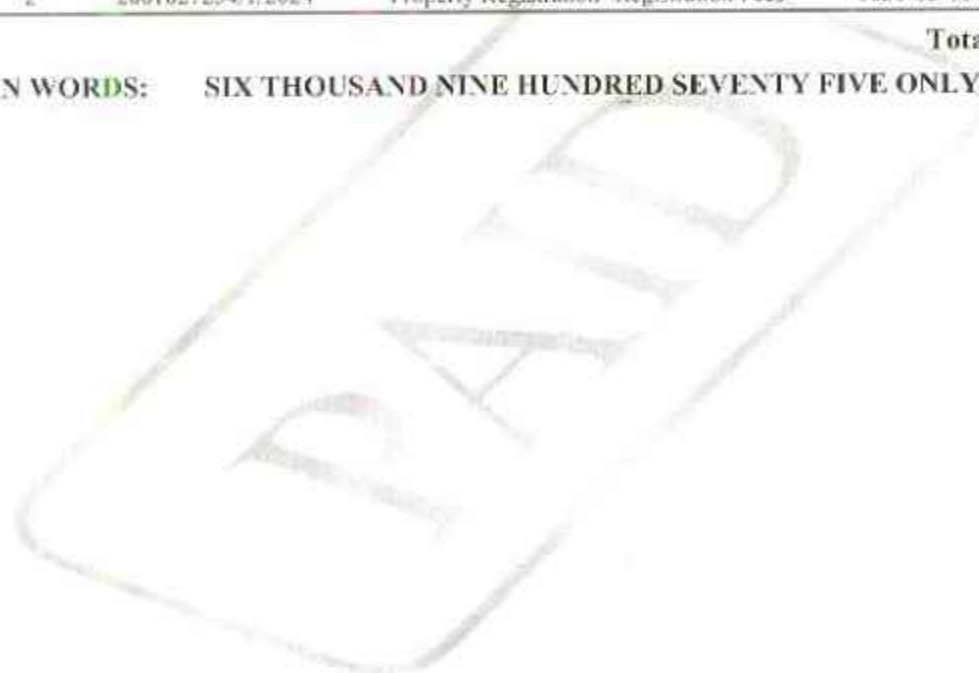
Depositor Details

Depositor's Name: Mr VISHWAKARMA REAL ESTATE  
Address: House No-6, 2nd Street Gurudwara Road, Durgapur, PIN:- 713213  
Mobile: 8900310801  
Period From (dd/mm/yyyy): 23/04/2024  
Period To (dd/mm/yyyy): 23/04/2024  
Payment Ref ID: 2001027254/1/2024  
Dept Ref ID/DRN: 2001027254/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001027254/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	4961
2	2001027254/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	2014
<b>Total</b>				<b>6975</b>

IN WORDS: SIX THOUSAND NINE HUNDRED SEVENTY FIVE ONLY.



### Major Information of the Deed

Deed No :	I-2306-04146/2024	Date of Registration	24/04/2024
Query No / Year	2306-2001027254/2024	Office where deed is registered	
Query Date	23/04/2024 10:01:36 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207, Mobile No. : 8101891226, 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 : 2,00,000/-]	
Set Forth value		Market Value	
		Rs. 13,23,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,011/- (Article:4B(g))		Rs. 2,014/- (Article:E, E, B)	
Remarks			







### Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Kaliganj, JI No: 110, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1469	RS-510	Bastu	Baid	3.5 Dec		6,61,500/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	RS-1469	RS-510	Bastu	Baid	3.5 Dec		6,61,500/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>7Dec</b>	<b>0 /-</b>	<b>13,23,000 /-</b>	
		<b>Grand Total :</b>			<b>7Dec</b>	<b>0 /-</b>	<b>13,23,000 /-</b>	












**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Smt ARATI SAMANTA (Presentant)</b> Wife of Mr DIPAK SAMANTA Executed by: Self, Date of Execution: 24/04/2024 , Admitted by: Self, Date of Admission: 24/04/2024 ,Place : Office	 24/04/2024	 LTI 24/04/2024 Captured	 24/04/2024
	Rishi Arabindo Pally, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: AXxxxxxx3P, Aadhaar No: 90xxxxxxxx2884, Status :Individual, Executed by: Self, Date of Execution: 24/04/2024 , Admitted by: Self, Date of Admission: 24/04/2024 ,Place : Office			
2	<b>Name</b> <b>Smt PURNIMA MONDAL</b> Wife of Mr AMIT BAGGA Executed by: Self, Date of Execution: 24/04/2024 , Admitted by: Self, Date of Admission: 24/04/2024 ,Place : Office	 24/04/2024	 LTI 24/04/2024 Captured	 24/04/2024
	A4/1, Arrah, Kalinagar, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: BOxxxxxx1B, Aadhaar No: 55xxxxxxxx5555, Status :Individual, Executed by: Self, Date of Execution: 24/04/2024 , Admitted by: Self, Date of Admission: 24/04/2024 ,Place : Office			

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>VISHWAKARMA REAL ESTATE</b> House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Date of Incorporation:XX-XX-2XX7 , PAN No.:: AAXxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mr SOMNATH PAUL</b>                      Son of Mr NABAKUMAR PAUL                      Date of Execution -                      24/04/2024, , Admitted by:                      Self, Date of Admission:                      24/04/2024, Place of                      Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Apr 24 2024 4:43PM</p>	<p><b>Finger Print</b></p>  <p>Captured</p> <p>LTI 24/04/2024</p>	<p><b>Signature</b></p>  <p>24/04/2024</p>
<p>Sagarbhanga, City:- Durgapur, P.O:- Gopinathpur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713219, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: BGxxxxxx9C, Aadhaar No: 49xxxxxxxx0053 Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)</p>				
2	<p><b>Name</b></p> <p><b>Mr KRISHNA CHANDRA MONDAL</b>                      Son of Late AKRUR CHANDRA MONDAL                      Date of Execution -                      24/04/2024, , Admitted by:                      Self, Date of Admission:                      24/04/2024, Place of                      Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Apr 24 2024 4:43PM</p>	<p><b>Finger Print</b></p>  <p>Captured</p> <p>LTI 24/04/2024</p>	<p><b>Signature</b></p>  <p>24/04/2024</p>
<p>8 Rahim Path, City:- Durgapur, P.O:- A ZONE, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 . PAN No.:: AJxxxxxx1F, Aadhaar No: 65xxxxxxxx0047 Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)</p>				
3	<p><b>Name</b></p> <p><b>Mr GOURANGA CHATTARAJ</b>                      Son of Late DINABANDHU CHATTARAJ                      Date of Execution -                      24/04/2024, , Admitted by:                      Self, Date of Admission:                      24/04/2024, Place of                      Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Apr 24 2024 4:42PM</p>	<p><b>Finger Print</b></p>  <p>Captured</p> <p>LTI 24/04/2024</p>	<p><b>Signature</b></p>  <p>24/04/2024</p>
<p>Vivekananda Park, 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, Date of Birth:XX-XX-1XX5 , PAN No.:: Alxxxxxx2E, Aadhaar No: 61xxxxxxxx3476 Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)</p>				



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SURAJIT MONDAL</b> Son of Mr MANORANJAN MONDAL Angadpur, City:- Durgapur, P.O:- Angadpur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713215		 Captured	
	24/04/2024	24/04/2024	24/04/2024

Identifier Of Mr SOMNATH PAUL, Mr KRISHNA CHANDRA MONDAL, Mr GOURANGA CHATTARAJ, Smt ARATI SAMANTA, Smt PURNIMA MONDAL

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt ARATI SAMANTA	VISHWAKARMA REAL ESTATE-3.5 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Smt PURNIMA MONDAL	VISHWAKARMA REAL ESTATE-3.5 Dec

**Land Details as per Land Record**

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Kaliganj, JI No: 110, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 1469, RS Khatian No:- 510		Smt ARATI SAMANTA
L2	RS Plot No:- 1469, RS Khatian No:- 510		

**Endorsement For Deed Number : I - 230604146 / 2024**

**On 24-04-2024**

**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 13:05 hrs on 24-04-2024, at the Office of the A.D.S.R. DURGAPUR by Smt. ARATI SAMANTA, one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 13,23,000/-

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

Execution is admitted on 24/04/2024 by 1. Smt ARATI SAMANTA, Wife of Mr DIPAK SAMANTA, Rishi Arabindo Pally, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession Business, 2. Smt PURNIMA MONDAL, Wife of Mr AMIT BAGGA, A4/1, Arrah, Kalinagar, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 24-04-2024 by Mr SOMNATH PAUL, PARTNER, VISHWAKARMA REAL ESTATE (Partnership Firm), House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 24-04-2024 by Mr KRISHNA CHANDRA MONDAL, PARTNER, VISHWAKARMA REAL ESTATE (Partnership Firm), House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 24-04-2024 by Mr GOURANGA CHATTARAJ, PARTNER, VISHWAKARMA REAL ESTATE (Partnership Firm), House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,014.00/- ( B = Rs 2,000.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/04/2024 10:08PM with Govt. Ref. No: 192024250025355698 on 23-04-2024, Amount Rs: 2,014/-, Bank: SBI EPay ( SBIEPay), Ref. No. 1819375222419 on 23-04-2024, Head of Account 0030-03-104-001-16

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2024, Page from 77346 to 77372

being No 230604146 for the year 2024.



*Santanu Pal*

Digitally signed by SANTANU PAL  
Date: 2024.04.24 19:04:59 +05:30  
Reason: Digital Signing of Deed.

(Santanu Pal) 24/04/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. DURGAPUR

West Bengal.