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P-7048/21



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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

22.11.21

B.H.D

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

A.D.S.R. Durgesh
Bardhaman

22 NOV 2021

Development Agreement

Query No-2002344208/2021

This Development Agreement is made on 22nd day of November 2021

Dist- Paschim Bardhaman.

P.S- New Township

Mouza- Sankarpur

Area of Land- 2.333 Decimals

Sl No. 1969 Date 17/11/21
Sold to SHREE BUILDERS & DEVELOPERS
Address DURGAPUR-12
Value of Stamp 5000/-
Date of Purchase of the Stamp
Paper from Treasury 01 NOV 2021
Name of the Treasury from where
Purchase:-Durgapur

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



2
Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

22 NOV 2021

Between

Mr. SOUMITRA MAJUMDER, [PAN-BQSPM4923M], Alias SOUMITRA MAZUMDER, [AADHAAR-466013004020], S/O. NIMAI MAJUMDER Alias NIMAI MAZUMDER, by faith Hindu, by Nationality- Indian, by occupation- Private Service, Resident of-13/34 Tetikhola, Sankarpur, P.O-Arrah, P.S- New Township, District- Paschim Bardhaman, West Bengal, India, Pin No-713212. 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 DEVELOPER"** 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 in 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. SOUMITRA MAJUMDER, [PAN-BQSPM4923M], Alias SOUMITRA MAZUMDER, S/O. NIMAI MAJUMDER Alias NIMAI MAZUMDER,** by faith Hindu, by Nationality- Indian, by occupation- Private Service, Resident of-13/34 Tetikhola, Sankarpur, P.O-Arrah, P.S- New Township, District- Paschim Bardhaman, West Bengal, India, Pin No-713212.



- 1.2 DEVELOPER:-** Shall mean "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 DEVELOPER" 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- 2785 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
- 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 3,00,000/- (Three Lakhs) as advance at the time of signing this agreement and rest amount shall be paid within 1 ½ (one and half) years along with additional grace period of 6 (six) month from the date of getting all necessary permission from the statutory authority/Government.
- 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.
- 1.9 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
- 1.10 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.

1.11 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

1.12 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.

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

1.14 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 24 months 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.

Handwritten signature

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 lone 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 ½ (one and half) year along with 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.

[Handwritten signature]

- 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-2785, under the Jemua Gram Panchayat, Dist- Paschim Bardhaman, Butted and Bounded by.

On the North:- 12 feet wide Road

On the South:- vacant land of Kuntal Bhattacharjee

On the East:- House of Manju Das

On the West:- 20 feet wide 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 3,00,000/- (Three Lakhs) as in advance at the time of signing this agreement and rest amount shall be paid within two years and additional grace period of 6 (six) month from the date of getting all necessary permission from the statutory authority/Government.

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

WITNESSES: -

1. Subal Chandra Sutar
S/o - Late Bhabu Sutar
Piyada, Durgapur

Soumitra Mazumder

2. Ashim Kumar
S/o - S. C. Saha
Piyada, Durgapur

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

SHREE BUILDERS & DEVELOPERS
Santanu Bhandari
PARTNERS

SHREE BUILDERS & DEVELOPERS
Debabrata Roy
PARTNERS

SHREE BUILDERS & DEVELOPERS
Suman Ghosh
PARTNERS

SIGNED AND DELIVERED by the DEVELOPER/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)

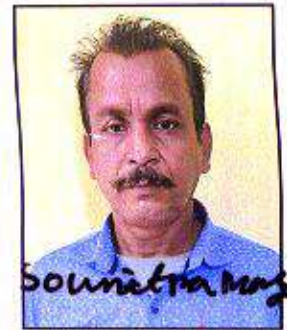
ADVOCATE, Durgapur court

Enrollment no-WB/512/2000.

1(A)

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



Soumitra Mazumdar

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

স্বাক্ষর
Signature: Soumitra Mazumdar

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



Santanu Bhandari

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

স্বাক্ষর
Signature: Santanu Bhandari

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



Debabrata R07

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

স্বাক্ষর
Signature: Debabrata R07

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



Souman Ghosh

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

স্বাক্ষর
Signature: Souman Ghosh

भारत सरकार
Government of India

अभियंता

Revised Date: 28/12/2020

Issue Date: 05/12/2020

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

5468 5755 4040
VID : 9107 9980 9913 9262

मेरा आधार, मेरी पहचान



Subal Chandra Sutradhar

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
PIYALA, DURGAPUR B, Durgapur (n. Corp.),
Bardhaman,
West Bengal - 713208

1047 | help@uidai.gov.in | www.uidai.gov.in

5468 5755 4040
VID : 9107 9980 9913 9262

Subal Chandra Sutradhar



SHREE BUILDERS & DEVELOPERS
Santamu Bhandari
PARTNERS

SHREE BUILDERS & DEVELOPERS
Debabrata R07
PARTNERS

SHREE BUILDERS & DEVELOPERS
Suman Gubani
PARTNERS



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

Soumitra Majumder
Nimai Majumder
25/09/1975

Permanent Account Number
BQSPM4923M

Soumitra Majumder
Signature





Soumitra Majumder



भारत सरकार
GOVERNMENT OF INDIA

Soumitra Mazumder
DOB: 25/09/1975
Male / MALE



4660 1300 4020

MEERA AADHAAR, MERI PEHACHAN

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O: Nimal Mazumder, 13/34
TETIKHOLA shankarpur,
Tetikhola, Bardhaman,
West Bengal - 713212

4660 1300 4020

MEERA AADHAAR, MERI PEHACHAN

Soumitra Mazumder



भारत सरकार



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No 1068/20044/73456

To,
BAMUNARA
BAMUNARA
Bamunara
Bamunara Kanksa Bardhaman
West Bengal 713212

15/08/2014

Ref: 6153 / 232 / 751151 / 7520761P



SE415058878FT



आपका आधार क्रमांक / Your Aadhaar No. :

4357 7541 1855

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



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



4357 7541 1855

आधार - आम आदमी का अधिकार

Santanu Bhandari

संलग्न फॉर्म

INCOME TAX RETURN

SANTANU BHANDARI

ARGAD BHANDARI

DECEMBER

Form No. ITR-1

BOYFB7243L

Signature

Signature

भारत सरकार

GOVT. OF INDIA



Santanu Bhandari

DEBAPRATA ROY
 DEBAPRATA ROY
 P.O. : Lakshmikanta Roy
 Father: Lakshmikanta Roy
 Address: NOB-33016-108
 Bardhaman

8202 5967 3931

আমার আধার, আমার পরিচয়

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

Address:
 S/O Lakshmikanta Roy,
 Bamanara, Bamanara,
 Bardhaman, Bamanara, West
 Bengal, 713212

8202 5967 3931

www.uidai.gov.in


Debabrata Roy





Debabrata Roy



आयकर विभाग
INCOME TAX DEPARTMENT
SOURAV GOSWAMI
PRANAB GOSWAMI
34/09/1997
Permanent Account Number
BSHPG7463B
Signature
भारत सरकार
GOVT. OF INDIA


Sourav Goswami

(Handwritten mark)

भारत सरकार
Government of India

समूह सरकार
Firm: RAMBHOJAN
CHOWAN,
PO: BARDHMAN
713012



2116 9864 9415

नाम - आम आदमी का अधिकार



भारतीय विश्व अद्वैत प्राधिकरण
Unique Identification Authority of India

Address: GOSWAMI PARI,
BAMDHARA, Bardhaman, Bardhaman,
Bardhaman, West Bengal 713012

2116 9864 9415

1947
1950 2019

en@uaid.gov.in

www.uaid.gov.in

Ramabhojan





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

GRN Details

GRN: 192021220118086991 **Payment Mode:** Online Payment
GRN Date: 22/11/2021 12:36:34 **Bank/Gateway:** State Bank of India
BRN : IK0BJSGEJ3 **BRN Date:** 22/11/2021 12:11:36
Payment Status: Successful **Payment Ref. No:** 2002344208/1/2021
[Query No./Query Year]

Depositor Details

Depositor's Name: PRADIP KUMAR ACHARYYA
Address: DURGAPUR COURT PIN- 713216
Mobile: 9434251726
Depositor Status: Advocate
Query No: 2002344208
Applicant's Name: Mr PRADIP KUMAR ACHARYYA
Identification No: 2002344208/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002344208/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	11
2	2002344208/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	17014
			Total	17025

IN WORDS: SEVENTEEN THOUSAND TWENTY FIVE ONLY.

Major Information of the Deed




Deed No :	I-2306-09048/2021	Date of Registration	22/11/2021
Query No / Year	2306-2002344208/2021	Office where deed is registered	
Query Date	14/11/2021 10:56:20 AM		2306-2002344208/2021
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/-		
Stamp duty 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-2785	Bastu	Baid	2.333 Dec	1/-	6,29,910/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road, Last Reference Deed No :2306-I -02739/2000
Grand Total :					2.333Dec	1/-	6,29,910 /-	



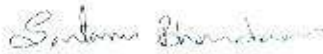
Land Lord Details :



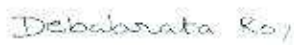



Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SOUMITRA MAJUMDER, (Alias: Mr SOUMITRA MAZUMDER) (Presentant) Son of NIMAI MAJUMDER ALIAS NIMAI MAZUMDER Executed by: Self, Date of Execution: 22/11/2021 , Admitted by: Self, Date of Admission: 22/11/2021 ,Place : Office	 22/11/2021	 LTI 22/11/2021	 22/11/2021
13/34 TETIKHOLA, SANKARPUR,, City:- Durgapur, P.O:- ARRAH, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, PAN No.:: BQxxxxxx3M, Aadhaar No: 46xxxxxxxx4020, Status :Individual, Executed by: Self, Date of Execution: 22/11/2021 , Admitted by: Self, Date of Admission: 22/11/2021 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHREE BUILDERS & DEVELOPERS 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 :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANTANU BHANDARI Son of Mr ANGAD BHANDARI Date of Execution: 22/11/2021, , Admitted by: Self, Date of Admission: 22/11/2021, Place of Admission of Execution: Office	 Nov 22 2021 2:59PM	 LTI 22/11/2021	 22/11/2021
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	Name Mr DEBABRATA ROY Son of Mr LAKSHMIKANTA ROY Date of Execution - 22/11/2021, , Admitted by: Self, Date of Admission: 22/11/2021, Place of Admission of Execution: Office	Photo  Nov 22 2021 2:59PM	Finger Print  LTI 22/11/2021	Signature  22/11/2021
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.:: AVxxxxx5H, Aadhaar No: 82xxxxxxxx3931 Status : Representative, Representative of : SHREE BUILDERS & DEVELOPERS (as PARTNER)				
3	Name Mr SOURAV GOSWAMI Son of Mr PRANAB GOSWAMI Date of Execution - 22/11/2021, , Admitted by: Self, Date of Admission: 22/11/2021, Place of Admission of Execution: Office	Photo  Nov 22 2021 3:00PM	Finger Print  LTI 22/11/2021	Signature  22/11/2021
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
Mr SUBAL CHANDRA SUTRADHAR Son of Late BHUBAN SUTRADHAR PIYALA, City:- Durgapur, P.O:- PALASHDIHA, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713208	 22/11/2021	 22/11/2021	 22/11/2021

Identifier Of Mr SOUMITRA MAJUMDER, Mr SANTANU BHANDARI, Mr DEBABRATA ROY, Mr SOURAV GOSWAMI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SOUMITRA MAJUMDER	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:- 2785	Owner:সৌমিত্র মজুমদার, Gurdian:নিমাই চন্দ্র মজুমদার, Address:দুর্গাপুর , Classification:বাইদ, Area:0.02320000 Acre,	Mr SOUMITRA MAJUMDER

Endorsement For Deed Number : I - 230609048 / 2021

On 22-11-2021

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 13:42 hrs on 22-11-2021, at the Office of the A.D.S.R. DURGAPUR by Mr SOUMITRA MAJUMDER Alias Mr SOUMITRA MAZUMDER, 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 22/11/2021 by Mr SOUMITRA MAJUMDER, Alias Mr SOUMITRA MAZUMDER, Son of NIMAI MAJUMDER ALIAS NIMAI MAZUMDER, 13/34 TETIKHOLA, SANKARPUR,, P.O: ARRAH, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Private Service

Identified 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 22-11-2021 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

Identified 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 22-11-2021 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

Identified 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 22-11-2021 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

Identified 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 22/11/2021 12:37PM with Govt. Ref. No: 192021220118086991 on 22-11-2021, Amount Rs: 17,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BJSGEJ3 on 22-11-2021, Head of Account 0030-03-104-00116

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 1969, Amount: Rs.5,000/-, Date of Purchase: 17/11/2021, Vendor name: RAM PRASAD BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2021 12:37PM with Govt. Ref. No: 192021220118086991 on 22-11-2021, Amount Rs: 11/-, Bank State Bank of India (SBIN0000001), Ref. No. IK0BJSGEJ3 on 22-11-2021, Head of Account 0030-02-103-003-02



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGA PUR
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2022, Page from 5198 to 5226

being No 230609048 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA
Date: 2022.01.06 15:56:52 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2022/01/06 03:56:52 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)