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पश्चिमबङ्ग पश्चिमबंगाल WEST BENGAL

C 567466

M.V - 12/43/200
 Q- 1703620
 15/12/2017

Certified that the Document
 is Admitted to Registration the
 Signature Sheet and the End-
 orsements Attached with this
 Document are the Part of this
 Document.

A.D.S.R. Durgam
 Bardwan

18 DEC 2017

Development Agreement

DIST-	PASCHIM BARDHAMAN
MOUZA-	KALIGANJ
P. S.	NEW TOWNSHIP
AREA OF LAND-	10.36 DECIMAL

THIS DEVELOPMENT AGREEMENT IS MADE ON 15TH DAY OF DECEMBER, 2017

BETWEEN

(1) SMT. DURGA MONDAL [PAN -ALNPM5391A] wife of Sri. Shibu Mondal, by faith-Hindu, by occupation-Business, Indian Citizen, resident of A4/1, Arrah Kalinagar, P.O.-Arrah, P.S.-Kanksa, Dist.-Burdwan, PIN-713212. **(2) SMT. RINA SHYAM [PAN -BZVPS7628P]**, wife of Sri Tapan Kumar Shyam, by faith-Hindu, by occupation-Business, Indian Citizen, resident of D-266, Eagle Street, Bidhannagar, P.O.-Bidhannagar, P.S.-New Township, Dist.-Burdwan, 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 his 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, 2nd Street Gurudwara Road, Benachity, Durgapur, P.S.-Durgapur, District-Burdwan, PIN-713213, represented by its **Partners (1) MR. SOMNATH PAUL [PAN-BGHPP4489C]** Son of Sri Naba Kumar Paul, by faith Hindu, by occupation Business, by Nationality- Indian resident of Sagarbhanga, Gopinathpur, Durgapur, P.S.-Coke Oven, District-Burdwan presently Paschim Bardhaman, PIN-713219, **(2) 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-Burdwan presently Paschim Bardhaman, PIN-713212, **(3) MR. PURNA CHANDRA PAUL [PAN- ALVPP1215C]**, son of Late Gobardhan Paul, by faith-Hindu, by Nationality- Indian, by occupation - Business, resident of C-31 SSR Path Aranayak, Block/Sector: Sec 2A, P.O.- Bidhannagar, P.S.- New Township, PIN- 713212, Dist-Burdwan presently Paschim Bardhaman, **(4) MR. KRISHNA CHANDRA MONDAL [PAN-AJXPM9211F]**, Son of Sri. Akrur Chandra Mondal, by faith-Hindu, by Nationality-Indian, by Occupation Business, residing at 1/20 Rahim Path, Durgapur, P.O.- A-Zone, PIN- 713204, P.S.-Durgapur, Burdwan, W.B., Indian, 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 10.36 Decimal land is purchased by land owner No-1 & 2 vide Sale Deed No-3672 for the year 2017 of A.D.S.R Durgapur from its recorded owners Sri Tarak Nath Das, Smt Anita Das, Sri Meghnath Das & Miss Champa Das all are resident of D-163, Yuri Gagarin Path, P.O.-Bidhannagar, P.S.-New Township, District-Paschim Bardhaman.

AND WHEREAS both the landowner(s) after purchasing the land 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 DURGA MONDAL**, wife of Sri Shibu Mondal, by faith-Hindu, by occupation-Business, Indian Citizen, resident of A4/1, Arrah Kalinagar, P.O.-Arrah, P.S.-Kanksa, Dist.-Burdwan, PIN-713212. **(2) SMT. RINA. SHYAM** wife of Sri Tapan Kumar Shyam, by faith-Hindu, by occupation-Business, Indian Citizen, resident of D-266, Eagle Street, Bidhannagar, P.O.-Bidhannagar, P.S.-New Township, Dist.-Burdwan, PIN-713212
- 1.2 **DEVELOPER:-** Shall **VISHWAKARMA REAL ESTATE** Being a Partnership Firm, having its office At House No-6, 2nd Street Gurudwara Road, Benachity, Durgapur, P.S.-Durgapur, District-Burdwan, PIN-713213.
- 1.3 **LAND:-** Shall mean land measuring about measuring 10.36(Ten point Three Six) Decimal under Mouza- Kaliganj, J.L.No-110, R.S. Plot no-1469, L. R. Plot No-1841, R. S. Khatian No-497, L. R. Khatian No-2076,2077 under the jurisdiction of Jemmua Gram Panchyat Dist-Burdwan.
- 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 29% (Twenty Nine) percent of constructed area together with the undivided impartible proportionate interest in the said land .
- 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.

- 1.10 REFUNDABLE SECURITY:-** Shall mean Rs. 1,00,000/- (Rupees One Lac) only to the Landowners. This amount is paid as per Second Schedule which is refunded by the Landowners to the Developer after completion of project. In the meanwhile if any amount is paid by the Developer to the Landowner that shall be refunded by the Landowners to the Developer after completion of project.
- 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- COMMENCEMENT: - 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 panchyat 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 Panchyat or any other authority over and above the First Schedule Land.

VI:- OWENER DUTY & LIABILITY:-

1. The owners has offered total land of measuring 10.36 (Ten point Three Six) Decimal for development and construction of a housing complex consisting of flats / apartments & parking spaces.
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 3 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


(C) C.V.

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 agreed to pay charges of electric transformer, D. G. and other facilities to the Developers at the time of possession.

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 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 been 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 @1300 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@1300 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 **and** discuss with the site supervisor. 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 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.

- 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 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 constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- l) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the 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.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

All that piece and parcel of Bastu/Baid Land measuring 10.36(Ten point Three Six) Decimal under Mouza- Kaliganj, J.L.No-110, R. S. Plot no-1469, L. R. Plot No-1841, R. S. Khatian No-497, L. R. Khatian No-2076,2077 under the jurisdiction of Jemmua Gram Panchyat Dist-Burdwan, Butted and Bounded by:

North : R. S Plot No-1469(P)
South : R. S Plot No-1469(P)
East : R. S Plot No-1468(P)
West : 16 Feet wide Kaccha Road

(A sketch map is annexed herewith which is considered to be part and parcel of this deed.)

**SECOND SCHEDULE
(Land Owner's Payment Schedule)**

Land Owner Name	Mode of Payment	Amount(Rs.)	Paid/Payable
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SMT. RINA. SHYAM	Cheque	Rs. 1,00,000/-	At the time of execution of this agreement
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THIRD SCHEDULE

(Specification)

WATER SUPPLY	Ground Water
WALLS	Conventional brickwork.
WALL FINISH	Interior - Plaster of Paris Exterior - Combination of weather coat.
FLOORING	Tiles in all bedrooms, Living-cum-Dining, Kitchen, Balcony.
KITCHEN	Kitchen platform. Glazed tiles, up to the height of two feet from the platform. Stainless steel sinks, one wash Basin, to be provided.
TOILET	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 Indian type commode. Concealed plumbing and pipe work.
DOORS	Door frame made of wood. Front wooden panel Door, other flush doors, and PVC door in toilet, Locks of stainless steel.
WINDOWS	M.S. Grill with smoke glass in kitchen and toilet, Aluminum window
COMMON LIGHTING	Overhead illumination for compound and common path lighting inside the complex.
WIRING	Standard concealed wiring for electricity. Average 25(Twenty Five) Points. All other points at extra cost.
ELECTRIC METER	Individual meter for each unit by individual cost.
AMENITIES	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 fingers of both the hands of the OWNER(S)/LANDOWNERS and DEVELOPER are attested in additional pages in this deed being page nos. 1,2, (total 2 pages) and the same are treated as part and parcel 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:

हरीश शर्मा

Rina Shyam

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

WITNESSES:

① Jagan Shyam
S/o Late Sankar Nath Shyam
Bikhar Nagar D.P. 713212

VISHWAKARMA REAL ESTATE

Somnath Paul

Partner

VISHWAKARMA REAL ESTATE

Goenaga Chatterjee

Partner

VISHWAKARMA REAL ESTATE

Purus chandra Paul.

Partner

VISHWAKARMA REAL ESTATE

Krishna Chandra Mondal

Partner

② Pragya Shyam
S/o Late Sankar Nath Shyam
Bikhar Nagar D.P. 713212

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

Sudata Mukherjee (Adv.)

Original Court
Enroll No. - NB/506/2007

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 Purna Shyam					
	(RIGHT HAND)				
					
Signature:-	Purna Shyam				
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 Purna Chandra Paul					
	(RIGHT HAND)				
					
Signature:-	Purna Chandra Paul				
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 Purna Chandra Paul					
	(RIGHT HAND)				
					
Signature:-	Purna Chandra Paul.				

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



Somnath Paul

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Little Ring Middle Fore Thumb



Signature:-

Somnath Paul

Signature of the Executants/presentation



Gomanaga Chatterjee

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Little Ring Middle Fore Thumb



Signature:-

Gomanaga Chatterjee

Signature of the Executants/presentation



Kishore Chandra Mondal

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Little Ring Middle Fore Thumb



Signature:-

Kishore Chandra Mondal

MOUZA - KALIGANJ, J.L - 110

L.R. PLOT No. - 1841, L.R. KHATIAN - 2706, 2707

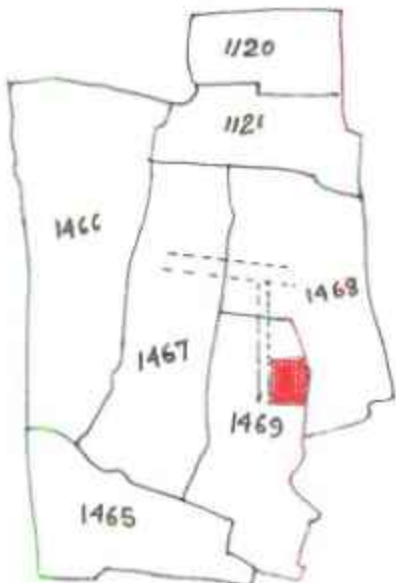
P.S - NEW TOWNSHIP, DIST. - BURDWAN (PASCHIM
BARDDHAMAN)

AREA OF PLOT - 10.36 (Ten Point Three Six) (Decimal)
(Red Mark)



VISHWAKARMA REAL ESTATE
Somnath Paul
Partner

25'0" WIDE R O D A



R.S INDEX

Signature Of The Owner

Signature of owner

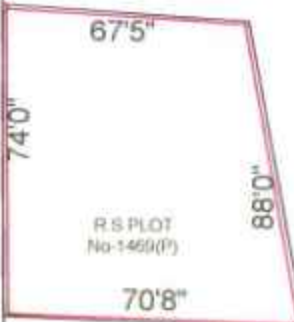
Signature of owner

12' + 2' + 2' = 16'0" WIDE R O D A

VISHWAKARMA REAL ESTATE
Purna chandra Paul
Partner

VISHWAKARMA REAL ESTATE
Ganga Chetty
Partner

R.S PLOT
No-1468(P)



R.S PLOT
No-1468

R.S PLOT
No-1469(P)

R.S PLOT
No-1469(P)

VISHWAKARMA REAL ESTATE
Krishna chandra Mondal
Partner

Signature Of The Surveyor
Mohit K. Mondal
Surveyor

MOHIT KR. MONDAL
Govt. Regd. No.-W.B.K.-565/1994
Bargaria Burdwan DGP *



ভারত সরকার

Government of India



তপন শ্যাম
Tapan Shyam
পিতা : সন্ত নথ শ্যাম
Father : Sambhu Nath Shyam

জন্মতারিখ/DOB: 28/03/1961
পুংস / Male



7809 3032 1448

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রদায়ক
Unique Identification Authority of India

উদ্দেশ্য: বি, বিসি, সিবস টিডি
বিভিন্ন সেক্টর, দুর্ভিক্ষ (সহায়তা)
বিশ্বায়িত, স্বচ্ছতা, পরিচয়

Address: D 266, EAGLE
STREET, BIDHAN NAGAR,
Durgapur (m Corp.),
Bidhannagar, Bardhaman,
West Bengal, 713212



7809 3032 1448

1947
1022 300 1947

help@uidai.gov.in

www.uidai.gov.in

Tapan Shyam

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-013439247-1

Payment Mode Online Payment

GRN Date: 13/12/2017 16:33:33

Bank : HDFC Bank

BRN : 420340495

BRN Date: 13/12/2017 00:00:00

DEPOSITOR'S DETAILS

Id No. : 02060001703620/3/2017

[Query No./Query Year]

Name : SOMNATH PAUL

Contact No. : 8900310801

Mobile No. : +91 9679918888

E-mail :

Address : SGARBHANGADURGAPUR 713219DIST BURDWAN

Applicant Name : Mr SUBRATA MUKHERJEE

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02060001703620/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	11
2	02060001703620/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	1014

Total

1025

In Words : Rupees One Thousand Twenty Five only

Major Information of the Deed


Deed No :	I-0206-05898/2017	Date of Registration	18/12/2017
Query No / Year	0206-0001703620/2017	Office where deed is registered	
Query Date	11/12/2017 9:49:52 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, Thana : Durgapur, District : Burdwan, WEST BENGAL, Mobile No. : 9434646560, 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 : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 12,43,200/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 1,014/- (Article:E, E, B)		
Remarks			

Land Details :

District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Kaliganj

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1469	RS-497	Bastu	Baid	10.36 Dec	1/-	12,43,200/-	Width of Approach Road: 16 Ft.,
Grand Total :					10.36Dec	1 /-	12,43,200 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Smt DURGA MONDAL (Presentant) Wife of Mr SHIBU MONDAL Executed by: Self, Date of Execution: 15/12/2017 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Office	 15/12/2017	 LTI 15/12/2017	 15/12/2017
A4/1, Arrah Kalinagar, P.O:- Arrah, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALNPM5391A, Status :Individual, Executed by: Self, Date of Execution: 15/12/2017 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Office				





















19/12/2017 Query No: 0206-0001703620 / 2017 Deed No : I - 020605898 / 2017, Document is digitally signed.

2	Name	Photo	Fingerprint	Signature
	Smt RINA SHYAM Wife of Mr TAPAN KUMAR SHYAM Executed by: Self, Date of Execution: 15/12/2017 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Office			
		15/12/2017	LTI 15/12/2017	15/12/2017
D-266, Eagle Street, Bidhannagar, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:- Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BZVPS7628P, Status :Individual, Executed by: Self, Date of Execution: 15/12/2017 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Office				







Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	VISHWAKARMA REAL ESTATE House No-6, 2nd Street Gurudwara Road, P.O:- Benachity, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213 , PAN No.:: AAOFV9866H, Status :Organization, Executed by: Representative


Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SOMNATH PAUL Son of Mr NABA KUMAR PAUL Date of Execution - 15/12/2017 , , Admitted by: Self, Date of Admission: 15/12/2017, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Dec 15 2017 5:59PM</td> <td>LTI 15/12/2017</td> <td>15/12/2017</td> </tr> </tbody> </table> <p>Sagarbhanga, Gopinathpur, P.O:- Sagarbhanga, P.S:- Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713219, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGHPP4489C Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Mr SOMNATH PAUL Son of Mr NABA KUMAR PAUL Date of Execution - 15/12/2017 , , Admitted by: Self, Date of Admission: 15/12/2017, Place of Admission of Execution: Office					Dec 15 2017 5:59PM	LTI 15/12/2017	15/12/2017
Name	Photo	Finger Print	Signature										
Mr SOMNATH PAUL Son of Mr NABA KUMAR PAUL Date of Execution - 15/12/2017 , , Admitted by: Self, Date of Admission: 15/12/2017, Place of Admission of Execution: Office													
	Dec 15 2017 5:59PM	LTI 15/12/2017	15/12/2017										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr GOURANGA CHATTARAJ Son of Late DINABANDHU CHATTARAJ Date of Execution - 15/12/2017 , , Admitted by: Self, Date of Admission: 15/12/2017, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Dec 15 2017 5:58PM</td> <td>LTI 15/12/2017</td> <td>15/12/2017</td> </tr> </tbody> </table> <p>Vivekananda Park, Bamunara, P.O:- Bamunara, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AITPC4762E Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Mr GOURANGA CHATTARAJ Son of Late DINABANDHU CHATTARAJ Date of Execution - 15/12/2017 , , Admitted by: Self, Date of Admission: 15/12/2017, Place of Admission of Execution: Office					Dec 15 2017 5:58PM	LTI 15/12/2017	15/12/2017
Name	Photo	Finger Print	Signature										
Mr GOURANGA CHATTARAJ Son of Late DINABANDHU CHATTARAJ Date of Execution - 15/12/2017 , , Admitted by: Self, Date of Admission: 15/12/2017, Place of Admission of Execution: Office													
	Dec 15 2017 5:58PM	LTI 15/12/2017	15/12/2017										



3	Name	Photo	Finger Print	Signature
	Mr PURNA CHANDRA PAUL Son of Late GOBARDHAN PAUL Date of Execution - 15/12/2017, , Admitted by: Self, Date of Admission: 15/12/2017, Place of Admission of Execution: Office	 <small>Dec 15 2017 5:58PM</small>	 <small>LTI 15/12/2017</small>	 <small>15/12/2017</small>
C-31 SSR Path Aranayak, Block/Sector: Sec 2A, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALVPP1215C Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)				
4	Name	Photo	Finger Print	Signature
	Mr KRISHNA CHANDRA MONDAL Son of Mr AKRUR CHANDRA MONDAL Date of Execution - 15/12/2017, , Admitted by: Self, Date of Admission: 15/12/2017, Place of Admission of Execution: Office	 <small>Dec 15 2017 6:00PM</small>	 <small>LTI 15/12/2017</small>	 <small>15/12/2017</small>
1/20 Rahim Path, P.O:- A Zone, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJXPM9211F Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)				

Identifier Details :

Name & address	
Mr TAPAN SHYAM Son of Mr SAMBHU NATH SHYAM D-266, Eagle Street, Bidhannagar, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt DURGA MONDAL, Smt RINA SHYAM, Mr SOMNATH PAUL, Mr GOURANGA CHATTARAJ, Mr PURNA CHANDRA PAUL, Mr KRISHNA CHANDRA MONDAL	
	<small>15/12/2017</small>

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt DURGA MONDAL	VISHWAKARMA REAL ESTATE-5.18 Dec
2	Smt RINA SHYAM	VISHWAKARMA REAL ESTATE-5.18 Dec



Endorsement For Deed Number : I - 020605898 / 2017

On 13-12-2017

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 12,43,200/-



Abhijit Chatterjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

On 15-12-2017

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

Presented for registration at 14:00 hrs on 15-12-2017, at the Office of the A.D.S.R. DURGAPUR by Smt DURGA MONDAL, one of the Executants.

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

Execution is admitted on 15/12/2017 by 1. Smt DURGA MONDAL, Wife of Mr SHIBU MONDAL, A4/1, Arrah Kalinagar, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 2. Smt RINA SHYAM, Wife of Mr TAPAN KUMAR SHYAM, D-266, Eagle Street, Bidhannagar, P.O: Bidhannagar, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Identified by Mr TAPAN SHYAM, , Son of Mr SAMBHU NATH SHYAM, D-266, Eagle Street, Bidhannagar, P.O: Bidhannagar, Thana: New Township, , City/Town: DURGAPUR, Burdwan, 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 15-12-2017 by Mr SOMNATH PAUL, PARTNER, VISHWAKARMA REAL ESTATE (Partnership Firm), House No-6, 2nd Street Gurudwara Road, P.O:- Benachity, P.S:- Durgapur, Durgapur, District:- Burdwan, West Bengal, India, PIN - 713213

Identified by Mr TAPAN SHYAM, , Son of Mr SAMBHU NATH SHYAM, D-266, Eagle Street, Bidhannagar, P.O: Bidhannagar, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

Execution is admitted on 15-12-2017 by Mr GOURANGA CHATTARAJ, PARTNER, VISHWAKARMA REAL ESTATE (Partnership Firm), House No-6, 2nd Street Gurudwara Road, P.O:- Benachity, P.S:- Durgapur, Durgapur, District:- Burdwan, West Bengal, India, PIN - 713213

Identified by Mr TAPAN SHYAM, , Son of Mr SAMBHU NATH SHYAM, D-266, Eagle Street, Bidhannagar, P.O: Bidhannagar, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

Execution is admitted on 15-12-2017 by Mr PURNA CHANDRA PAUL, PARTNER, VISHWAKARMA REAL ESTATE (Partnership Firm), House No-6, 2nd Street Gurudwara Road, P.O:- Benachity, P.S:- Durgapur, Durgapur, District:- Burdwan, West Bengal, India, PIN - 713213

Identified by Mr TAPAN SHYAM, , Son of Mr SAMBHU NATH SHYAM, D-266, Eagle Street, Bidhannagar, P.O: Bidhannagar, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

Execution is admitted on 15-12-2017 by Mr KRISHNA CHANDRA MONDAL, PARTNER, VISHWAKARMA REAL ESTATE (Partnership Firm), House No-6, 2nd Street Gurudwara Road, P.O:- Benachity, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213

Identified by Mr TAPAN SHYAM, , Son of Mr SAMBHU NATH SHYAM, D-266, Eagle Street, Bidhannagar, P.O: Bidhannagar, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business



Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,014/- (B = Rs 1,000/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 1,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/12/2017 12:00AM with Govt. Ref. No: 192017180134392471 on 13-12-2017, Amount Rs: 1,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 420340495 on 13-12-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by by online = Rs 11/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/12/2017 12:00AM with Govt. Ref. No: 192017180134392471 on 13-12-2017, Amount Rs: 11/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 420340495 on 13-12-2017, Head of Account 0030-02-103-003-02



Abhijit Chatterjee

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR**

Burdwan, West Bengal

On 18-12-2017

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Stamp Rs 5,000/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2441, Amount: Rs.5,000/-, Date of Purchase: 12/12/2017, Vendor name: Jitendra Nath Mondal



Abhijit Chatterjee

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR**

Burdwan, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2017, Page from 102421 to 102445
being No 020605898 for the year 2017.



Digitally signed by ABHIJIT
CHATTERJEE
Date: 2017.12.19 15:10:54 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 19-12-2017 15:09:33
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)