

3980

I-4123/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 809592

*1.70 for
19.04.22
Date: 19/04/22
Amnt = 2016515002*

certified that the Document
is Admitted to Registration in the
Signature Sheet and the End-
orsements with this
Document are the Part of this
Document

A.D.S.R. Director
Registrars

20 APR 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT MADE ON THE DAY, MONTH AND
YEAR AS WRITTEN BELOW

Contd...P/2

*J. Roy
ADV
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SI No. 1477 Date 18/04/2022
Sold to Datta and Company
Address DGR-12
Value of Stamp 5000
Date of Purchase of the stamp
Pepar from Treasury 08 APR 2022
Name of the Treasury from
Durgapur

Chatterjee

Somnath Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur-16
Licence No.-1/2016-17



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

19 APR 2022

BETWEEN

[1] **TAPATI MONDAL** [Pan No- **SGDPM2727A**] wife of Late Santiram Mondal, by Occupation- Housewife,

[2] **SADHIN MONDAL** [Pan No- **ATXPM8746M**] son of Late Santiram Mondal, by Occupation- Business,

[3] **CHIROSHREE MONDAL** [Pan No- **BGDPM2742D**] Daughter of Late Santiram Mondal, by Occupation- Housewife

[4] **UTTAM MONDAL** [Pan No- **COOPM6348R**] son of Late Piyari Charan Mondal, by Occupation- Service,

[5] **JAMINI MONDAL** [Pan No- **BGDPM2731E**] son of Late Peary Charen Mondal, by Occupation- Business

[6] **BUDDHADEB MONDAL** [Pan No- **CZFPM9272A**] son of Late Pyaricharan Mondal, by Occupation- Retired Person,

All are by faith-Hindu, by nationality-Indian, residing at Vill-Arraha, P.O-Durgapur-12, Pin-713212, P.S-Kanksa, District-Paschim Bardhaman, West Bengal.

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

AND

DUTTA AND COMPANY being a Proprietorship Firm, having its registered office at Suryasen Pally Block-A, P.S-Durgapur-01, P.S-Coke-Oven, Dist-Paschim Barddhaman, West Bengal, represented by its proprietor **Mr. Chitta Dutta** (Pan No-**ATYPD2046A**), Aadhaar No-**323371566472**] son of Kartick Chandra Dutta, by faith: Hindu, by occupation: Business, by nationality: Indian, residing at Suryasen Pally Block-A, P.S-Durgapur-01, P.S-Coke-Oven, Dist-Paschim Barddhaman, West Bengal.

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

AND WHEREAS the schedule below Land originally belongs to the present LANDOWNERS no 4,5,6 and Santiram Mondal which they acquired by way of regd deed of sale being no-728 of 1975 and after demise of Santiram Mondal his legal heirs i.e the LANDOWNERS no-1,2,3 and name of the present LANDOWNERS duly recorded in LR records of rights under Khatian no-LR-385, 59, 483, 5413, 5414, 5415 and from the date of purchase they are owning, possessing and seizing the schedule below land without any encumbrances.

AND WHEREAS the LANDOWNERS desires to develop the "First Schedule Property" by construction of multistoried building or as per sanction of

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Molandighi Gram Panchayat up to maximum limit of floor as per sanction plan of the Molandighi Gram Panchayat and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient time the LANDOWNERS could not be able to take any steps for the said development and as such the LANDOWNERS is searching a Developer for the said development works.

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

I-DEFINITION

1. **LANDOWNERS/LANDLORDS:-** Shall mean [1] **TAPATI MONDAL** [Pan No- **SGDPM2727A**] wife of Late Santiram Mondal, by Occupation- Housewife, [2] **SADHIN MONDAL** [Pan No- **ATXPM8746M**] son of Late Santiram Mondal, by Occupation- Business, [3] **CHIROSHREE MONDAL** [Pan No- **BGDPM2742D**] Daughter of Late Santiram Mondal, by Occupation- Housewife [4] **UTTAM MONDAL** [Pan No- **COOPM6348R**] son of Late Piyari Charan Mondal, by Occupation- Service, [5] **JAMINI MONDAL** [Pan No- **BGDPM2731E**] son of Late Peary Charen Mondal, by Occupation- Business, [6] **BUDDHADEB MONDAL** [Pan No- **CZFPM9272A**] son of Late Pyaricharan Mondal, by Occupation- Retired Person All are by faith-Hindu, by nationality-Indian, residing at Vill-Arraha, P.O-Durgapur-12, Pin-713212, P.S-Kanksa, District-Paschim Bardhaman, West Bengal.
2. **DEVELOPER:-** Shall mean “**DUTTA AND COMPANY**” being a Proprietorship Firm, having its registered office at Suryasen Pally Block-A, P.S-Durgapur-01, P.S-Coke-Oven, Dist-Paschim Barddhaman, West Bengal, represented by its proprietor **Mr. Chitta Dutta** (Pan No-**ATYPD2046A**), **Aadhaar No-323371566472**] son of Kartick Chandra Dutta, by faith: Hindu, by occupation: Business, by nationality: Indian, residing at Suryasen Pally Block-A, P.S-Durgapur-01, P.S-Coke-Oven, Dist-Paschim Barddhaman, West Bengal.
3. **LAND:-** Shall mean **Doe Land** measuring area of **9 Decimal** comprising in **Plot No-RS-1471, Plot No-LR- 1545, under LR Khatian No- 385, 59, 483, 5413, 5414, 5415** under Mouza-Arraha, J.L No-91, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal.
4. **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Developer herein in the Land mentioned in the **FIRST SCHEDULE**.
5. **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
6. **Gram Panchayat:-** Shall mean the Molandighi Gram Panchayat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.

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

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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 the date of getting all necessary permission from the statutory authority/Government.

IV: - DURATION: - This agreement is made for a period of 36 months which starts from the date of getting all the necessary permission from any statutory authority with a grace period of 6 months .

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

VI: - LANDOWNERS DUTY & LIABILITY:-

1. The LANDOWNERS will delivered the First Schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That LANDOWNERS hereby declare that the Schedule mentioned land is free from all encumbrances and if any question regarding ownership of the land is arises on that score the LANDOWNERS is answerable for the same and if any land related dispute is found in future that also shall be meet up by the LANDOWNERS at his own cost and if the Developer agrees to bear the cost or expenses for the same on that score that will be deducted from the LANDOWNERS's Allocation.
3. That the LANDOWNERS shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the first Schedule property in the hands of the developer and also shall supply all the original land related documents.
4. **The LANDOWNERS hereby declared that :-**
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no agreement between the LANDOWNERS and any other party except "**DUTTA AND COMPANY**" either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
 - c) Sec-202 of Indian contract Act will be taken into consideration in case of death of any of the LANDOWNERSs after execution of Development Agreement & Development Power of Attorney.
 - d) That GST, Development Charges, stamp duty and registration fees in relation to the LANDOWNERS' allocation Flat shall be borne by the LANDOWNERS herself.
5. That the LANDOWNERS also agreed that they will execute a power of attorney and appointed the Developer party to do & execute all lawful acts, deeds things for the LANDOWNERS and on their behalf in respect of all

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

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

VIII- DEVELOPER DUTY, LIABILITY & Responsibility:-

1. The developer “**DUTTA AND COMPANY**” is fully acquainted with, aware of the process/formalities related to similar project in this area.
2. The developer confirms and assures the LANDOWNERS that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the LANDOWNERS do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Gram Panchayat/Govt. agencies. Any variation/ alteration/ modification from the original approved drawing/plan needs approval of the LANDOWNERS & the Architect before submission to the Gram Panchayat/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on the developer only. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the LANDOWNERS and Developer.
4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and second party shall take the entire necessary step to save the property from any kind of encroachment by the adjacent LANDOWNERS.
5. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.

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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 LANDOWNERS shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement. The LANDOWNERS shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible the said incident or damage or loss during construction.
7. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan.
8. That the Developer shall not make LANDOWNERS responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers.

X-Cancellation :

1. The LANDOWNERS has no right to cancel and/or rescind this agreement after getting all the statutory permission by the Developer.

2. XI-Miscellaneous :-

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- b) **Confidentiality & non-disclosure-** Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) **Dispute-** That all disputes and differences arising out of this agreement shall be referred to Arbitrator for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.
- d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the LANDOWNERS time to time.
- e) The LANDOWNERS can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor and the decision will be held after discussion with the developer. 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.

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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 but the LANDOWNERS is not liable to make payment of any kind of loan liability of the developer.
- h) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- k) The 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 LANDOWNERS without reimbursement of the same and the LANDOWNERS 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 **Doe Land** measuring area of **9 Decimal** comprising in **Plot No-LR-1545**, under LR Khatian No-**385,59,483,5413,5414,5415** under Mouza-Arraha, J.L No-91, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal within Molandighi Gram Panchayat which is butted and bounded as follows :

North: 36 ft wide Metal road. East : Land of Chandi Bouri.
West: Land of Pushpanjali Apartment South : Land of Samir Chatterjee.

SECOND SCHEDULE ABOVE REFERRED TO

(LANDOWNERSS' ALLOCATION)

Whereas the LANDOWNERS will get **5 [Five] numbers of 2BHK Flat** measuring an area of **800 to 850 sq ft [more or less]**

The developer will pay **Rs. 1,00,000/- [Rupees One Lakh]** only as adjustable advance which will be adjusted towards the LANDOWNERS's allocation.

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

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

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THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

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

IN WITNESS WHEREOF the parties hereto have executed these presents on this 19th day of April 2022 before the office of the ADSR Durgapur.

WITNESSES: -

1) Omka Pal,
s/o - Brindya Pal,
Durgapur Court 16

2. Sudip Konar
s/o - Sukumar Konar
Durgapur 12

Japati Mondal

Sadri Mondal

Chiroshree Mondal.

Leham Mondal

Jamini Mondal
Buddha Mondal

Signature of LANDOWNERS

DUTTA AND COMPANY

Ch. Ra. Dutta
Proprietor

Signature of the Developer

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

Joy Roy

Advocate, Durgapur Court

En No- F/595/562/2020

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর *Jamir Mondal*
Signature

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর *Uttam Mondal*
Signature

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর *B. Mondal*
Signature

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						 <i>Chito Laha</i>
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature *Chito Laha*

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						 <i>Sadur Mondal</i>
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature *Sadur Mondal*

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						 <i>Chiroshree Mondal</i>
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature *Chiroshree Mondal*

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						 <i>Japali Mondal</i>
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature *Japali Mondal*



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

GRN Details

GRN: 192022230010197701 Payment Mode: Online Payment
GRN Date: 19/04/2022 13:08:03 Bank/Gateway: State Bank of India
BRN : CKT4391603 BRN Date: 19/04/2022 13:04:31
Payment Status: Successful Payment Ref. No: 2001157692/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Dutta And Company
Address: Suryasen Pally, Block A DURGAPUR 713201
Mobile: 9476229899
Depositor Status: Others
Query No: 2001157692
Applicant's Name: Mr Prasanta Bandyopadhyay
Identification No: 2001157692/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001157692/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	10
2	2001157692/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	24

IN WORDS: TWENTY FOUR ONLY.

Handwritten signature: + 1 Pan Adal purne

ক্রমিক নং -

সংক্রান্ত নং -

তারিখ -

ক্রমিক নং -

সংক্রান্ত নং -

তারিখ -

সংক্রান্ত নং -

ক্রমিক নং -

তারিখ -

ক্রমিক নং -

তারিখ -

ক্রমিক নং -

তারিখ -

ক্রমিক নং -

তারিখ -

সংক্রান্ত নং -

নাম
পিতার নাম
বিতান

পত্নীর নাম
নাম
বিতান

তারিখ

ক্রমিক নং -

ক্রমিক নং	অধিকার স্বামী	মন্তব্য	মোট পরিমাণ		মোট সংক্রান্ত	
			টাকা	পয়সা	টাকা	পয়সা
১৪১১	ডাঙ্গা		০.০০	০.০০	০.০০	০.০০
১৪১২	ডা		০.০০	০.০০	০.০০	০.০০
১৪১৩	গুপ্ত		১২.৫০	০.০০	১২.৫০	০.০০
উচ্চসর ওয়া বাসখানা						
১৪১৪	গুপ্ত		১.০০	০.০০	১.০০	০.০০
১৪১৫	ডাঙ্গা		০.০০	০.০০	০.০০	০.০০
১৪১৬	গুপ্ত		১.৫০	০.০০	১.৫০	০.০০
১৪১৭	ডাঙ্গা		০.০০	০.০০	০.০০	০.০০

স্বাক্ষর

স্বাক্ষর

স্বাক্ষর

মোট

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১.০০

Appl. Fee: Ra.10, Authentication Fee: 1 x Rs.10= Rs.10, Total: Rs.20

Major Information of the Deed



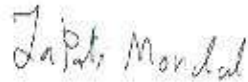





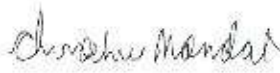
Deed No :	I-2306-04123/2022	Date of Registration	20/04/2022
Query No / Year	2306-2001157692/2022	Office where deed is registered	
Query Date	17/04/2022 7:30:13 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9476229899, 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. 6/-	Rs. 20,65,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 1,014/- (Article:E, E, B)		
Remarks			

Land Details :



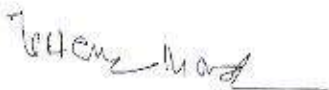
District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1545 (RS :-1471)	LR-5413	Vastu	Do	1 Dec	1/-	2,29,500/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
L2	LR-1545 (RS :-1471)	LR-5414	Vastu	Do	1 Dec	1/-	2,29,500/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
L3	LR-1545 (RS :-1471)	LR-5415	Vastu	Do	1 Dec	1/-	2,29,500/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
L4	LR-1545 (RS :-1471)	LR-59	Vastu	Do	2 Dec	1/-	4,59,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
L5	LR-1545 (RS :-1471)	LR-483	Vastu	Do	2 Dec	1/-	4,59,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
L6	LR-1545 (RS :-1471)	LR-385	Vastu	Do	2 Dec	1/-	4,59,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
		TOTAL :			9Dec	6 /-	20,65,500 /-	
	Grand Total :				9Dec	6 /-	20,65,500 /-	



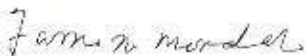
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mrs Tapati Mondal (Presentant) Wife of Late Santiram Mondal Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office</p>	<p>Photo</p>  <p>19/04/2022</p>	<p>Finger Print</p>  <p>LTI 19/04/2022</p>	<p>Signature</p>  <p>19/04/2022</p>
<p>Vill Arrah, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: sgxxxxxx7a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office</p>				
2	<p>Name</p> <p>Mrs Sadhin Mondal Wife of Late Santiram Mondal Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office</p>	<p>Photo</p>  <p>19/04/2022</p>	<p>Finger Print</p>  <p>LTI 19/04/2022</p>	<p>Signature</p>  <p>19/04/2022</p>
<p>Vill Arrah, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: atxxxxxx6m,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office</p>				
3	<p>Name</p> <p>Mrs Chiroshree Mondal Daughter of Late Santiram Mondal Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office</p>	<p>Photo</p>  <p>19/04/2022</p>	<p>Finger Print</p>  <p>LTI 19/04/2022</p>	<p>Signature</p>  <p>19/04/2022</p>



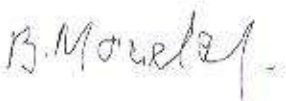
Vill Arrah, City:- Not Specified, P.O:- Durgapur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bgxxxxx2d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/04/2022
, Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Mr Uttam Mondal Son of Late Piyari Charan Mondal Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office	 19/04/2022	 LTI 19/04/2022	 19/04/2022

Vill Arrah, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: coxxxxx8r,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/04/2022
, Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office

5	Name	Photo	Finger Print	Signature
	Mrs Jamini Mondal Wife of Late Peary Charan Mondal Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office	 19/04/2022	 LTI 19/04/2022	 19/04/2022

Vill Arrah, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bgxxxxx1e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/04/2022
, Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office




6	Name	Photo	Finger Print	Signature
	Mr Buddhadeb Mondal Son of Late Pyaricharan Mondal Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office	 19/04/2022	 LTI 19/04/2022	 19/04/2022

Vill Arrah, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: czxxxxx2a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/04/2022
, Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office



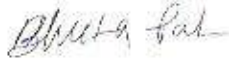
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Dutta And Company Suryasen Pally, Block A, City:- Not Specified, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 , PAN No.:: atxxxxxx6a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Chitta Dutta Son of Mr Kartick Chandra Dutta Date of Execution - 19/04/2022, , Admitted by: Self, Date of Admission: 19/04/2022, Place of Admission of Execution: Office	 <small>Apr 19 2022 4:24PM</small>	 <small>LTI 19/04/2022</small>	 <small>19/04/2022</small>
Suryasen Pally, Block A, City:- Not Specified, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx6A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Dutta And Company (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr Baidyanath Pal Durgapur Court, City Centre, City:- Not Specified, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216	 <small>19/04/2022</small>	 <small>19/04/2022</small>	 <small>19/04/2022</small>
Identifier Of Mrs Tapati Mondal, Mrs Sadhin Mondal, Mrs Chiroshree Mondal, Mr Uttam Mondal, Mrs Jamini Mondal, Mr Buddhadeb Mondal, Mr Chitta Dutta			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Tapati Mondal	Dutta And Company-1 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sadhin Mondal	Dutta And Company-1 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs Chiroshree Mondal	Dutta And Company-1 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Uttam Mondal	Dutta And Company-2 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mrs Jamini Mondal	Dutta And Company-2 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr Buddhadeb Mondal	Dutta And Company-2 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1545, LR Khatian No:- 5413		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1545, LR Khatian No:- 5414		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 1545, LR Khatian No:- 5415		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 1545, LR Khatian No:- 59		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 1545, LR Khatian No:- 483		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 1545, LR Khatian No:- 385		Seller is not the recorded Owner as per Applicant.

On 19-04-2022

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

Presented for registration at 13:40 hrs on 19-04-2022, at the Office of the A.D.S.R. DURGAPUR by Mrs Tapati Mondal , 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 20,65,500/-

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

Execution is admitted on 19/04/2022 by 1. Mrs Tapati Mondal, Wife of Late Santiram Mondal, Vill Arrah, P.O: Arrah, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife, 2. Mrs Sathin Mondal, Wife of Late Santiram Mondal, Vill Arrah, P.O: Arrah, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 3. Mrs Chiroshree Mondal, Daughter of Late Santiram Mondal, Vill Arrah, P.O: Durgapur, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife, 4. Mr Uttam Mondal, Son of Late Piyari Charan Mondal, Vill Arrah, P.O: Arrah, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Service, 5. Mrs Jamini Mondal, Wife of Late Peary Charan Mondal, Vill Arrah, P.O: Arrah, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 6. Mr Buddhadeb Mondal, Son of Late Pyaricharan Mondal, Vill Arrah, P.O: Arrah, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Retired Person

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 19-04-2022 by Mr Chitta Dutta, Proprietor, Dutta And Company (Partnership Firm), Suryasen Pally, Block A, City:- Not Specified, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/04/2022 1:09PM with Govt. Ref. No: 192022230010197701 on 19-04-2022, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKT4391603 on 19-04-2022, 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 10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/04/2022 1:09PM with Govt. Ref. No: 192022230010197701 on 19-04-2022, Amount Rs: 10/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKT4391603 on 19-04-2022, Head of Account 0030-02-103-003-02



Santanu Pal

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Paschim Bardhaman, West Bengal

On 20-04-2022

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.

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 Cash Rs 0/-, by online = Rs 1,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/04/2022 8:14PM with Govt. Ref. No: 192022230010644431 on 19-04-2022, Amount Rs: 1,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKT4470838 on 19-04-2022, Head of Account 0030-03-104-001-16

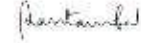
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1477, Amount: Rs.5,000/-, Date of Purchase: 18/04/2022, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/04/2022 8:14PM with Govt. Ref. No: 192022230010644431 on 19-04-2022, Amount Rs: 1/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKT4470838 on 19-04-2022, Head of Account 0030-02-103-003-02



Santanu Pal

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

Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2022, Page from 131342 to 131363
being No 230604123 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.05.02 18:09:20 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/05/02 06:09:20 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)