



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL & No. - 2001281823/2024. K 366732

24.05.24.
13.30
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DEVELOPMENT AGREEMENT

Certified that the document is admitted for registration The signature sheet and the endorsement sheet (s) attached with the document are the part of this document


Additional District Sub-Registrar
Bankura

24 MAY 2024

QUERY NO. : 2001281823/2024
 DISTRICT : Bankura
 MOUZA : Junbedia
 P.S. : Bankura
 AREA OF LAND : 5.8 Decimal



013

Sl No. 1822 Date 20 MAY 2024
Sold to Padma Dwelling Private Limited
Address Durgapur 1
Value of Stamp 5000
Date of Purchase of the stamp
Paper from Treasury 03 MAY 2024
Name of the Treasury from
Durgapur



Chatterjee
Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-19
Licence No.-1/2016-17



[Handwritten signature]

Additional District Sub-Registrar
Bankura

24 MAY 2024

USJwal Kumar Chatterjee
c/o - Tushor Chatterjee
village - Chamosira
PB - Bishnupur
Dist - Bankura
Pin - 722157

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS 24TH DAY OF MAY, 2024.

BETWEEN

MR. TAPAS KUMAR MUKHOPADHYAY @ TAPAS MUKHERJEE [PAN-AYDPM2630B] Son of Late Mahadeb Mukhopadhyay, by nationality Indian, by faith-Hindu, by occupation-Business, resident of Village & P.O. - Junbedia, P.S. & District- Bankura, State- West Bengal, India, PIN- 722155, 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

"PADMA DWELLING PRIVATE LIMITED" [PAN- AAGCP7021F] Being a company incorporated according to Company's Act 1956 hereby its registered office at Plot Karangapara, Durgapur-01, P.S.-Coke-Oven, District:- Paschim Bardhaman, W.B. India, **represented by its Director SRI. CHANDAN POBI [PAN- AYSPP4176C]** Son of Late Apurba Pobi, by faith-Hindu, by occupation-Business, By Nationality Indian, resident of Karanga Para, P.O.: Durgapur, P.S.-Coke Oven, District- Paschim Bardhaman, State- West Bengal, India, PIN-713201, hereinafter referred to and called as **"DEVELOPER"**, (which term shall include their heirs, executors, representatives and assigns) of the **SECOND PART.**

WHEREAS Tapas Kumar Mukhopadhyaya is L.R. recorded owner in respect of schedule mentioned land. Out of 6.35 decimal land said Tapas Kumar Mukhopadhyaya purchased 4.75 decimal land from Smt Urmila Bagdi wife of Sri Mathur Chandra Bagdi vide deed No- 8521 for the year 1978 of D.S.R. Bankura and rest 1.60 decimal land from Smt Subarnamoyee Devi wife of Sri Manasaram Bandyopadhyaya vide deed No-10210 for the year 1982 of D.S.R. Bankura and after purchasing the land he mutated

his name in L.R. R.O.R. and converted land measuring 5.8 decimal land vide conversion case No-CN/2022/0102/5352 dated 15.12.2022 from the office of Block Land and land Reform office, Block-II. and he offered 5.8 decimal land for development of multistoried building.

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:- MR. TAPAS KUMAR MUKHOPADHYAY @ TAPAS MUKHERJEE** Son of Late Mahadeb Mukhopadhyay , by nationality Indian, by faith-Hindu, by occupation-Business, resident of Village & P.O. -Junbedia, P.S. & District- Bankura-Bankura, State- West Bengal, India, PIN-722155.
- 1.2 **DEVELOPER:- PADMA DWELLING PRIVATE LIMITED** Being a company incorporated according to Company's Act 1956 hereby its registered office at Plot Karangapara, Durgapur-01, P.S.-Coke-Oven, District:- Burdwan presently Paschim Bardhaman.
- 1.3 **LAND:-** Shall mean Bastu Land measuring an area 5.80 decimal under Mouza- Junbedia , J.L.No-229, R.S Plot no-485 ,L.R Plot no-485 L.R Khatian No.-193/5 , under Junbedia Gram Panchayat, Dist. Bankura.
- 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 Junbedia Gram Panchayat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.7 **PLAN: Shall** Mean the sanctioned and/or approved plan of the building/s sanctioned by the Junbedia Gram Panchayat and shall also include variations/modifications, alterations therein that may be made by the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any;
- 1.8 **OWNER'S AREA:** Shall mean Flat and parking space particular mentioned and described in Second Schedule below in favour of Land Owner together with the undivided impartiable proportionate interest in the said land.
- 1.9 **DEVELOPER'S AREA:** Shall mean entire building together with the undivided impartiable proportionate interest in the said land save and except owner allocation as mentioned in point 1.8 of this agreement.
- 1.10 **REFUNDABLE AMOUNT:-** Shall mean **Rs. 10,00,000/- (Rupees Ten Lac)** which will be refunded by landowners to the Developer within 12 month from execution of this agreement which is already paid by Developer to the landowner as security.
- 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


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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 Owners herein or 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 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 for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns
- C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;

D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;

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

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

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

II- COMENCMENT: - This agreement has commenced and shall be deemed to have commenced on and with effect from the date of execution of this agreement..

III- EFFECTIVENESS:- This agreement shall become effective from the date of execution of this agreement

IV:- DURATION:- This agreement is made for a period of 24 month from date of execution of this agreement with a grace period of 6 month.

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

VI:- OWENER DUTY & LIABILITY:-

1. The owner has offered total land of 5.80 decimal for development and construction of a Residential cum Commercial Complex consisting of flats / apartments & parking spaces.
2. That ~~the~~ Owner shall within 30 (Thirty) days from this agreement shall peaceful possession of the 1st Schedule property to the second party.
3. 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 **PADMA DWELLING PRIVATE LIMITED**) either for sale or for development and construction of Residential cum Commercial Complex and the said land is free from any encumbrance.
4. That the Owner has agreed that they will personally present before the Registering Authority to sign all the agreement for sale and all deeds of conveyance for selling the Flats to the prospective buyer as Land Owners maintaining all terms & conditions written before.
5. That the Owner also agree 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 Residential cum Commercial Complex on The said land i.e to receive sanctioned plan from the Junbedia Gram Panchyat, such other statutory authority or authorities, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers save and except Owner's allocation and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed by



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the owners and the owners shall agreed to ratify all acts and things la fully done by the developer.

6. That the Owner has agreed that they will personally present before Panchyat as and when required
7. The Land owners hereby declare that for the purpose of completion of project , the Developer shall have every right to took project Loan but Land Owners shall not be responsible personally for repaying the project Loan.
8. That the Owner hereby declare that he has no other claims through this agreement other then which is written in this agreement.
9. 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^d and except those Flat /parking are allotted in favour of Landowner in this agreement.

VII- DEVELOPER DUTY, LIABILITY & responsibility:-

1. The Developer **PADMA DWELLING PRIVATE LIMITED** confirms and assures the owners that they are fully acquainted with and aware of the process / formalities related to similar project in Corporation 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 **PADMA DWELLING PRIVATE LIMITED** 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


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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 in pursuance of the sanctioned plan within 48 months from the date of sanctioned plan with further additional period of 6 months.
8. That the Developer shall not make the Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such cases the Developer shall be the entire responsibility.
9. That the Developer hereby declared that after completion of project and successful handing over of the project to the prospective buyers/ leaseholder they have no right to interfere in any matter of the project.
10. That Developer shall agreed to indemnify the land owner from the obligation of paying Income Tax, sales tax or any other duties levies either by the State Government or Central Government or statutory local authorities form his part which are required to pay for the profits which he derived after selling the flats to the prospective buyer.

VIII-Cancellation

The Owner has every right to cancel and/or rescind this agreement after 30 month from date of sanctioned plan by Junbedia Gram



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Panchayat if the Developer is unable to make payment or deliver the flats to the land owner within stipulated period. If this agreement is cancelled for the reason mentioned earlier then the Developer shall liable to pay the amount which he received from the prospective buyer.

The Developer has every right to cancel and/or rescind this agreement if the Landowners shall fails or neglect to resolved the land related problem.

IX-Miscellaneous :-

1. a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Bankura Court.
2. 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.

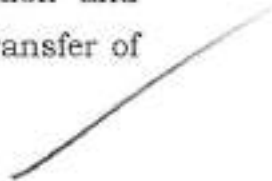
Disputes- Differences in opinion in relation to or arising out during execution of the residential project under this agreement shall be intimated by a registered letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate, to be nominated by both the parties or their legal advisors.
3. Photo copies of all statutory approvals of the competent bodies c.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.
4. The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but


67.



will not disturb the construction work. 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.

5. 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.
6. 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.
7. A successful project completion certificate from the 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.
8. 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.

9. 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.
10. 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.
11. The owners shall have no claim whatsoever in the consideration received by the developers or its nominees out of the developer's allocation.
12. That landowners shall have no other demand apart from which are recited in this agreement.
13. Save and except the conditions and stipulations as mentioned herein the owner shall have every right to terminate the agreement by sending a notice for a period of three month by seeking correction of those violation if the same is not rectified then owner have liberty to cancel.
14. That both the parties can seek specific performance of this agreement through court.



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

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

All that piece and parcel of Bastu Land measuring an area **5.80 (Five point Eight Zero) Decimal** under **Mouza- Junbedia**, J.L. No-229, **R.S & L.R Plot no- 485** comprise in **L.R Khatian No.-193/5**, under Junbedia Gram Panchayat, Dist. Bankura, Entire Land Butted and Bounded by:-

North : R.S. Plot No-485(P)
South : R.S. Plot No-485(P)
East : 50 Feet wide Pucca Road
West : R.S. Plot No-485(P)

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Landowners allocation)

Flat No.	Floor	Saleable Area in Square Feet
1-A	1 st Floor	830 Sq. Feet
1-B	1 st Floor	1048 Sq. Feet
4-A	4 th Floor	830 Sq. Feet

[Handwritten signature]

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

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

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

Jagan Kumar Mukherjee
AUG
Jagan Mukherjee

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

WITNESSES:

Ujjwal Kumar Chatterjee

PADMA DWELLING PVT. LTD.
Chandan Pobi
Director

C/o. Tushar Chatterjee

Village - Chamosina
PS - Bishnupur
Dist - Bankura
PIN - 722157

Rohit Choudhury
C/o Anup Choudhury

Bankura
Drafted and Typed by me

&

I read over & Explained in Mother Languages to all Parties to this deed and all of them admit that the Same has been correctly written as per their instruction.

Subrata Mukherjee

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

SPECIMEN FORM FOR TEN FINGERPRINTS



Japas Kumar Mathapudya
 Japas Mathapudya

SELLER

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

Signature..... Japas Kumar Mathapudya
 Japas Mathapudya



Chandan Pobi

SELLER/ BUYER

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

Signature..... Chandan Pobi



PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

SELLER/ BUYER

Signature.....



PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

SELLER/ BUYER

Signature.....



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



192024250056581271

GRN Details

GRN: 192024250056581271 Payment Mode: Online Payment
GRN Date: 23/05/2024 13:46:47 Bank/Gateway: ICICI Bank
BRN : 2021405496 BRN Date: 23/05/2024 13:48:59
GRIPS Payment ID: 230520242005658126 Payment Init. Date: 23/05/2024 13:46:47
Payment Status: Successful Payment Ref. No: 2001281823/4/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: PADMA DWELLING PRIVATE LIMITED
Address: Karangapara, Durgapur, PIN:- 713201
Mobile: 8101891226
Depositor Status: Buyer/Claimants
Query No: 2001281823
Applicant's Name: Mr SUBRATA MUKHERJEE
Identification No: 2001281823/4/2024
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 23/05/2024
Period To (dd/mm/yyyy): 23/05/2024

Payment Details

Sl No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001281823/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	11
2	2001281823/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	10014
Total				10025

IN WORDS: TEN THOUSAND TWENTY FIVE ONLY.



Major Information of the Deed



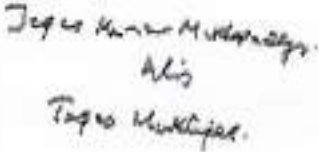
Deed No :	I-0102-01922/2024	Date of Registration	24/05/2024
Query No / Year	0102-2001281823/2024	Office where deed is registered	
Query Date	22/05/2024 8:32:05 PM	A.D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207, Mobile No. : 8101891225, 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 : 10,00,000/-]		
Set Forth value	Market Value		
	Rs. 28,18,800/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 10,014/- (Article:E, E, B)		
Remarks			

Land Details :

District: Bankura, P.S:- Bankura, Gram Panchayat: JUNBEDIA, Mouza: Junbedia, JI No: 229, Pin Code : 722155

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-485 (RS :-485)	LR-193/5	Commercial	Suna	5.8 Dec		28,18,800/-	Width of Approach Road: 50 FT., Adjacent to Metal Road.
Grand Total :					5.8Dec	0 /-	28,18,800 /-	

Land Lord Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr TAPAS KUMAR MUKHOPADHYAY, (Alias: Mr TAPAS MUKHERJEE) (Presentant) Son of Late MAHADEB MUKHOPADHYAY Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office		 Captured	
		24/05/2024	LT/ 24/05/2024	24/05/2024

Village- Junbedia, City:- Bankura, P.O:- Junbedia, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722155 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: AYxxxxxx0B, Aadhaar No: 22xxxxxxxx3837, Status :Individual, Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PADMA DWELLING PRIVATE LIMITED Plot Karangapara, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx1F,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 CHANDAN POBI Son of Late APURBA POBI Date of Execution - 24/05/2024, , Admitted by: Self, Date of Admission: 24/05/2024, Place of Admission of Execution: Office	 May 24 2024 2:04PM	 Captured L11 24/05/2024	 24/05/2024
Karangapara, City:- Durgapur, 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, Date of Birth:XX-XX-1XX1 , PAN No.:: AYxxxxxx6C, Aadhaar No: 73xxxxxxxx4192 Status : Representative, Representative of : PADMA DWELLING PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr UJJWAL KUMAR CHATTERJEE Son of Mr TUSHAR CHATTERJEE Village- Chuamosina, City:- Bishnupur, P.O:- Chuamosina, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722157	 24/05/2024	 Captured 24/05/2024	 24/05/2024
Identifier Of Mr CHANDAN POBI, Mr TAPAS KUMAR MUKHOPADHYAY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAS KUMAR MUKHOPADHYAY	PADMA DWELLING PRIVATE LIMITED-5.8 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Gram Panchayat: JUNBEDIA, Mouza: Junbedia, JI No: 229, Pin Code : 722155

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 485, LR Khatian No:- 193/5	Owner:তপস কুমারী, Gurdian:নবজল কুমারী, Address:বিদ্যুৎ, Classification:কৃষি, Area:0.06000000 Acre,	Mr TAPAS KUMAR MUKHOPADHYAY

Endorsement For Deed Number : I - 010201922 / 2024

On 24-05-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:30 hrs on 24-05-2024, at the Office of the A.D.S.R, BANKURA by Mr TAPAS KUMAR MUKHOPADHYAY Alias Mr TAPAS MUKHERJEE, Executant.

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 28,18,800/-

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

Execution is admitted on 24/05/2024 by Mr TAPAS KUMAR MUKHOPADHYAY, Alias Mr TAPAS MUKHERJEE, Son of Late MAHADEB MUKHOPADHYAY, Village- Junbedia, P.O: Junbedia, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722155, by caste Hindu, by Profession Business

Identified by Mr UJJWAL KUMAR CHATTERJEE, , Son of Mr TUSHAR CHATTERJEE, Village- Chuamosina, P.O: Chuamosina, Thana: Bishnupur, , City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722157, by caste Hindu, by profession Others

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

Execution is admitted on 24-05-2024 by Mr CHANDAN POBI, DIRECTOR, PADMA DWELLING PRIVATE LIMITED (Private Limited Company), Plot Karangapara, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201

Identified by Mr UJJWAL KUMAR CHATTERJEE, , Son of Mr TUSHAR CHATTERJEE, Village- Chuamosina, P.O: Chuamosina, Thana: Bishnupur, , City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722157, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,014.00/- (B = Rs 10,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 10,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/05/2024 1:48PM with Govt. Ref. No: 192024250056581271 on 23-05-2024, Amount Rs: 10,014/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 2021405496 on 23-05-2024, 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 5,000.00/-, by online = Rs 11/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1822, Amount: Rs.5,000.00/-, Date of Purchase: 20/05/2024, Vendor name: Somnath Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/05/2024 1:48PM with Govt. Ref. No: 192024250056581271 on 23-05-2024, Amount Rs: 11/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 2021405496 on 23-05-2024, Head of Account 0030-02-103-003-02



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
Bankura, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0102-2024, Page from 36118 to 36140

being No 010201922 for the year 2024.



ba

Digitally signed by PARTHA BAIRAGGYA
Date: 2024.05.24 15:29:23 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 24/05/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
West Bengal.