

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 803969

16.12.21  
12.10.21

certified that the Documents  
Admitted to Registration on the  
Signature Sheet and the Endorsement  
Documents are the Part of this  
Document.

A. D. S. R. Durgam  
Bardhaman

16 DEC 2021

## Development Agreement

Query No- 2002591873/2021

This Development Agreement is made on 16<sup>th</sup> day of December 2021

Dist- Paschim Bardhaman.

P.S- New Township


Mouza- Sankarpur

Area of Land- 2.333 Decimals

*[Handwritten Signature]*

Sl No. 2593 Date 18/11/21  
Sold to Shree Builders & Developers  
Address Dap-12  
Value of Stamp 800/-  
Date of Purchase of the Stamp  
Paper from Treasury  
Name of the Treasury from where  
Purchase:-Durgapur

09 NOV 2021

  
Ram Prasad Banerjee  
Stamp Vender  
A.D.S.R. Office, Durgapur-16  
Licence No-1/93



~  
Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

16 DEC 2021

**Between**

**Mr. ANUP MAZUMDAR, [PAN-AUMPM4031D], S/O. LATE NEMAI CHANDRA MAZUMDAR**, by faith Hindu, by Nationality- Indian, by occupation-Service, Resident of – Nischintapur, Mahara Goli, Near Fayar Briget, Rampurhat ward No- 03, P.O- – Nischintapur, P.S- Rampurhat, District- Birbhum, West Bengal, India, Pin-731224. Hereinafter refereed to and called as **"LANDOWNER"** (which term and expression shall include his/her/their heirs, successors, assigns, representatives unless contrary to and repugnant to the context) of the **First PART**.

**AND**

**"SHREE BUILDER'S & DEVELOPERS**, Being a Partnership firm(**PAN-ADSFS1065N**) having its registered office at- Roy para, Vill & Post- Bamunara, P.S- Kanksa, Durgapur- 12, District- Paschim Bardhaman, West Bengal, India. Hereinafter referred to as **"THE DEVELOPERS"** represented by its partner's (1) **Mr. Mr. SANTANU BHANDARI, [PAN-BOYPB7248L], S/O. Mr. ANGAD BHANDARI (2) Mr. DEBABRATA ROY, [PAN-AVPPR3915H], S/O. Mr. LAKSHMIKANTA ROY, (3) Mr. SOURAV GOSWAMI, [PAN-BSHPG7463B], S/O. Mr. PRANAB GOSWAMI**, All are by faith Hindu, by Nationality- Indian, by occupation- Business, All are Resident of- Vill & Post- Bamunara, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India, Pin No-713212. (Which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the **Second PART**.

Whereas the present landowners owning and possessing of a land measuring about **2.333 decimals or 1.413 katha** under the jurisdiction of **Jemua Gram Panchayat** under **Mouza- Sankarpur, Dist- Burdwan at present Paschim Bardhaman**, and the aforesaid land owner and his another two brothers jointly occupied the same by dint of a Registered Deed of sale **vide No- 2732** of A.D.S.R.O Durgapur at the year of 28.06.2000, and his name duly been recorded in the LR Record of right.

**AND WHEREAS** the First Part desire to develop the schedule property by construction of a multi storied building up to maximum limit of floor consisting of so many flats and parking space etc as approved by **Jemua Gram Panchayat** or any other competent authority but the owner have not sufficient funds for the development work and for this reason First Part could not able to take any steps for the said development and as such the First Part is in search of a Developer for the said development work.

**AND WHEREAS** the First Part herein has approached the Second Part And whereas the Second part after considering various aspects of execution of the project and proposals of the Owner, has decided to construct multistoried building there- at, consisting of apartments and flat, car parking space etc. with the object of selling



such flats/apartments car parking space etc. 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:-

I-Definition

- 1.1 **OWNER/LANDLORD:-** Shall mean **Mr. ANUP MAZUMDAR, [PAN-AUMPM4031D], S/O. LATE NEMAI CHANDRA MAZUMDAR**, by faith Hindu, by Nationality- Indian, by occupation-Service, Resident of- Nischintapur, Mahara Goli, Near Fayar Briget, Rampurhat ward No- 03, P.O- -Nischintapur, P.S-Rampurhat, District- Birbhum, West Bengal, Pin-731224.
- 1.2 **DEVELOPER:-** Shall mean "**SHREE BUILDER'S & DEVELOPERS**" Being a Partnership firm, (**PAN-ADSF51065N**) having its registered office at- Roy para, Vill & Post- Bamunara, P.S- Kanksa , Durgapur- 12, District- Paschim Bardhaman, West Bengal, India. hereinafter referred to as "**THE DEVELOPERS**" represented by its partner's (1) **Mr. Mr. SANTANU BHANDARI, [PAN-BOYPB7248L], S/O. Mr. ANGAD BHANDARI** (2) **Mr. DEBABRATA ROY, [PAN-AVPPR3915H], S/O. Mr. LAKSHMIKANTA ROY,** (3) **Mr. SOURAV GOSWAMI, [PAN-BSHPG7463B], S/O. Mr. PRANAB GOSWAMI**, All are by faith Hindu, by Nationality- Indian, by occupation- Business, All are Resident of- Vill & Post- Bamunara, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India, Pin No-713212.
- 1.3 **Land:-** Shall mean land measuring about 2.333 Decimal or 1.413 Katha under Mouza- Sankarpur, J.L.No-109, L.R. Plot No-116, R.S. Plot No- no-26/486, L.R Khatian No- 2792 under the jurisdiction of Jemua Gram panchayat, Dist- Burdwan at present Paschim Bardhaman.
- 1.4 **Building :-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.
- 1.5 **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the lawful Architect(s) of the Building.
- 1.6 **GRAM PANCHYAT MEANS:** - Shall mean the **Jemua 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 **Jemua Gram panchayat** and shall also include variations/modifications, alterations therein that may be made by the Owners herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any

*Handwritten signature/initials*

- 1.8 OWNERS AREA:** - Shall mean developer shall have to provided to the land owners as total 17, 00,000 /- (Seventeen Lakhs) as cash consideration out of which Rs. 35,000/- (Thirty Five Thousand) already paid as token money and 4,00,000/- (Four Lakhs) as advance at the time of signing this agreement and Rs. 12,65,000/- shall be paid within.1 (one ) year along with additional grace period of 6 (six) month from the date of signing of this development agreement.
- 1.9 DEVELOPER'S AREA:** Shall mean entire area of the building/s together with the undivided importable proportionate share and/or interest in the said land and the common portions after providing owner consideration as mentioned in clause 1.8 written above.
- 1.10 UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat
- 1.11 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/s/etc. and Others be taken over by the Unit/Flat and occupiers.
- 1.12 FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, 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
- 1.13 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;
- 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
- B) If it be a Company then its successor or successors-in-interests and/or permitted assigns;

C) 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;

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

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

**1.15 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 1 years with and additional grace period of 6 (six) month from the date of it become effective.

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

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

1. The owners have offered total land of 2.33 decimals or 1.413 Katha for development and construction of a housing complex consisting of flats / apartments & parking spaces etc.

2. That the Land Owner shall vacate and deliver the vacant and peaceful possession of the 1st Schedule property to the second party after getting 40% of the total consideration from the second party.

3. **The Owners hereby declared that :-**

a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.

b) The said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.

c) There is no agreement between the Owners and any other party (except **"SHREE BUILDER'S & DEVELOPERS"** either for sale or for development and construction of housing complex and the said land is free from any encumbrance.

- d) That any dispute regarding land shall be met up by the Land Owners in their own cost.
4. That the Owner have agreed that they are personally present before the Registering Authority to sign all the agreement for sell and all deeds of conveyance for selling the Flats to the prospective buyer as Land Owners.
5. That the Owner also agreed that they give full authority & power to Second Part to do & execute all lawful acts, deeds things for the owners 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 Jemua 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 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 sign agreement for sale or sale deed on behalf of the land owners of flats/apartments/parking space etc to the prospective buyers and produce the same before the registering authority 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 and the owners shall agreed to ratify all acts and things lawfully done by the developer but the Owners shall not be responsible for any unlawful activities of the Developer.
6. The owner/vendor shall execute and register a power of Attorney whereby the partners either individually or jointly for and on behalf of the "**SHREE BUILDER'S & DEVELOPERS**" will be nominated, appointed and constituted as lawful attorney of the OWNERS/VENDORS in their names and on their behalf to do all acts and deeds and things relating to the aforesaid project including signing all papers, making complain to the policy, signing and registering agreement for sale in respect of the developer allocated flats more fully described in the scheduled-1-1.9 hereto signing and registering mortgage deed



and mortgaging of the property to obtain project loan etc, execution and registration of the deeds of conveyances in favor of the intending purchasers in respect of any flat/unit/covered space/rooms car parking space etc. With proportionate share of the undivided and impetrative land common areas, facilities described in schedule '2' hereto.

**VII- Developer Duty, Liability & responsibility:-**

1. The developer "SHREE BUILDER'S & DEVELOPERS" Confirm, accepts and assure the owners that they are fully acquainted with, aware of the process/formalities related to similar project in. Jemua Gram panchayat area or any other area.
2. The developer confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within 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. 4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and Developer shall take all necessary steps to save the property from any kind of encroachment by the adjacent land owner.
5. That the Developer shall be responsible for any acts deeds or things done towards any fund collection from one or more prospective buyer of the proposed flats.
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the





sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owners 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 1 years with and additional grace period of 6 (six) month from the date approval of plan by the Jemua Gram panchayat or by any competent authority, the time shall be computed on and from the date of sanctioned of building plan.

8. That Developer shall not claim any extra amount for water and electricity connection from the Land Owners for their allocation.

9. 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 have to bear the entire responsibility.

#### **VIII-Developer Allocation:-**

Developers Allocations shall mean entire building including common facilities of the building along with undivided proportionate share of the "said property / premises" after providing the Land Owners allocation as mentioned in this deed.

#### **IX-Miscellaneous:-**

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

b) Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.

c) Disputes- Differences in opinion in relation to or arising out during execution of the housing 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 and their legal advisors.

d) Copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from

competent authority are to be supplied by the developers to the owners time to time.

e) The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but 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..

f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project. And the owner shall not be liable for same in any manner whatsoever whether during construction or after construction.

g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney.

h) A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense for a guarantee period of next six months after handing over of physical possession of the flats.

i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.

j) 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.

k) 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.

l) Save and except the conditions and stipulations as mentioned herein the owner shall have every right to terminate the agreement at any moment if any condition and stipulations is violated and in case of termination of agreement the Developer cannot claim any damages from the landowner towards the cost incurred in construction of project.

n) That no ownership has been transferred to the Developer by the Land Owner.

**First Schedule above referred to**

**(Description of Land)**

All that piece and parcel Baid Land at present usable at Bastu of 2.333 (Two Point Three Three Three) Decimals or more or less 1.413 Katha, under Mouza- Sankarpur, J.L.No-109, R.S Plot no-26/486, L.R Plot no-116, L.R. khatian no-2792, under the Jemua Gram Panchayat, Dist- Paschim Bardhaman, Butted and Bounded by.

**On the North:- 12 Feet Metal Road**

**On the South:- vacant land of Kuntal Bhattacharjee**

**On the East:- House of Manju Das**

**On the West:- 20 Ft Metal Road**

**Second Schedule above referred to**

**OWNERS AREA:-** Shall mean developer shall have to provided to the land owners as total 17, 00,000 /- (Seventeen Lakhs) as cash consideration out of which Rs. 35,000/- (Thirty Five Thousand) already paid as token money and 4,00,000/- (Four Lakhs) as advance at the time of signing this agreement and Rs. 12,65,000/- shall be paid within 1 (one ) year along with additional grace period of 6 (six) month from the date of signing of this development agreement.

It is hereby declared that the full name, color passport size photograph and finger prints of each finger of both hands of Land Owners & Developer(s) are attested in additional pages in this deed being no. 1 (A) and these will be treated as part of this deed.

*P & G*  
*SA*

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

**WITNESSES: -**

1. Suleel Chandra Sutar  
S/o Late Ghulam Sitar  
Riyah, P.O. Durgapur-8

Anup Mazumdar.

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

SHREE BUILDERS & DEVELOPERS  
Santanu Bhandari  
PARTNERS

2. Saikat Mitra  
S/o Sujit Kumar Mitra  
Durgapur-11

SHREE BUILDERS & DEVELOPERS  
Debabrata Roy  
PARTNERS

SHREE BUILDERS & DEVELOPERS  
Souman Ghosh  
PARTNERS

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

Drafted and Typed at my office & I read over & Explained in  
Mother languages to all parties to this deed and  
All of them admit that the same has been correctly  
Written as per their instruction

Pradip Kr. Acharyya  
PRADIP KR. ACHARYYA (Advocate)  
ADVOCATE, Durgapur court

Enrollment no-WB/512/2000.

1(A)

# হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

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



Anup Mazumdar

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর  
Signature Anup Mazumdar

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



Santanu Bhandari

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর  
Signature Santanu Bhandari

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



Debabrata R07

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর  
Signature Debabrata R07

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



Souman Ghosh

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর  
Signature Souman Ghosh

भारत सरकार  
Government of India

जिआर

Download Date: 26/12/2020



SUBAL CHANDRA SUTRADHAR  
Date of Birth/DOB: 29/11/1949  
Male/ MALE

Issue Date: 05/12/2020

**5468 5755 4040**  
VID : 9107 9980 9913 9262

मेरा आधार, मेरी पहचान



*Subal Chandra Sutradhar*

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

जिआर

Address:  
PIYALA, DURGAPUR 8, Durgapur (m Corp.),  
Bardhaman,  
West Bengal - 713208



**5468 5755 4040**  
VID : 9107 9980 9913 9262

1947 | help@uidai.gov.in | www.uidai.gov.in

*Subal Chandra Sutradhar*



भारत सरकार  
GOVERNMENT OF INDIA



अनूप मजुमदार  
Anup Mazumdar  
जन्मतिथि/DOB: 25/07/1979  
पुरुष/ MALE



6574 2096 6218

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Download Date: 02/09/2017

ठिकाना:  
निसिन्तपुर, महारा गलि निहार फायर  
ब्रिगेट, रामपुरहाट वार्ड 03, रामपुरहाट  
(पश्चिम), बिरभुम,  
पश्चिम बङ्ग - 731224

Address :  
NISCHINTAPUR, MAHARA  
GOLI NEAR FAYAR BRIGET,  
RAMPURHAT WARD 03,  
Rampurhat M, Birbhum,  
West Bengal - 731224

Generation Date: 08/04/2015



1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947 Bengaluru-560 001

Anup Mazumdar



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrollment No 1058/20044/73456

To:  
Santanu Bhandari  
BAMUNARA  
BAMUNARA  
Bamunara  
Bamunara Kanksa Bardhaman  
West Bengal 713212

15/08/2014

Ref: 6153 / 232 / 751151 / 752078 / P



SE415058878FT



आपका आधार क्रमांक / Your Aadhaar No. :

**4357 7541 1855**

आधार - आम आदमी का अधिकार



भारत सरकार  
Government of India



Santanu Bhandari  
Father: ANGAD BHANDARI  
DOB: 05/02/1987  
Male



**4357 7541 1855**

आधार - आम आदमी का अधिकार

*Santanu Bhandari*




 Government of India  
 DEBABRATA ROY  
 DEBABRATA ROY  
 Piter : Lakshnikanta Roy  
 Father : Lakshnikanta Roy  
 জন্মতারিখ : DOB : 30/05/1985  
 পুরুষ : Male

8202 5967 3931

আমার আধার, আমার পরিচয়


 আধার  
 S/O লক্ষ্মীকান্ত রায়,  
 বামুনারা, বামুনারা, বর্ধমান,  
 বামুনারা, পশ্চিম বঙ্গ, 713212

Address:  
 S/O Lakshnikanta Roy,  
 Bamunara, Bamunara,  
 Bardhaman, Bamunara, West  
 Bengal, 713212

8202 5967 3931





Debabrata Roy



भारत सरकार  
Government of India

SOURAV GOSWAMI  
Father - PRADIP KUMAR  
GOSWAMI  
DOB - 14/06/1979  
Male



2116 9864 9415

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address: GOSWAMI PARA  
BAMUNARA, Bamunara, Bardhaman  
Bardhaman, West Bengal - 713112

2116 9864 9415

1947  
1800 303 1802

help@uidai.gov.in

www.uidai.gov.in

*Sourav Goswami*





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

GRN Details

GRN: 192021220137736481  
GRN Date: 16/12/2021 11:25:27  
BRN : CKS2651022  
Payment Status: Successful

Payment Mode: Online Payment  
Bank/Gateway: State Bank of India  
BRN Date: 16/12/2021 11:12:27  
Payment Ref. No: 2002591873/5/2021  
[Query No \* Query Year]

Depositor Details

Depositor's Name: SHREE BUILDERS & DEVELOPERS  
Address: P.S - KANKSA, PIN - 713212  
Mobile: 9434251726  
Depositor Status: Buyer/Claimants  
Query No: 2002591873  
Applicant's Name: Mr PRADIP KUMAR ACHARYYA  
Identification No: 2002591873/5/2021  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002591873/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	11
2	2002591873/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	17014
<b>Total</b>				<b>17025</b>

IN WORDS: SEVENTEEN THOUSAND TWENTY FIVE ONLY.

## Major Information of the Deed




Deed No :	I-2306-10208/2021	Date of Registration	16/12/2021
Query No / Year	2306-2002591873/2021	Office where deed is registered	
Query Date	12/12/2021 10:39:11 AM	2306-2002591873/2021	
Applicant Name, Address & Other Details	PRADIP KUMAR ACHARYYA DURGAPUR COURT,,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9434251726, 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 : 17,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 6,29,910/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 17,014/- (Article:E, E, B)		
Remarks			

### Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713212

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-116 (RS :-26/486 )	LR-2792	Bastu	Baid	2.333 Dec	1/-	6,29,910/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>2.333Dec</b>	<b>1 /-</b>	<b>6,29,910 /-</b>	

### Land Lord Details :



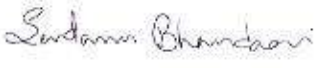






SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr ANUP MAZUMDAR (Presentant )</b> Son of Late NEMAI CHANDRA MAZUMDAR Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office	 16/12/2021	 LTI 16/12/2021	 16/12/2021

NISCHINTAPUR, MAHARA GOLI, NEAR FAYAR BRIGET, RAMPURHAT WARD NO 3, City:- Rampurhat, P.O:- NISCHINTAPUR, P.S:-Rampurhat, District:-Birbhum, West Bengal, India, PIN:- 731224 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AUxxxxxx1D, Aadhaar No: 65xxxxxxxx6218, Status :Individual, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office

**Developer Details :**




SI No	Name,Address,Photo,Finger print and Signature
1	<b>SHREE BUILDERS &amp; DEVELOPERS</b> BAMUNARA, ROY PARA,, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: ADxxxxxx5N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr SANTANU BHANDARI</b> Son of Mr ANGAD BHANDARI Date of Execution - 16/12/2021, , Admitted by: Self, Date of Admission: 16/12/2021, Place of Admission of Execution: Office	<b>Photo</b>  <small>Dec 16 2021 1:18PM</small>	<b>Finger Print</b>  <small>LTI 16/12/2021</small>	<b>Signature</b>  <small>16/12/2021</small>
BAMUNARA,, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BOxxxxxx8L, Aadhaar No: 43xxxxxxxx1855 Status : Representative, Representative of : SHREE BUILDERS & DEVELOPERS (as PARTNER)				
2	<b>Name</b> <b>Mr DEBABRATA ROY</b> Son of Mr LAKSHMIKANTA ROY Date of Execution - 16/12/2021, , Admitted by: Self, Date of Admission: 16/12/2021, Place of Admission of Execution: Office	<b>Photo</b>  <small>Dec 16 2021 1:17PM</small>	<b>Finger Print</b>  <small>LTI 16/12/2021</small>	<b>Signature</b>  <small>16/12/2021</small>
BAMUNARA,, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx5H, Aadhaar No: 82xxxxxxxx3931 Status : Representative, Representative of : SHREE BUILDERS & DEVELOPERS (as PARTNER)				
3	<b>Name</b> <b>Mr SOURAV GOSWAMI</b> Son of Mr PRANAB GOSWAMI Date of Execution - 16/12/2021, , Admitted by: Self, Date of Admission: 16/12/2021, Place of Admission of Execution: Office	<b>Photo</b>  <small>Dec 16 2021 1:19PM</small>	<b>Finger Print</b>  <small>LTI 16/12/2021</small>	<b>Signature</b>  <small>16/12/2021</small>

BAMUNARA,, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BSxxxxxx3B, Aadhaar No: 21xxxxxxxx9415 Status : Representative, Representative of : SHREE BUILDERS & DEVELOPERS (as PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUBAL CHANDRA SUTRADHAR</b> Son of Late BHUBAN SUTRADHAR PIYALA, City:- Durgapur, P.O:- PALASHDIHA, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713208			
	16/12/2021	16/12/2021	16/12/2021

Identifier Of Mr ANUP MAZUMDAR, Mr SANTANU BHANDARI, Mr DEBABRATA ROY, Mr SOURAV GOSWAMI

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr ANUP MAZUMDAR	SHREE BUILDERS & DEVELOPERS-2.333 Dec

**Land Details as per Land Record**

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 116, LR Khatian No:- 2792	Owner:অনুপ মজুমদার, Gurdian:নিমাই চন্দ্র, Address:দুর্গাপুর Classification:বাইদ, Area:0.02000000 Acre,	Mr ANUP MAZUMDAR

**On 16-12-2021**

**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 12:04 hrs on 16-12-2021, at the Office of the A.D.S.R. DURGAPUR by Mr ANUP MAZUMDAR ,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 6,29,910/-

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

Execution is admitted on 16/12/2021 by Mr ANUP MAZUMDAR, Son of Late NEMAI CHANDRA MAZUMDAR, NISCHINTAPUR, MAHARA GOLI, NEAR FAYAR BRIGET, RAMPURHAT WARD NO 3, P.O: NISCHINTAPUR, Thana: Rampurhat, , City/Town: RAMPURHAT, Birbhum, WEST BENGAL, India, PIN - 731224, by caste Hindu, by Profession Service

Indetified by Mr SUBAL CHANDRA SUTRADHAR, , , Son of Late BHUBAN SUTRADHAR, PIYALA,, P.O: PALASHDIHA, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

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

Execution is admitted on 16-12-2021 by Mr SANTANU BHANDARI, PARTNER, SHREE BUILDERS & DEVELOPERS (Partnership Firm), BAMUNARA, ROY PARA,, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr SUBAL CHANDRA SUTRADHAR, , , Son of Late BHUBAN SUTRADHAR, PIYALA,, P.O: PALASHDIHA, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

Execution is admitted on 16-12-2021 by Mr DEBABRATA ROY, PARTNER, SHREE BUILDERS & DEVELOPERS (Partnership Firm), BAMUNARA, ROY PARA,, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr SUBAL CHANDRA SUTRADHAR, , , Son of Late BHUBAN SUTRADHAR, PIYALA,, P.O: PALASHDIHA, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

Execution is admitted on 16-12-2021 by Mr SOURAV GOSWAMI, PARTNER, SHREE BUILDERS & DEVELOPERS (Partnership Firm), BAMUNARA, ROY PARA,, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr SUBAL CHANDRA SUTRADHAR, , , Son of Late BHUBAN SUTRADHAR, PIYALA,, P.O: PALASHDIHA, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 17,014/- ( B = Rs 17,000/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 17,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/12/2021 11:27AM with Govt. Ref. No: 192021220137736481 on 16-12-2021, Amount Rs: 17,014/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKS2651022 on 16-12-2021, 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 11/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 2593, Amount: Rs.5,000/-, Date of Purchase: 18/11/2021, Vendor name: RAM PRASAD BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/12/2021 11:27AM with Govt. Ref. No: 192021220137736481 on 16-12-2021, Amount Rs: 11/-, Bank:

State Bank of India ( SBIN0000001), Ref. No. CKS2651022 on 16-12-2021, Head of Account 0030-02-103-003-02



Partha Bairaggya

**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 35719 to 35744  
being No 230610208 for the year 2021.



*Santanu Pal*

Digitally signed by Santanu Pal  
Date: 2022.02.15 15:24:00 +05:30  
Reason: Digital Signing of Deed.

(Santanu Pal) 2022/02/15 03:24:00 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)

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