

1787

D-1771/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 741207

1.01.23  
 01.02.23  
 524390/23

certified that the Document  
 is Admitted to Registration, the  
 Signatures and the Endorsements  
 on the Document are the Part of this  
 Document

A. S. S. Datta  
 Registrar

01 MAR 2023

### DEVELOPMENT AGREEMENT

This Development Agreement made on the day, month and  
 year as written below.

*[Handwritten signature]*  
 -102

SI No. 71 Date 01/03/2023

Sold to Mahakal construction

Address Dh. P. 12

Value of Stamp 5000

Date of Purchase of the stamp

Repar from Treasury

Name of the Treasury Durgapur

16 FEB 2023

*Chatterjee*

Somanath Chatterjee  
Stamp Vendor

A.D.S.R. Office, Durgapur-16  
Licence No. 1/2016-17



Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

01 MAR 2023



**BETWEEN**

**AMIT AGARWAL** [ Pan No- AFSPA8882M , Aadhaar No-9836 5543 7602 ]  
son of Kamal Agarwal @ Kamapat Agarwal @ Kamal Kumar Agarwal, by  
faith-Hindu, by nationality-Indian, by Occupation-Business residing at U-03  
Zonal Centre, Sagarbhanga, P.O-Durgapur-11, P.S-Coke-Oven, Dist-Paschim  
Bardhaman, West Bengal.

{ Hereinafter referred to and called as "LANDOWNER" (which terms or  
expression shall unless excluded by or repugnant to the context be deemed to  
mean and include **their** heirs, executors, representatives and assigns) of the ONE  
PART.

**AND**

**MAHAKAL CONSTRUCTION** [ Pan No-ABRFM3933G ] being a  
Partnership Firm, having its registered office at Vill & P.O- Bamunara, P.S-  
Kanksa, Durgapur-12, Dist- Paschim Bardhaman, West Bengal represented by  
its Partners

[1] **DEBJIT BANERJEE** [ PAN- BQGPB4623P ] Son of Late Debananda  
Banerjee, by faith Hindu, by Occupation- Business, residing at Vill & P.O-  
Bamunara, Durgapur-12, P.S- Kanksa, Dist- Paschim Bardhaman, West Bengal

[2] **BISWAJIT KONAR** [PAN- DIXPK0735A ] Son of Mrityunjoy Konar, by  
faith Hindu, by Occupation- Business, residing at Vill Bandra, P.O-Gopalpur,  
Durgapur-12, P.S- Kanksa, Dist- Paschim Bardhaman, West Bengal.

{ Hereinafter referred to and called as "DEVELOPER" (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 OTHER PART.

AND WHEREAS the schedule below Land originally belongs to the  
LANDOWNER which he acquired by way of regd deed of sale being no-785 of  
2012 and 786 of 2012 and his names duly recorded in LR records of rights under  
Khatian no-LR- 10702 and from the date of purchase he is owning, possessing  
and seizing the schedule below land without any encumbrances.

AND WHEREAS the LANDOWNER desires to develop the "First Schedule  
Property" by construction of multistoried building or as per sanction of Durgapur  
Municipal Corporation up to maximum limit of floor as per sanction plan of the  
Durgapur Municipal Corporation and/or any other concerned Authority /  
Authorities but due to paucity of fund and lack of sufficient time the  
LANDOWNER could not be able to take any steps for the said development and as  
such the LANDOWNER is searching a Developer for the said development works.

  
**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY  
DECLARED AGREED BY AND BETWEEN THE PARTIES AS  
FOLLOWS:**



## I-DEFINITION

1. **LANDOWNER/LANDLORDS:-** Shall mean **AMIT AGARWAL** [AFSPA8882M , Aadhaar No-9836 5543 7602 ] son of Kamal Agarwal @ Kamlapat Agarwal, by faith-Hindu, by nationality-Indian, by Occupation-Business residing at U-03 Zonal Centre, Sagarbhanga, P.O-Durgapur-11, P.S-Coke-Oven, Dist-Paschim Bardhaman, West Bengal.
2. **DEVELOPER:-** Shall mean **MAHAKAL CONSTRUCTION** [ Pan No-ABRFM3933G ] being a Partnership Firm, having its registered office at Vill & P.O- Bamunara, P.S- Kanksa, Durgapur-12, Dist- Paschhim Bardhaman, West Bengal.
3. **LAND:-** Shall mean a piece and parcel of **Bastu Land** measuring area of **11.7 Decimal** comprising in Plot No-LR-2230,2232,2513 **Plot No-RS-1571,1573** under LR Khatian No- 10702 under Mouza-Bhiringee, JL No-119, P.S-Durgapur, Dist-Paschim Bardhaman, West Bengal.
4. **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Developer herein in the Land mentioned in the **FIRST SCHEDULE will be named as " SAVITRI APARTMENT"**.
5. **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
6. **Municipal Corporation:-** Shall mean the Durgapur Municipal Corporation and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plan.
7. **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Durgapur Municipal Corporation and shall also include variations/ modifications, alterations therein that may be made by the LANDOWNER herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
8. **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.
9. **PROJECT:** Shall mean the work of development undertake and to be done by 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/ and Others be taken over by the Unit/Flat and occupiers.
10. **Force Majeure:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockdown, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential

  
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commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.

**II. 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;
- B) 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.
- C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
- D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.
  - 1. **Masculine gender:** Shall include the feminine and neuter gender and vice versa.
  - 2. **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** which starts from the date of earth cutting over the schedule property with a grace period of **6 month**.

**V:- SCOPE OF WORK:-** The Developer shall construct a multistoried building according to sanctioned plan of Durgapur Municipal Corporation over and above the Land as described in First Schedule.

**VI: - LANDOWNER DUTY & LIABILITY:-**

- 1. The LANDOWNER will deliver the First Schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.
- 2. That the LANDOWNER hereby declare that the Schedule mentioned land is free from all encumbrances and if any question regarding ownership of the land is arises on that score the LANDOWNER is answerable for the same and if any land related disputes are found in future that also shall be meet up by the LANDOWNER at his own cost and if the Developer agrees to bear the





cost or expenses for the same on that score that will be deducted from the LANDOWNER's Allocation.

3. That the LANDOWNER shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the first Schedule property in the hands of the developer and also shall supply all the original land related documents and Uptodate Khazna Receipt.

**1. The LANDOWNER hereby declared that :-**

- a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
  - b) There is no agreement between the LANDOWNER and any other party except "MAHAKAL CONSTRUCTION" either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
  - c) Sec-202 of Indian contract Act will be taken into consideration in case of death of the LANDOWNER.
  - d) That land related dispute shall be resolved by the LANDOWNER [if any]
  - e) That GST, Development Charges, stamp duty and registration fees in relation to the LANDOWNER' allocation Flat shall be borne by the LANDOWNER himself.
2. That the LANDOWNER also agreed that they will execute a power of attorney and appointed the Developer party to do & execute all lawful acts, deeds things for the LANDOWNER 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 Durgapur Municipal Corporation, 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 LANDOWNER in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed in favour of intending customer.
  3. That in no case ownership is transferred in favour of the developer by force of this development agreement.

 **VIII- DEVELOPER DUTY, LIABILITY & Responsibility:-**

1. The developer "MAHAKAL CONSTRUCTION" is fully acquainted with, aware of the process/formalities related to similar project in this area.



2. The developer confirms and assures the LANDOWNER 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 LANDOWNER 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 LANDOWNER & 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 the developer only. 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 LANDOWNER and DEVELOPER.
4. That the Developer shall not raise any question regarding the measurement of the **First schedule** mentioned property and second party shall take the entire necessary step to save the property from any kind of encroachment by the adjacent LANDOWNER.
5. That the Developer shall responsible for any acts deeds or things done towards any funds 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 LANDOWNER shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement. The LANDOWNER 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 the said incident or damage or loss during construction.
7. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan.
8. That the Developer shall not make LANDOWNER responsible for any business loss and/or any damages etc or due to failure on the part of the



A handwritten signature and the initials 'ADV' are present at the bottom left of the page. The signature is written in dark ink and is partially obscured by a horizontal line.



Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers.

**X-Cancellation :**

1. The LANDOWNER has no right to cancel and/or rescind this agreement after getting all the statutory permission by the Developer.

**2. XI-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) **Dispute-** That all disputes and differences arising out of this agreement shall be referred to Arbitrator for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.
- d) Xerox 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 DEVELOPER to the LANDOWNER time to time.
- e) The LANDOWNER can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor and the decision will be held after discussion with the developer. 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.
- 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 but the LANDOWNER is not liable to make payment of any kind of loan liability of the developer.

- h) 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.
- k) The LANDOWNER and the DEVELOPER 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 LANDOWNER without reimbursement of the same and the LANDOWNER 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.

**FIRST SCHEDULE ABOVE REFERRED TO**

**(Description of Land)**

ALL THAT piece and parcel of **Bastu Land** measuring area of **11.7 Decimal** comprising in Plot No-LR-2230,2232,2513 **Plot No-RS-1571,1573** under LR Khatian No- 10702 under **Mouza-Bhiringee**, JL No-119, P.S-Durgapur, Dist-Paschim Barddhaman, West Bengal which is butted and bounded as follows:

West: Land of Anjana Jain.

South: House of S.C Pal.

North: 16 ft Wide Road.

East: House of Dabur Company.

**SECOND SCHEDULE ABOVE REFERRED TO**

**(LANDOWNERS' ALLOCATION)**

All that LANDOWNER will get **40 % of the total Construction area of Flat & Car Parking Space** together with the undivided importable proportionate share and/or interest in the said land and the common portions as specified in schedule below **but in no case the LANDOWNER shall have any right to claim any other consideration/claim in any manner whatsoever except the above.**

  
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**THIRD SCHEDULE ABOVE REFERRED TO**  
**(DEVELOPER'S ALLOCATION)**

DEVELOPER'S ALLOCATION shall mean the entire building including common facilities common areas and common facilities of the building along with undivided proportionate share of the "said property / premises" absolutely shall be the property of the Developer **except LANDOWNER allocation.**

**FOURTH SCHEDULE ABOVE REFERRED TO**  
**(GENERAL SPECIFICATION)**

FOUNDATION: R.C.C. Column foundation and R.C.C. Framed structure based on individual columns from ground to top floor.

WALL: 8" thick brickwork for outside wall and 3" thick Brick work all inside walls.

PLASTERING: Sand Cement Mortar Plaster on inside and outside walls, ceiling etc.

DOORS: on standard size fitting with handle and one household, one ring and one bolt for each of the inside flash door. The PVC frame with Pella will be fitted with each kitchen and toilet.

WINDOWS: Iron glass Panel including Glass of 3 mm thick and M.S. Grill.

KITCHEN: Black stone over platform with a Black stone sink fitted with one Babcock point and 2'-0" height over oven platform also with white local glaze tiles finishing.

TOILET: Tiles on Floor and Dado up to door height finished with glaze tiles. One Indian Type water close white local pan for single toilet and one Extra English type commode only W.C., If provided, including P.V.C. Lowdown white cistern, one C.P. Babcock point one c.p. Shower point shall be provided in each toilet.

FLOORING: All floor of the Flat units rooms shall be Tiles flooring, there will not be such Floor finishing for the Garage units and other units etc.

DINNING/DRAWING: One white local washbasin.

PLUMBING SANITATION: Blue P.V.C. pipe to be used for outer and inner water connection as concealed works and P.V.C. Hedonist sanitary pipes and Fittings will be provided.





IN WITNESS WHEREOF the parties hereto have executed these presents on this 1st day of March 2023 before the office of the ADSR Durgapur.

WITNESSES: -

1.

Bhimita Pal,  
S/o. Bannu Syant's Pal,  
Durgapur Centre 16

2. Mahab Lata  
Radbandh Dgp-12

Amit Agarwal  
Signature of LANDOWNER

MAHAKAL CONSTRUCTION  
Biswajit Kumar  
Partner

MAHAKAL CONSTRUCTION  
Debjit Banerjee  
Partner

Signature of the Developer

Drafted and typed by me

Shrawanta Banerjee

Advocate, Durgapur Court

Regd No-733 of 2011.



## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature..... *Amit Ahasan*

## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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

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Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature..... *Debjit Banerjee*

## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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

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Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature..... *Biswajit Konar*

## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature.....





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



192022230316331111

**GRN Details**

GRN: 192022230316331111      **Payment Mode:** Online Payment  
GRN Date: 01/03/2023 12:26:32      **Bank/Gateway:** State Bank of India  
BRN : CKW2743704      **BRN Date:** 01/03/2023 12:27:44  
GRIPS Payment ID: 010320232031633110      **Payment Init. Date:** 01/03/2023 12:26:32  
Payment Status: Successful      **Payment Ref. No:** 2000524390/2/2023  
[Query No\*/Query Year]

**Depositor Details**

Depositor's Name: MAHAKAL CONSTRUCTION  
Address: BAMUNARA,PS-KANKSA PIN-713212, West Bengal, 713212  
Mobile: 8695775415  
Contact No: 8250537504  
Depositor Status: Buyer/Claimants  
Query No: 2000524390  
Applicant's Name: Mr Prasanta Bandyopadhyay  
Identification No: 2000524390/2/2023  
Remarks: Sale, Development Agreement or Construction agreement  
Period From (dd/mm/yyyy): 01/03/2023  
Period To (dd/mm/yyyy): 01/03/2023

**Payment Details**

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000524390/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	2010
2	2000524390/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	14
			<b>Total</b>	<b>2024</b>

IN WORDS: TWO THOUSAND TWENTY FOUR ONLY.



## Major Information of the Deed

Deed No :	I-2306-01771/2023	Date of Registration	01/03/2023
Query No / Year	2306-2000524390/2023	Office where deed is registered	
Query Date	26/02/2023 10:57:51 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 8250537504, 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. 52,65,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		




### Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Viringi),  
Mouza: Viringi, JI No: 119, Pin Code : 713213

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-2230 (RS :-1573 )	LR-10702	Vastu	Vastu	1.7 Dec		7,65,000/-	Width of Approach Road: 16 Ft.,
L2	LR-2232 (RS :-1573 )	LR-10702	Vastu	Vastu	5 Dec		22,50,000/-	Width of Approach Road: 16 Ft.,
L3	LR-2513 (RS :-1571 )	LR-10702	Vastu	Vastu	5 Dec		22,50,000/-	Width of Approach Road: 16 Ft.,
		<b>TOTAL :</b>			<b>11.7Dec</b>	<b>0 /-</b>	<b>52,65,000 /-</b>	
		<b>Grand Total :</b>			<b>11.7Dec</b>	<b>0 /-</b>	<b>52,65,000 /-</b>	






**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Amit Agarwal</b> <b>(Presentant)</b> Son of Mr Kamal Agarwal Executed by: Self, Date of Execution: 01/03/2023 , Admitted by: Self, Date of Admission: 01/03/2023 ,Place : Office			
	01/03/2023	LTI 01/03/2023	01/03/2023	
GURUDWARA ROAD, BENACHITY, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx2M, Aadhaar No: 98xxxxxxxx7602, Status :Individual, Executed by: Self, Date of Execution: 01/03/2023 , Admitted by: Self, Date of Admission: 01/03/2023 ,Place : Office				



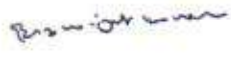
**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>MAHAKAL CONSTRUCTION</b> Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: ABxxxxxx3G,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
	<b>Mr Debjit Banerjee</b> Son of Late Debananda Banerjee Date of Execution - 01/03/2023, , Admitted by: Self, Date of Admission: 01/03/2023, Place of Admission of Execution: Office			
	Mar 1 2023 3:31PM	LTI 01/03/2023	01/03/2023	
Bamunara, City:- Not Specified, 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.:: BQxxxxxx3P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAHAKAL CONSTRUCTION (as Partner)				



2	Name	Photo	Finger Print	Signature
	<b>Mr Biswajit Konar</b> Son of Mr Mrityunjoy Konar Date of Execution - 01/03/2023, , Admitted by: Self, Date of Admission: 01/03/2023, Place of Admission of Execution: Office	 <small>Mar 1 2023 3:32PM</small>	 <small>LTI 01/03/2023</small>	 <small>01/03/2023</small>
Bamunara, City:- Not Specified, 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.:: Dlxxxxxx5A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAHAKAL CONSTRUCTION (as Partner)				

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Bhakta Pal</b> Son of Mr Baidyanath Pal Gourbazar, City:- Not Specified, P.O:- Gourbazar, P.S:-Faridpur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713377	 <small>01/03/2023</small>	 <small>01/03/2023</small>	 <small>01/03/2023</small>
Identifier Of Mr Amit Agarwal, Mr Debjit Banerjee, Mr Biswajit Konar			

#### Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Amit Agarwal	MAHAKAL CONSTRUCTION-1.7 Dec

#### Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr Amit Agarwal	MAHAKAL CONSTRUCTION-5 Dec

#### Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mr Amit Agarwal	MAHAKAL CONSTRUCTION-5 Dec

### Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Viringi),  
 Mouza: Viringi, JI No: 119, Pin Code : 713213

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2230, LR Khatian No:- 10702	Owner:অমিত আগরওয়াল, Gurdian:কমল , Address:নিজ , Classification:বাস্তু, Area:0.01700000 Acre,	Mr Amit Agarwal
L2	LR Plot No:- 2232, LR Khatian No:- 10702	Owner:অমিত আগরওয়াল, Gurdian:কমল , Address:নিজ , Classification:বাস্তু, Area:0.05000000 Acre,	Mr Amit Agarwal



L3	LR Plot No:- 2513, LR Khatian No:- 10702	Owner:অমিত আগরওয়াল, Gurdian:কমল , Address:নিজ , Classification:বাস্তু, Area:0.05000000 Acre,	Mr Amit Agarwal
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On 01-03-2023

**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 13:01 hrs on 01-03-2023, at the Office of the A.D.S.R. DURGAPUR by Mr Amit Agarwal, 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 52,65,000/-

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

Execution is admitted on 01/03/2023 by Mr Amit Agarwal, Son of Mr Kamal Agarwal, GURUDWARA ROAD, BENACHITY, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business

Indetified by Mr Bhakta Pal, , , Son of Mr Baidyanath Pal, Gourbazar, P.O: Gourbazar, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713377, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 01-03-2023 by Mr Debjit Banerjee, Partner, MAHAKAL CONSTRUCTION, Bamunara, City: Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , , Son of Mr Baidyanath Pal, Gourbazar, P.O: Gourbazar, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713377, by caste Hindu, by profession Law Clerk

Execution is admitted on 01-03-2023 by Mr Biswajit Konar, Partner, MAHAKAL CONSTRUCTION, Bamunara, City: Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , , Son of Mr Baidyanath Pal, Gourbazar, P.O: Gourbazar, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713377, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 14.00/- ( E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/03/2023 12:27PM with Govt. Ref. No: 192022230316331111 on 01-03-2023, Amount Rs: 14/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKW2743704 on 01-03-2023, Head of Account 0030-03-104-001-16

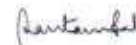
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,010/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 71, Amount: Rs.5,000.00/-, Date of Purchase: 01/03/2023, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/03/2023 12:27PM with Govt. Ref. No: 192022230316331111 on 01-03-2023, Amount Rs: 2,010/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKW2743704 on 01-03-2023, Head of Account 0030-02-103-003-02



**Santanu Pal**

**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 2306-2023, Page from 30726 to 30745  
being No 230601771 for the year 2023.



Digitally signed by SANTANU PAL  
Date: 2023.03.02 12:15:11 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2023/03/02 12:15:11 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)