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D-6360/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 020002

22.12.20
13.09
[Signature]

Certified that the Document
is Admitted to Registration the
Signatures and the Endorsements
shown with this
Document as the Part of the
Document.

[Signature]
A.D.S.R. Dargadar
Bardwan

22 DEC 2020

Development Agreement

This Development agreement is made on 22nd day of December 2020

-Between

Dist-Paschim Bardhaman

P.S- New Township


Mouza -Shankarpur,

Area of Land-3.93 katha

[Signature]

S. No. 10843 Date 18/12/2020
Sold to: Shree Builders & Developers
Address: D.P. 12
Value of Stamp: 5000/-
Date of Purchase of the Stamp
Paper from Treasury
Name of the Treasury from Where
Purchase:- Durgapur

18 DEC 2020


Ram Prasad Banerjee
Stamp Vender
A.D.S.R. Office, Durgapur-74



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

22 DEC 2020

(1) Mr. KUNTAL BHATTACHARJEE, [PAN-AKQPB6315F] S/O. LATE BAMADAS BHATTACHARJEE, (2) Mr. DEBABRATA ROY [PAN-AVPPR3915H], S/O. Mr. LAKSHMIKANTA ROY, (3) Mrs. SRIJA BHATTACHARJEE, [PAN-ASVPB1106F], W/O. Mr. BIPUL BHATTACHARJEE, All are by faith Hindu, by occupation- Business, All are Resident of- Vill & P.O- Bamunara, P.S- Kanksa, Durgapur, Pin-713212, District- Paschim Bardhaman, West Bengal. (4) Mrs. CHHANDA MUKHERJEE, [PAN-AUVP8638D], W/O. Mr. AMIT MUKHERJEE, by faith Hindu, by occupation-Business, Resident of-Tipe-III/201, H F C Township, P.O- Bidhannagar, P.S- New Township, District- Paschim Bardhaman, Pin no- 713212. hereinafter referred to and called as "LANDOWNER" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, executors, administrators, successors and assigns) of the First PART.

AND

SHREE BUILDER'S & DEVELOPERS, Being a Partnership firm, (PAN-ADSFS1065N) having its registered office at Ray Para, C/O. Lakshmi Kanta Roy, Vill & P.O- Bamunara, P.S- Kanksa, Durgapur-12, Dist-Paschim Bardhaman, hereinafter referred to as "THE DEVELOPERS" represented by its some partner's (1) Mr. SANTANU BHANDARI [PAN-BOYPB7248L] S/O. Mr. ANGAD BHANDARI, (2) Mr. DEBABRATA ROY [PAN-AVPPR3915H], S/O. Mr. LAKSHMIKANTA ROY, both are by faith-Hindu, by Nationality Indian, by occupation- Business, Resident of- Vill & P.O- Bamunara, P.S- Kanksa, Durgapur, Pin -713212, District- Paschim Bardhaman, West Bengal, (3) Mr. SOURAV GOSWAMI [PAN-BSHPG7463B], S/O. Mr. PRANAB GOSWAMI. By faith Hindu, by Nationality Indian, by occupation-Private Service, Resident of- Goswami para, vill & post- Bamunara, P.S- Kanksa, Durgapur, Pin- 713212, District- Paschim Bardhaman. (4) Mrs. CHHANDA MUKHERJEE, [PAN-AUVP8638D], W/O. Mr. AMIT MUKHERJEE, by faith Hindu, by occupation-Business, Resident of-Tipe-III/201, H F C Township, P.O- Bidhannagar, P.S- New Township, District- Paschim Bardhaman, 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 3.93 katha or 6.4845 decimals under the jurisdiction of Jemua G.P under Mouza- Sankarpur, Dist- Burdwan at present Paschim Bardhaman, they purchased the same by virtue of a registered deed of sale vide no-6100 in the year of 2019 of A.D.S.R.O Durgapur from Sabyasachi Mitra, And the name of Present owner duly recorded in the present L.R.R.O.R.

AND WHEREAS the First Part desire to develop the First 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 G.P or any other competent authority but the owners 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 Owners, 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:-

1-Definition

- 1.1 OWNER/LANDLORD:- Shall mean (1) Mr. KUNTAL BHATTACHARJEE, [PAN-AKQPB6315F] S/O. LATE BAMADAS BHATTACHARJEE, (2) Mr. DEBABRATA ROY [PAN-AVPPR3915H], S/O. Mr. LAKSHMIKANTA ROY, (3) Mrs. SRIJA BHATTACHARJEE, [PAN-ASVPB1106F], W/O. Mr. BIPUL BHATTACHARJEE, All are by faith Hindu, by occupation- Business, All are Resident of- Vill & P.O- Bamunara, P.S-

Res

Kanksa, Durgapur, Pin-713212, District- Paschim Bardhaman, West Bengal. (4) **Mrs. CHHANDA MUKHERJEE, [PAN-AUVP8638D], W/O. Mr. AMIT MUKHERJEE**, by faith Hindu, by occupation-Business, Resident of-Tipe-III/201, H F C Township, P.O-Bidhannagar, P.S- New Township, District- Paschim Bardhaman, Pin no- 713212

- 1.2 DEVELOPER:-** Shall mean SHREE BUILDER'S & DEVELOPER'S, Being a Partnership firm, having its registered office at Ray para, C/O, Lakshmi Kanta Roy, VIII & post- Bamunara, P.S- Kanksa, Durgapur, Pin- 713212, District- Paschim Bardhaman, West Bengal, Indian, herein after referred to as "THE DEVELOPER" through its present partner,s (1) **Mr. SANTANU BHANDARI [PAN-BOYPB7248L] S/O. Mr. ANGAD BHANDARI**, by faith-Hindu, by Nationality Indian, by occupation- Business, Resident of- Vill & P.O- Bamunara, P.S- Kanksa, Durgapur, Pin -713212, District- Paschim Bardhaman, West Bengal, (2) **Mr. SOURAV GOSWAMI [PAN-BSHPG7463B], S/O. Mr. PRANAB GOSWAMI**. By faith Hindu, by Nationality Indian, by occupation-Private Service, Resident of- Goswami para, vill & post- Bamunara, P.S- Kanksa, Durgapur, Pin- 713212, District- Paschim Bardhaman
- 1.3 Land:-** Shall mean land measuring about 3.93 katha or 6.4845 decimals under Mouza-Sankarpur, RS. J.L.No-95, LR. J. L. No-109, L.R. Plot No.-116, R.S. Plot No- no-26/486, LR Khatian No- 1111 under the jurisdiction of Jemua Gram panchyat, 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 panchyat 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 each land owner will get one 3BHK Flat measuring 1000 sq.ft. Super built-up area more or less and one car parking space measuring 120 sq.ft out of total construction area at any floor, as per sanctioned building plan which is going to be constructed over and above First Schedule mentioned land, together with the undivided importable proportionate share and/or interest in the said land.
- 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 area 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 36 months 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 panchyat over and above the First Schedule Land.

VI:- OWENER DUTY & LIABILITY:-

1. The owners have offered total land of 3.93 katha or 6.4845 decimals 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 & DEVELOPER'S** 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 & DEVELOPER'S** 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 & DEVELOPER'S** 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. 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 months 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 owners shall have no claim whatsoever in the consideration received by the developers or its nominees out of the developer's allocation.
- k) 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.
- l) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the 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.
- m) 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) Be it mentioned here that through this agreement no ownership has been transferred to any part of this deed.



First Schedule above referred to

(Description of Land)

All that piece and parcel Baid at present Bastu measuring 3.93 Katha or 6.4845 (Six Point Four Eight Four Five) Decimals, under Mouza- Sankarpur, R.S. J.L.No-95, L.R. J. L. No- 109, R.S Plot no-26/486, L.R Plot no-116, L.R. Khatian No-1111, an area under the Jemua Gram Panchayat, Dist- Paschim Bardhaman, Butted and Bounded by.

North:- Land of Pranab Babu.

South:- Land of Sarkar Babu.

East:- Land of Banerjee Babu.

West:- 20 ft wide Road. (KANCHA)

Second Schedule above referred to

Shall mean each land owner will get one 3BHK Flat measuring 1000 sq.ft Super built-up area more or less and one car parking space measuring 120-sq-ft out of total construction area at any floor, as per sanctioned building plan which is going to be constructed over and above First Schedule mentioned land, together with the undivided importable proportionate share and/or interest in the said land.

Be it mentioned here that collar passport size photograph and finger prints of both the owners & partners of developer are attested in separate page 1(a) & (b). Which will be a part of this deed

Debabrata Roy



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

WITNESSES:

1. Subal Chandra Satripta
S/o. Late Ghulam Satripta
Diyali, P.O. - Palashdih
Durgapur - 8

Kuntal Bhattacharya
Debarata Roy
Chhanda Mukherjee

Srija Bhattacharya.

SIGNED AND DELIVERED by the OWNERS /FIRST

PART at DURGAPUR in the presence of:

2. Soumen Chakraborty
S/o. K.P. Chakraborty
at - Sagorbhanga, Durgapur - 11

SHREE BUILDERS & DEVELOPERS
Santam Bhattacharya
PARTNERS

SHREE BUILDERS & DEVELOPERS
Debarata Roy
PARTNERS

SHREE BUILDERS & DEVELOPERS
Soumen Chakraborty
PARTNERS

SHREE BUILDERS & DEVELOPERS
Chhanda Mukherjee
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
(Advocate)

PRADIP KR. ACHARYYA

ADVOCATE, Durgapur court

Enrollment no-WB/512/2000

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

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

স্বাক্ষর

Signature Debabrata Roy

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



উপরের ছবি ও টিপগুলি 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	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

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

স্বাক্ষর

Signature Souman Chatterjee

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

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

স্বাক্ষর

Signature Chhanda Mukherjee

হস্তাসুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

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

স্বাক্ষর

Signature Debabrata Roy

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

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

স্বাক্ষর

Signature Chhanda Mukherjee

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

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

স্বাক্ষর

Signature Srija Bhattacharya

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

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

স্বাক্ষর

Signature Kuntal Bhowmik



Subal Chandra Sutradhar

Subal Chandra Sutradhar





Santanu Bhandari

आयकर विभाग
INCOME TAX DEPARTMENT
SOURAV GOSWAMI
PRANAB GOSWAMI
14/06/1997
Passport Account Number
BSHPG7463B
Signature
भारत सरकार
GOVT. OF INDIA



Sourav Goswami



K. Bhattacharjee



Debabrata Roy

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card
ALVPG8638D

नाम / Name
CHHANDA MUKHERJEE

पिता का नाम / Father's Name
PRANAB GOBWANI

13/04/1985

Chhanda Mukherjee



Chhanda Mukherjee

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SRUJA BHATTACHARYA
SWAPAN MUKHERJEE

16/03/1984
Permanent Account Number
ASVPB1106F

Sruja Bhattacharya
Signature



Sruja Bhattacharya

Major Information of the Deed

Deed No :	I-2306-06360/2020	Date of Registration	22/12/2020
Query No / Year	2306-2001597413/2020	Office where deed is registered	
Query Date	02/12/2020 7:14:47 PM	2306-2001597413/2020	
Applicant Name, Address & Other Details	PRADIP KUMAR ACHARYYA DURGAPUR COURT,, District : Purba 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)		
Set Forth value	Market Value		
Rs. 1/-	Rs. 12,96,900/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 14/- (Article E, E)		
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-1111	Bastu	Baid	3.93 Katha	1/-	12,96,900/-	Width of Approach Road: 20 Ft.,
Grand Total :					6.4845Dec	1 /-	12,96,900 /-	

Land Lord Details :









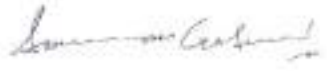
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr KUNTAL BHATTACHARJEE Son of Late BAMADAS BHATTACHARJEE Executed by: Self, Date of Execution: 22/12/2020 , Admitted by: Self, Date of Admission: 22/12/2020 ,Place : Office			
		22/12/2020	L T 22/12/2020	22/12/2020
BAMUNARA,, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx5F, Aadhaar No: 90xxxxxxxx7682, Status :Individual, Executed by: Self, Date of Execution: 22/12/2020 , Admitted by: Self, Date of Admission: 22/12/2020 ,Place : Office				

2	<p>Name</p> <p>Mr DEBABRATA ROY (Presentant) Son of Mr LAKSHMIKANTA ROY Executed by: Self, Date of Execution: 22/12/2020 , Admitted by: Self, Date of Admission: 22/12/2020 ,Place : Office</p>	<p>Photo</p>  <p>22/12/2020</p>	<p>Finger Print</p>  <p>LTI 22/12/2020</p>	<p>Signature</p>  <p>22/12/2020</p>
<p>BAMUNARA, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, 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 :Individual, Executed by: Self, Date of Execution: 22/12/2020 , Admitted by: Self, Date of Admission: 22/12/2020 ,Place : Office</p>				
3	<p>Name</p> <p>Mrs SRIJA BHATTACHARYA Wife of Mr BIPUL BHATTACHAARJEE Executed by: Self, Date of Execution: 22/12/2020 , Admitted by: Self, Date of Admission: 22/12/2020 ,Place : Office</p>	<p>Photo</p>  <p>22/12/2020</p>	<p>Finger Print</p>  <p>LTI 22/12/2020</p>	<p>Signature</p>  <p>22/12/2020</p>
<p>BAMUNARA,, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ASxxxxxx6F, Aadhaar No: 60xxxxxxxx8744, Status :Individual, Executed by: Self, Date of Execution: 22/12/2020 , Admitted by: Self, Date of Admission: 22/12/2020 ,Place : Office</p>				
4	<p>Name</p> <p>Mrs CHHANDA MUKHERJEE Wife of Mr AMIT MUKHERJEE Executed by: Self, Date of Execution: 22/12/2020 , Admitted by: Self, Date of Admission: 22/12/2020 ,Place : Office</p>	<p>Photo</p>  <p>22/12/2020</p>	<p>Finger Print</p>  <p>LTI 22/12/2020</p>	<p>Signature</p>  <p>22/12/2020</p>
<p>TIPE-III/201,H.F.C.TOWNSHIP,, P.O:- BIDHANNAGAR, P.S:- New Township, Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxxx8D, Aadhaar No: 23xxxxxxxx1596, Status :Individual, Executed by: Self, Date of Execution: 22/12/2020 , Admitted by: Self, Date of Admission: 22/12/2020 ,Place : Office</p>				

Developer Details :


Sl No	Name,Address,Photo,Finger print and Signature
1	SHREE BUILDERS & DEVELOPERS RAY PARA, BAMUNARA,, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, 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 Mr SANTANU BHANDARI Son of Mr ANGAD BHANDARI Date of Execution - 22/12/2020, , Admitted by: Self, Date of Admission: 22/12/2020, Place of Admission of Execution: Office	Photo  <small>Dec 22 2020 2:04PM</small>	Finger Print  <small>LTI 22/12/2020</small>	Signature  <small>22/12/2020</small>
	BAMUNARA,, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, 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 - 22/12/2020, , Admitted by: Self, Date of Admission: 22/12/2020, Place of Admission of Execution: Office	Photo  <small>Dec 22 2020 2:01PM</small>	Finger Print  <small>LTI 22/12/2020</small>	Signature  <small>22/12/2020</small>
	BAMUNARA,, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, 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 Mr SOURAV GOSWAMI Son of Mr PRANAB GOSWAMI Date of Execution - 22/12/2020, , Admitted by: Self, Date of Admission: 22/12/2020, Place of Admission of Execution: Office	Photo  <small>Dec 22 2020 2:04PM</small>	Finger Print  <small>LTI 22/12/2020</small>	Signature  <small>22/12/2020</small>
	BAMUNARA,, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, 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)			

Name	Photo	Finger Print	Signature
Mrs CHHANDA MUKHERJEE Wife of Mr AMIT MUKHERJEE Date of Execution - 22/12/2020, , Admitted by: Self, Date of Admission: 22/12/2020, Place of Admission of Execution: Office			
	Dec 22 2020 2:03PM	L1 22/12/2020	22/12/2020
TIPE-III/201, H.F.C.TOWNSHIP,, P.O:- BIDHANNAGAR, P.S:- New Township, Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN - 713212, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx8D, Aadhaar No: 23xxxxxxxx1596 Status : Representative, Representative of : SHREE BUILDERS & DEVELOPERS (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBOL CHANDRA SUTRADHAR Son of Late BHUBAN SUTRADHAR PIYALA,, P.O:- PALASHDIHA, P.S:- Coke Oven, Durgapur, District-Paschim Bardhaman, West Bengal, India, PIN - 713208			
	22/12/2020	22/12/2020	22/12/2020
Identifier Of Mr KUNTAL BHATTACHARJEE, Mr DEBABRATA ROY, Mrs SRIJA BHATTACHARYA, Mrs CHHANDA MUKHERJEE, Mr SANTANU BHANDARI, Mr DEBABRATA ROY, Mr SOURAV GOSWAMI, Mrs CHHANDA MUKHERJEE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr KUNTAL BHATTACHARJEE	SHREE BUILDERS & DEVELOPERS-1.62112 Dec
2	Mr DEBABRATA ROY	SHREE BUILDERS & DEVELOPERS-1.62112 Dec
3	Mrs SRIJA BHATTACHARYA	SHREE BUILDERS & DEVELOPERS-1.62112 Dec
4	Mrs CHHANDA MUKHERJEE	SHREE BUILDERS & DEVELOPERS-1.62112 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:- 1111		Seller is not the recorded Owner as per Applicant.

On 22-12-2020

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 13:20 hrs on 22-12-2020, at the Office of the A.D.S.R. DURGAPUR by Mr DEBABRATA ROY, one of the Executants.

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 12,96,900/-

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

Execution is admitted on 22/12/2020 by 1. Mr KUNTAL BHATTACHARJEE, Son of Late BAMADAS BHATTACHARJEE, BAMUNARA,, P.O: BAMUNARA, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 2. Mr DEBABRATA ROY, Son of Mr LAKSHMIKANTA ROY, BAMUNARA, P.O: BAMUNARA, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 3. Mrs SRIJA BHATTACHARYA, Wife of Mr BIPUL BHATTACHARJEE, BAMUNARA,, P.O: BAMUNARA, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 4. Mrs CHHANDA MUKHERJEE, Wife of Mr AMIT MUKHERJEE, TIPE-III/201,H.F.C.TOWNSHIP,, P.O: BIDHANNAGAR, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN 713212, by caste Hindu, by Profession Business

Identified by Mr SUBOL 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 22-12-2020 by Mrs CHHANDA MUKHERJEE, PARTNER, SHREE BUILDERS & DEVELOPERS (Partnership Firm), RAY PARA, BAMUNARA,, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN - 713212

Identified by Mr SUBOL 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 22-12-2020 by Mr SANTANU BHANDARI, PARTNER, SHREE BUILDERS & DEVELOPERS (Partnership Firm), RAY PARA, BAMUNARA,, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Identified by Mr SUBOL 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 22-12-2020 by Mr DEBABRATA ROY, PARTNER, SHREE BUILDERS & DEVELOPERS (Partnership Firm), RAY PARA, BAMUNARA,, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Identified by Mr SUBOL 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 22-12-2020 by Mr SOURAV GOSWAMI, PARTNER, SHREE BUILDERS & DEVELOPERS (Partnership Firm), RAY PARA, BAMUNARA,, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Identified by Mr SUBOL 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 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 14/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,010/- and Stamp Duty paid by Draft Rs 20/-, by Stamp Rs 5,000/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 10843, Amount: Rs.5,000/-, Date of Purchase: 18/12/2020, Vendor name: Ram Prasad Banerjee

Description of Draft

1. Bankers cheque No: 000530384572, Date: 10/12/2020, Amount: Rs.20/-, Bank: STATE BANK OF INDIA (SBI), DURGAPUR CITY CENTRE



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 2306-2021, Page from 15290 to 15315

being No 230606360 for the year 2020.



Digitally signed by PARTHA BAIRAGGYA
Date: 2021.01.18 13:23:39 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/01/18 01:23:39 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)