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I-10267/21



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 803968

Examined that the Document
is Authentic to keep on the
Signature sheet and to be Endr-
essments of the same, the
Documents are the Part of this
Document

A. D. S. K. Barman
Bardhaman

16 DEC 2021

Development Agreement

Query No-2002461411/2021

This Development Agreement is made on 8th day of December 2021

Dist- Paschim Bardhaman.

P.S- New Township

Mouza- Sankarpur

Area of Land- 2.63 Decimals (more or less)

[Handwritten signature]

Sl No. 2280 Date 17/11/21
Sold to Shree Builders & Developer
Address D.P.-12
Value of Stamp 5000/-
Date of Purchase of the Stamp
Paper from Treasury
Name of the Treasury from where
Purchased-Durgapur

01 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

08 DEC 2021

Between

Mr. PRANAB MAZUMDAR, [PAN-AWAPM2710P], [AADHAAR-885094811839], S/O. LATE NIMAI CHANDRA MAZUMDAR, by faith Hindu, by Nationality- Indian, by occupation- Business, Resident of-13/34, Saptarshipark, Block- Faridpur Durgapur, P.O- ABL Township, P.S- New Township, Panchayet – Jemua, District- Paschim Bardhaman, West Bengal, India, Pin No-713206. 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. 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 more or less 2.63 decimals or more or less 1.593 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. PRANAB MAZUMDAR, [PAN-AWAPM2710P], S/O. LATE NIMAI CHANDRA MAZUMDAR,** by faith Hindu, by Nationality- Indian, by occupation- Business, Resident of-13/34,Saptarshi park, P.O-ABL Township, P.S- New Township, District- Paschim Bardhaman, West Bengal, India, Pin No-713206.



A
16/12/12

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 more or less 2.63 Decimal or 1.593 Katha under Mouza- Sankarpur, J.L.No-109, L.R. Plot No-116, R.S. Plot No- no-26/486, L.R Khatian No- 2786, R.S Khatian No-274, 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/ALLOCATION: - Shall mean developer shall have to provide to the land owners *one 3BHK flat measuring more or less 950 sq ft to 1050 sq ft (super built up), north-West facing on the first floor.*

- *1 covered car parking space measuring 120 sq ft exactly under the above mentioned flat.*
- *Total consideration money Rs. 10, 00,000/- (Ten lakh) out of which Rs. 35,000/- already paid as advance by cheque no 248420 dt - 01.05.2021. Rs. 3,00,000/- will be paid at the time of agreement and Rs. 1,00,000/- at the time of earth cutting and the rest that is Rs. 5,65,000/- will be paid in 4 equal installment as part payment*

An another car parking space will be allotted, but the car parking value will be adjusted from total cash consideration.

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.

[Handwritten signature]

- 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 36 month along with 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 more or less 2.63 decimals or 1.593 Katha for development and construction of a housing complex consisting of flats / apartments & parking spaces etc.
2. That the Owner shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and 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) 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 36 month 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.

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, Area more or less 2.63 (Two Point six three) Decimals or more or less 1.593 Katha, under Mouza- Sankarpur, J.L.No-109, R.S Plot no-26/486, L.R Plot no-116, L.R. khatian no-2786, R.S Khatian No-274, 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.

Handwritten signature

- **OWNERS AREA/ALLOCATION:** - Shall mean developer shall have to provide to the land owners One 3BHK flat measuring more or less 950 sq ft to 1050 sq ft (super built up), north-West facing on the first floor.
- 1 covered car parking space measuring 120 sq ft exactly under the above mentioned flat.
- Total consideration money Rs. 10, 00,000/- (Ten lakh) out of which Rs. 35,000/- already paid as advance by cheque no 248420 dt - 01.05.2021. Rs. 3,00,000/- will be paid at the time of agreement and Rs. 1,00,000/- at the time of earth cutting and the rest that is Rs. 5,65,000/- will be paid in 4 equal installment as part payment.

An another car parking space will be allotted, but the car parking value will be adjusted from total cash consideration.

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) 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.

WITNESSES: -

1. Subodh Chandra Sutar
Shri Late Bhanu Sutar
P.O. D.P. - 8

Pramab Masumdar

SIGNED AND DELIVERED by the OWNER /FIRST

PART at DURGAPUR in the presence of:

SHREE BUILDERS & DEVELOPERS

2. Kakali Masumdar
w/o - Pramab Masumdar
Saptarishi Park
D.C.P - 06

Santam Bhandari
PARTNERS

SHREE BUILDERS & DEVELOPERS
Debabrata Roy
PARTNERS

SHREE BUILDERS & DEVELOPERS

Souman Chakraborty
PARTNER

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, Durgapur court, Enrollment no-WB/512/2000.

1(A)

হস্তাঙ্গুলীর চিহ্ন ছাপ ও ফটো, Fingers Print & Photo

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



Pranab Marmar

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

স্বাক্ষর
Signature Pranab Marmar

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



Sandanu Bhandari

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

স্বাক্ষর
Signature Sandanu Bhandari

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



Debabrata

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

স্বাক্ষর
Signature Debabrata R07

16/12/21

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



Souman Ghosh

উপরের ছবি ও চিহ্নগুলি 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

Download Date: 26/12/2020

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 8, Durgapur (m Corp.),
Bardhaman,
West Bengal - 713208

5468 5755 4040

VID : 9107 9980 9913 9262

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

Subal Chandra Sutradhar

आयकर विभाग

INCOME TAX DEPARTMENT

SANTANU BHANDARI

ANGAD BHANDARI

05/02/1987

Form/Sheet/Account Number

BOYPB724BL

Santanu

Angad

Signature

भारत सरकार

GOVT. OF INDIA



Santanu Bhandari



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No 1058/20044/73456

15/08/2014
Id:
Ganesh Bhandari
BAMUNARA
BAMUNARA
Bamunara
Bamunara Kanksa Bardhaman
West Bengal 713212

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

आयकर विभाग
INCOME TAX DEPARTMENT
DEBABRATA ROY
LAKSHMIKANTA ROY

भारत सरकार
GOVT. OF INDIA

30/08/1985

Permanent Account Number
AVPPR3815H

Debabrata Roy

Signature

Debabrata Roy



ভারত সরকার

ভারত সরকার

Government of India
Government of India

অভিযোগের আইডি / Enrolment No : 1507/00120/02741

To
DEBABRATA ROY
DEBABRATA ROY
B/O Lakshminanta Roy

81093178
13062806

Banurata
Bamunara
Bamunara
Kankar Bardhaman
West Bengal 713212
8758773458



610570231783F-1



আপনার অ্যাডহেয়ার সংখ্যা / Your Aadhaar No. :

8202 5967 3931

আমার নাম, আমার পরিচয়



ভারত সরকার
Government of India



DEBABRATA ROY
DEBABRATA ROY
B/O : Lakshminanta Roy
Father: Lakshminanta Roy
জন্ম তারিখ / DOB : 30/05/1986
লিঙ্গ / Sex



8202 5967 3931

আমার নাম, আমার পরিচয়

Debabrata Roy



भारत सरकार
Government of India

GOSWAMI GOSWAMI
FATHER: PRANAB KUMAR
GOSWAMI
DOB: 16/04/1957
KADP



2116 9864 9415

आधार - आम आदमी का अधिकार



एनएनडीए
Unique Identification Authority of India

Address: GOSWAMI PARA,
BAMUNARA, Bamunara, Bardhaman,
Bardhaman, West Bengal-713212


2116 9864 9415

1947
1900 till 1947

help@uidai.gov.in

www.uidai.gov.in

Arun Goswami

आयकर विभाग
INCOME TAX DEPARTMENT
SOURAV GOSWAMI
PRANAB GOSWAMI
14/09/1997
Permanent Account Number
BSHPG7463B
Signature
भारत सरकार
GOVT. OF INDIA


Pranab Goswami

 भारत सरकार
GOVERNMENT OF INDIA

 Pranab Mazumdar
DOB: 25/02/1983
Male / MALE



8850 9481 1839

NERA AADHAAR, MERI PEHACHAN

Pranab Mazumdar

 भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O: Nimal Chandra Mazumdar,
13/34 SAPTARSHI PARK,
Durgapur (n. Corp.),
Bardhaman,
West Bengal - 713208

8850 9481 1839

NERA AADHAAR, MERI PEHACHAN

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA



स्थायी लेखन संख्या कार्ड
Permanent Account Number Card

AWAPM2710P

नाम / Name

PRANAB MAZUMDAR

पिता का नाम / Father's Name

NIMAICHANDRA MAZUMDAR

जन्म की तारीख / Date of Birth

25/02/1983

Pranab Mazumdar
हस्ताक्षर / Signature



Pranab Mazumdar



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

GRN Details

GRN:	192021220129815091	Payment Mode:	Online Payment
GRN Date:	07/12/2021 14:07:43	Bank/Gateway:	State Bank of India
BRN :	CKS1686474	BRN Date:	07/12/2021 14:12:39
Payment Status:	Successful	Payment Ref. No:	2002461411/4/2021

[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:	2002461411
Applicant's Name:	Mr PRADIP KUMAR ACHARYYA
Identification No:	2002461411/4/2021
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002461411/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	11
2	2002461411/4/2021	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-2306-10267/2021	Date of Registration	16/12/2021
Query No / Year	2306-2002461411/2021	Office where deed is registered	
Query Date	27/11/2021 9:27:41 AM	2306-2002461411/2021	
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 : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 7,10,100/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 10,014/- (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-2786	Bastu	Baid	2.63 Dec	1/-	7,10,100/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road, Last Reference Deed No :2306-I -02732/2000
Grand Total :					2.63Dec	1 /-	7,10,100 /-	

Land Lord Details :









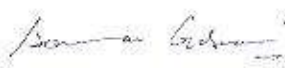
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PRANAB MAZUMDAR (Presentant) Son of Late NIMAI CHANDRA MAZUMDAR Executed by: Self, Date of Execution: 08/12/2021 , Admitted by: Self, Date of Admission: 08/12/2021 ,Place : Office	 <small>08/12/2021</small>	 <small>LTI 08/12/2021</small>	 <small>08/12/2021</small>

13/34, SAPTARSHI PARK,, City:- Durgapur, P.O:- ABL, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWxxxxxx0P, Aadhaar No: 88xxxxxxxx1839, Status :Individual, Executed by: Self, Date of Execution: 08/12/2021 , Admitted by: Self, Date of Admission: 08/12/2021 ,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 - 08/12/2021, , Admitted by: Self, Date of Admission: 08/12/2021, Place of Admission of Execution: Office			
		Dec 8 2021 4:37PM	LTI 08/12/2021	08/12/2021
	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	Photo	Finger Print	Signature
	Mr DEBABRATA ROY Son of Mr LAKSHMIKANTA ROY Date of Execution - 08/12/2021, , Admitted by: Self, Date of Admission: 16/12/2021, Place of Admission of Execution: Office			
		Dec 16 2021 1:17PM	LTI 16/12/2021	16/12/2021
	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.:: AVxxxxxx5H, Aadhaar No: 82xxxxxxxx3931 Status : Representative, Representative of : SHREE BUILDERS & DEVELOPERS (as PARTNER)			
3	Name	Photo	Finger Print	Signature
	Mr SOURAV GOSWAMI Son of Mr PRANAB GOSWAMI Date of Execution - 08/12/2021, , Admitted by: Self, Date of Admission: 08/12/2021, Place of Admission of Execution: Office			
		Dec 8 2021 4:38PM	LTI 08/12/2021	08/12/2021

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			
	08/12/2021	08/12/2021	08/12/2021
Identifier Of Mr PRANAB 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 PRANAB MAZUMDAR	SHREE BUILDERS & DEVELOPERS-2.63 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:- 2786	Owner:প্রনব মজুমদার, Gurdian:নিমাই চন্দ্র, Address:দুর্গাপুর , Classification:বাইদ, Area:0.02500000 Acre,	Mr PRANAB MAZUMDAR

On 08-12-2021

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

Presented for registration at 13:48 hrs on 08-12-2021, at the Office of the A.D.S.R. DURGAPUR by Mr PRANAB 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 7,10,100/-

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

Execution is admitted on 08/12/2021 by Mr PRANAB MAZUMDAR, Son of Late NIMAI CHANDRA MAZUMDAR, 13/34, SAPTARSHI PARK,, P.O: ABL, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Business

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 08-12-2021 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

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 08-12-2021 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

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 10,014/- (B = Rs 10,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/12/2021 2:09PM with Govt. Ref. No: 192021220129815091 on 07-12-2021, Amount Rs: 10,014/-, Bank State Bank of India (SBIN0000001), Ref. No. CKS1686474 on 07-12-2021, 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 2280, 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 07/12/2021 2:09PM with Govt. Ref. No: 192021220129815091 on 07-12-2021, Amount Rs: 11/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS1686474 on 07-12-2021, 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

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.

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

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

Indelified 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



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 35870 to 35896

being No 230610267 for the year 2021.



Digitally signed by Santanu Pal
Date: 2022.02.15 15:39:27 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/02/15 03:39:27 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)