

3978

I-4122/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 809591

1. 23 for  
19.04.22  
Adv. R. U. S. S. C. I. S. J. M.  
mm = 5000

certified that the Document  
is Admitted for Registration the  
Signature Sheet and the Endr-  
gements attached with this  
Document are the Part of the  
Document

A. D. S. R. Dur...

19 APR 2022

20 APR 2022

DEVELOPMENT AGREEMENT

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

  
J. Roy  
ADV  
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SINo. 1476 Date 18/04/2022

Sold to D.L.C. and Company

Address D.G.P.-12

Value of Stamp 5000

Date of Purchase of the stamp

Prepar 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



Add. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

19 APR 2022

BETWEEN

**CHANDI BAURI [ Pan No- ASVPB1142D ]** son of Satya Bauri, by Occupation- Business, 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 referred to and called as "LANDOWNER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his 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 LANDOWNER which he acquired by way of regd deed of sale being no-647 of 2010 and name of the present LANDOWNER duly recorded in LR records of rights under Khatian no-LR-2717 and from the date of purchase he is owning, possessing and seizing the schedule below land without any encumbrances.

AND WHEREAS the LANDOWNER desires to develop the "First Schedule Property" by construction of multistoried building or as per sanction of 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 LANDOWNER could not be able to take any steps for the said development and as such the LANDOWNER 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. LANDOWNER/LANDLORDS:-** Shall mean **CHANDI BAURI [ Pan No- ASVPB1142D ]** son of Satya Bauri, by Occupation- Business, 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 **3 Decimal** comprising in, **Plot No-LR- 1545, under LR Khatian No- 2717** 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.

J. Roy

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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.
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 LANDOWNER 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.

**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 42 months which starts from the date of Registration of Development Agreement .**

**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: - LANDOWNER DUTY & LIABILITY:-**

1. The LANDOWNER will delivered the First Schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.

J. ROY  
ADV

2. That LANDOWNER 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 LANDOWNER is answerable for the same and if any land related dispute is found in future that also shall be meet up by the LANDOWNER 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 LANDOWNER's Allocation.
3. That the LANDOWNER 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 LANDOWNER hereby declared that :-**
  - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
  - b) There is no agreement between the LANDOWNER 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 LANDOWNERS after execution of Development Agreement & Development Power of Attorney.
  - d) That GST, stamp duty and registration fees in relation to the LANDOWNER' allocation Flat shall be borne by the LANDOWNER herself.
  - e) That it is agreed by the LANDOWNER that they will not avail any services provided by taking development charges.
5. That the LANDOWNER 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 LANDOWNER 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 LANDOWNER 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 LANDOWNER 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 LANDOWNER 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 LANDOWNER & 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 LANDOWNER and Developer.

J. Roy  
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4. That the Developer shall not raise any question regarding the measurement of the First schedule mentioned property and second party shall take the entire necessary step to save the property from any kind of encroachment by the adjacent LANDOWNER.
5. That the Developer shall be responsible for any acts deeds or things done towards any funds 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 LANDOWNER 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 LANDOWNER 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 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 LANDOWNER 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 LANDOWNER 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 LANDOWNER time to time.
- e) The LANDOWNER 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.
- 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.
- 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 LANDOWNER is not liable to make payment of any kind of loan liability of the developer.

J. Roy  
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- 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 LANDOWNER 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 LANDOWNER without reimbursement of the same and the LANDOWNER 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 **3 Decimal** comprising in **Plot No-LR-1545**, under **LR Khatian No- 2717** 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 Bapi Sarkar, West: Land of Santiram Mondal. South : Land of Samir Chatterjee.

**SECOND SCHEDULE ABOVE REFERRED TO**

**( LANDOWNERS' ALLOCATION : 30 % of the total construction area [ super built up] over first schedule property which includes**

**[1] One number of 2BHK Flat measuring an area more or less of 800 sq ft to 850 sq ft [ super built up] on the 1<sup>st</sup> floor.**

The developer will pay **Rs. 3,00,000/- [ Rupees Three Lakh ]** only as adjustable advance which will be adjusted towards the LANDOWNER's allocation.

It is agreed by the LANDOWNER that he will not claim any other consideration in any manner whatsoever save and except the above which falls within the purview of **30 % of the total construction area [ super built up]**.

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

**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 LANDOWNER allocation.**

J. Roy  
FDV

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) bhrata pal.  
s/o. Baidyachari pal.  
Durgapur Court-16

Charadi Beneri

Signature of LANDOWNER

2. Sudip Konal  
s/o Sukumar Konal  
Durgapur II

DUTTA AND COMPANY

Chitra Dutta  
Proprietor

Signature of the Developer

Drafted by me and Typed at my office & I read over & Explained in Mother Languages to the LANDOWNER 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					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

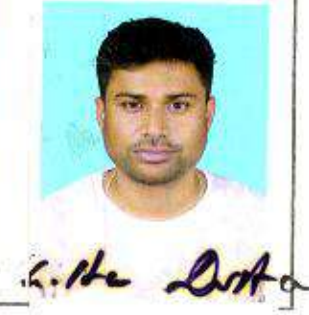


উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর  
Signature ..... *Charadi Barui*

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

বাম হাত Left Hand					
	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 ..... *Chitta Datta*

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

বাম হাত Left Hand						ফটো PHOTO
	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 .....

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

বাম হাত Left Hand						ফটো PHOTO
	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 .....

জেলা- পশ্চিম বর্ধমান খতিয়ান নং- ৫৪১৩ [ ২৩০৩০১১ ]



মৌজা- অড়ৈড়া জে.এল.নং- ০৯১ খাল- কাঁকশা

(১) রাজস্ব- টাকা খতিয়ান তৈরির তারিখ - 24/03/2022

(২) জমির পরিমাণ(এ)- ০.০৬ (৩) মোট দাগের সংখ্যা- ৬

	(৪) অত্রস্বত্বের নথলকারের বিবরণ	(৫) স্বত্ব	(৬) মত্ব
নাম-	তপতী মণ্ডল	স্বত্ব	
স্বামী-	স্বত্বিলাস		
ঠিকানা-	নিজ		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির প্রকৃতি	মত্ব	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমাণ
					একর হেক্টর
১৪৭০	বাইদ		০.১১	০.০৮৩৩	০.০১
		আগত থং নং - 580 বর্গা দং (১) কার্তিক বাউরী পিত্তা-রতন সাং-নিজ অংশ-1.0000 1375 সন হইতে			
১৪৮১	বাইদ		০.১২	০.০৮৩৪	০.০১
		আগত থং নং - 580			
১৪৮৫	বাইদ		০.০৬	০.০৮৩৫	০.০১
		আগত থং নং - 580			
১৪৯১	বাইদ		০.১৩	০.০৮৩৬	০.০১
		আগত থং নং - 580			
১৫৪৫	দো		০.১২	০.০৬২৫	০.০১
		আগত থং নং - 580			



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

**GRN Details**

<b>GRN:</b>	192022230010228841	<b>Payment Mode:</b>	Online Payment
<b>GRN Date:</b>	19/04/2022 13:25:09	<b>Bank/Gateway:</b>	State Bank of India
<b>BRN :</b>	CKT4395299	<b>BRN Date:</b>	19/04/2022 13:04:11
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2001155013/2/2022

[Query No\*/Query Year]

**Depositor Details**

<b>Depositor's Name:</b>	Dutta And Company
<b>Address:</b>	Duryasen Pally, Block A DURGAPUR 713201
<b>Mobile:</b>	9476229899
<b>Depositor Status:</b>	Others
<b>Query No:</b>	2001155013
<b>Applicant's Name:</b>	Mr Prasanta Bandyopadhyay
<b>Identification No:</b>	2001155013/2/2022
<b>Remarks:</b>	Sale, Development Agreement or Construction agreement

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001155013/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	11
2	2001155013/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	3014
			<b>Total</b>	<b>3025</b>

**IN WORDS: THREE THOUSAND TWENTY FIVE ONLY.**

## Major Information of the Deed




Deed No :	I-2306-04122/2022	Date of Registration	20/04/2022
Query No / Year	2306-2001155013/2022	Office where deed is registered	
Query Date	16/04/2022 11:41:09 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 : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 6,88,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 3,014/- (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-2717	Vastu	Do	3 Dec	1/-	6,88,500/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					3Dec	1 /-	6,88,500 /-	



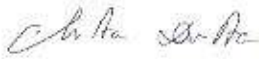
**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Chandi Bauri</b> <b>(Presentant)</b> Son of Mr Satya Bauri Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office	 <small>19/04/2022</small>	 <small>LTI 19/04/2022</small>	 <small>19/04/2022</small>
Vill Arrah, City:- Not Specified, P.O:- Durgapur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: asxxxxx2d,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				



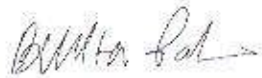
**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Dutta And Company</b> Duryasen Pally, Block A, City:- Not Specified, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 , PAN No.: atxxxxx6a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Chitta Dutta</b> Son of Mr Karlick 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 4:10PM</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.: ATxxxxx6A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Dutta And Company (as proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Bhakta Pal</b> Sen 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			
	19/04/2022	19/04/2022	19/04/2022

Identifier Of Mr Chandī Bauri, Mr Chitta Dutta

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Chandī Bauri	Dutta And Company-3 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:- 2717	Owner:চণ্ডী বাড়রী, Gurdian:সত্য , Address:নিজ , Classification:দো, Area:0.03000000 Acre,	Mr Chandī Bauri

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 230604122 for the year 2022.



Digitally signed by Santanu Pal  
Date: 2022.05.02 18:07:37 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2022/05/02 06:07:37 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)