

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

47AB 946334

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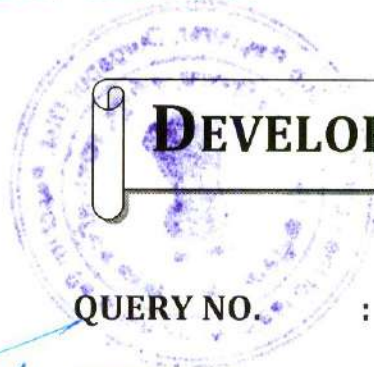
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certified that the Document is Admitted to Registration the Signature Sheet and the Endorsements attached with this Document are the Part of this Document.

A.D.S.R. Dargap  
Bardwan

02 MAR 2021



## DEVELOPMENT AGREEMENT

QUERY NO. : 2000305127/2021  
 DISTRICT : Paschim Bardhaman  
 MOUZA : Arrah  
 P.S. : Kanksa  
 AREA OF LAND : 5 (Five) Katha

१

S.No. 9047 Date 22/02/2021  
Sold to Shrey Builders  
Address Ranigangy  
Value of Stamp 14  
Date of Purchase of the stamp  
Paper from Treasury  
Name of the Treasury from Durgapur

11 FEB 2021

Chatterjee  
Somnath Chatterjee  
Stamp Vendor  
A.D.S.R. Office, Durgapur-18  
Licence No.-1/2016-17



Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

02 MAR 2021



**THIS DEVELOPMENT AGREEMENT IS MADE ON 2<sup>ND</sup> DAY OF MARCH, 2021**

**BETWEEN**

**SRI. ANUROOP BANERJEE [PAN-BCSPB2552F]** Son of Late Debasis Banerjee, by faith- Hindu, by Occupation-Service, by Nationality- Indian, resident of BSTR-13, Arrah Kali Nagar, P.O.- Arrah, P.S- Kanksa. ADSR- Durgapur, Dist- Paschim Bardhaman, PIN-713212, W.B. India, hereinafter refereed 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 his respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART**.

**AND**

**"SHREY BUILDERS" [PAN:- AEIFS2367E] (a Partnership firm)** having its office at Raghunath Chak, Ballavpur, P.S. & P.O.- Raniganj, Dist- Paschim Bardhaman, PIN-713323, W.B. India represented by its **Partners namely (1) MR. PRITAM MONDAL [PAN- BPFPM5430K]** Son of Late Prabir Mondal, by faith Hindu, by occupation Business, by Nationality- Indian, resident of Village- Biharpur, P.O.- Nadiha, & P.S.- Kanksha, District- Paschim Bardhaman, PIN- 713218, State- West Bengal, India, **(2) MR. MANOJ NAPIT [PAN- AGXPN7812Q]** Son of Mr. Kallu Napit, by faith Hindu, by occupation Business, by Nationality- Indian, resident of Mednapur Road, Ballabpur, Raghunathpur Chak, P.O.- Raniganj, & P.S.- Raniganj, District- Paschim Bardhaman, PIN- 713323, State- West Bengal, India hereinafter refereed to and called as the "**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 **SECOND PART**

**WHEREAS** the Schedule mentioned property has been purchased property of Smt. Bakulrani Banerjee from Smt. Bithika Mukherjee vide deed No- 5636 for the year 1988 of A.D.S.R. Durgapur and mutated her name in L.R.R.O.R. and after that Smt Bakulrani Banerjee transferred the same by way of gift in favour of Sri Anuroop Banerjee son of Late Debasish Banerjee vide deed No- 5292 for the year 2012 of A.D.S.R. Durgapur and mutated his name in L.R. R.O.R

**AND WHERE AS** 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 Durgapur Municipal Corporation but the owner has not the sufficient fund for the development work and for this reason 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 the various aspects of execution of the project and proposal of the landowner has decided to construct multistoried building there at consisting of apartments and flat with the object of selling such flats/apartments 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 **SRI ANUROOP BANERJEE** Son of Debasish Banerjee, by faith- Hindu, by Occupation-Service, by Nationality- Indian, resident of BSTR-13, Arrah Kali Nagar, P.O.- Arrah, P.S-Kanksa. ADSR- Durgapur. Dist-Burdwan presently Paschim Bardhaman, PIN-713212, W.B. India
- 1.2 DEVELOPER:-** Shall mean "**SHREY BUILDERS**" (a Partnership firm) having its office at Raghunath Chak, Ballavpur, P.S. & P.O.- Raniganj, Dist- Burdwan presently Paschim Bardhaman, PIN-713323, W.B. India.
- 1.3 LAND:-** Shall mean Danga land measuring about 5.00 Katha under Mouza- Arraha, J.L.No-91, R.S.Plot no.-1586, L.R.Plot No- 2022, L.R. Khatian No-4712, under the jurisdiction of Malandighi Gram Panchyat.
- 1.4 BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owner herein or the Developer herein in the Land mentioned in the **FIRST SCHEDULE**.
- 1.5 PANCHYAT:-** Shall mean the Malandighi Gram Panchyat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans
- 1.6 PLAN:** Mean the sanctioned and/or approved plan of the building/s sanctioned by the Malandighi 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;

- 1.7 OWNERS AREA/ OWNERS ALLOCATION:-** Shall mean 2 No three BHK flat and a parking space measuring more or less 120 Sq. Feet proportionate interest in the First Schedule mentioned land and the common portions. Apart from that if the authority give permission for more than G+4 then, land owner shall entitled to get 35% super built up area in every upper floor .
- 1.8 DEVELOPER'S AREA:** Shall mean entire building together with the undivided impartiable proportionate interest in the First Schedule mentioned land and the common portions. After providing land owners allocation as mentioned in the Clause 1.7 of this agreement.
- 1.9 BENEFIT ARISING OUT OF PROJECT:** Shall mean Rs. 43,00,000/- (Rupees Forty Three) Lac only out of which Rs. 5,50,000/- (Rupees Five Lac Fifty Thousand) only at the time execution of this agreement, Rs. 1,50,000/- (Rupees One Lac Fifty Thousand) only within 3 month from execution of this agreement and Rs. 5,00,000/- (Rupees Five Lac) only at the time of commencement of this project and rest Rs. 31,00,000/- (Rupees Thirty One Lac) only within 24 month from the date of sanctioned plan by competent authority.
- 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 Owner 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/ 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, strike, lockout, 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 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;
- 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.

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

**1.15 SINGULAR NUMBER:** Shall include the plural and vice-versa.

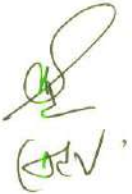
**II- COMENCMENT:** - This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned hereinabove at the commencement of this agreement

**III- EFFECTIVENESS:-** This agreement shall became effective from the date of sanctioned plan.

**IV:- DURATION:-** This agreement is made for a period of 36 month from the date of it become effective with a grace period of 3 month.

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

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



1. The Owner have offered total land of 5.00 Katha for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That a land survey shall conducted by them if it is found that original land is less than the land offered by the land owners then the same shall be rectified at the time of registration of Development Agreement.
3. That all the land related dispute shall be resolved by the land owners
4. The Owner 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 Owner and any other party (except **SHREY BUILDERS**) either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
5. That the Owner also agreed to give full authority & power to Second Part to do & execute all lawful acts, deeds things for the Owner 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 , 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 on that behalf and sale of flats/apartments to the prospective buyer(s )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 by the Owner and the Owner shall agree to ratify all acts and things lawfully done by the developer.
6. That land related dispute shall be resolved by the Land owner.

**VII- DEVELOPER DUTY, LIABILITY & responsibility:-**



1. The developer **SHREY BUILDERS** Confirms, accepts and assure the Owner that they are fully acquainted with, aware of the process/formalities related to similar project in Corporation area and fully satisfied with the papers / documents related to the Ownership, physical measurement of the said land , litigation free possession, suitability of the site and viability of the said project and will not raise any objection with regard thereto.
2. The developer confirms and assures the Owner 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 Owner 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 Owner and developer. 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 Owner and Developer.
4. That the Developer shall be responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer(s) of the proposed flats.
5. 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 Owner 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 Owner 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.

6. That the Developer shall complete the Development work/Construction of building/flat at his own cost and expenses within 36 months from the date of this agreement with further additional period of 3 months if needed both the cases the time shall be computed on and from the date of agreement
7. 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 case of failure in such cases the Developer shall be entirely responsible.
8. That Developer shall agreed to indemnify the land owner from the obligation of paying Income Tax, sales tax or any other duties levies either by the State Government or Central Government or statutory local authorities form his part which are required to pay for the profits which he derived after selling the flats to the prospective buyer. In case the Developer fails to deliver the possession of the Flats to the prospective buyers then the Developer himself shall be responsible and answerable for the same. In case for any default in the part of Developer any legal action will take, then the Developer shall personally liable for the said consequences under any circumstances the Owner are not responsible for the same.
9. That Developer is bound to provide alternative accommodation facility for all the land owner till the date of handing over the owner's allocation

#### **VIII-Cancellation**

The Owner have every right to cancel and/or rescind this agreement after 36 months, from the date of sanctioned plan if the Developer shall unable to hand over owners allocation to the Owner and for the same owner has to give a one month clear notice to the Developer

#### **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 or their legal advisors.
- 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 Owner time to time.
- e) The Owner can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt Or interrupt 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.
- 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 borrow money and /or take advance from any individual/ 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 if any 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 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 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 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) That both the parties can seek specific performance of this agreement through Court,
- n) **Declaration :-** This is an agreement as per Indian Contract Act,1872 therefore by virtue this agreement no right, title and interest of land is transferred by landowner in favour of Developer.

**FIRST SCHEDULE ABOVE REFERRED TO**

**(Description of Land)**

All that piece and parcel of Danga land measuring about **5.00 (Five) Katha** under **Mouza- Arrah**, J.L.No-91, R.S. Plot no.-1586, **L.R. Plot No- 2022**, **L.R. Khatian No.- 4712**, under the jurisdiction of Malandighi Gram Panchyat Entire Land is Butted and Bounded by:-

North : 1586 (P)  
South : 20 ft wide Road  
East : Vacant Land  
West : 6 ft wide Road



It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Landowner/representative of Developer are attested in additional pages in this deed being no. (1) (A), (1) (B), 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.

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

Anuroop Banerjee

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

**SHREY BUILDERS**

Pritom Mondal

**PARTNER**

**SHREY BUILDERS**

Manoj Nandi

**PARTNER**

WITNESSES:

① Sumit Mondal  
SA. Manoj Mondal  
v/n - Angaspara, Df - 15  
1st Floor, Dist. Court  
Presiding Officer's Room

② Subrata Mukherjee  
Plot & Street Mukherjee  
Phase, Durgapur-7  
Dist - Paschim Bardhaman

Drafted by me and typed at my Office and read over and explained the parties and they admitted that same has been correctly written as per their instruction.

Subrata Mukherjee

**SUBRATA MUKHERJEE**


































ADVOCATE

Durgapur Court

Enroll No.- WB/506/2007



# SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Anuroop Banerjee</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- <i>Anuroop Banerjee</i>				
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Pritom Mondal</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- <i>Pritom Mondal</i>				
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Manoj Naid</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- <i>Manoj Naid</i>				
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
	Signature:-				



भारत सरकार  
Government of India



Surajit Mondal  
Father : Manoranjan Mondal  
DOB : 15/07/1993  
Male



7372 4361 9968

आधार - आम आदमी का अधिकार

Surajit Mondal



Surajit Mondal

आधार  
Unique Identification Authority of India

Address:  
ANGADPUR, DURGAPUR -15, Durgapur (m Corp.),  
Angadpur, Bardhaman, West Bengal, 713215

7372 4361 9968

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in





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

GRN Details

GRN: 192020210236180211      Payment Mode: Online Payment  
GRN Date: 27/02/2021 17:01:30      Bank/Gateway: HDFC Bank  
BRN : 1380979446      BRN Date: 27/02/2021 17:02:46  
Payment Status: Successful      Payment Ref. No: 2000305127/1/2021  
[Query No./Query Year]

Depositor Details

Depositor's Name: PRITAM MONDAL  
Address: Biharpur, Nadiha,  
Mobile: 8001645635  
Depositor Status: Buyer/Claimants  
Query No: 2000305127  
On Behalf Of: Mr SUBRATA MUKHERJEE  
Identification No: 2000305127/1/2021  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000305127/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	11
2	2000305127/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	43014
			<b>Total</b>	<b>43025</b>

IN WORDS: FORTY THREE THOUSAND TWENTY FIVE ONLY.



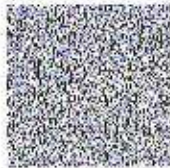
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
BCSPB2552F



नाम / Name  
ANUROOP BANERJEE

माता का नाम / Mother's Name  
RITA BANERJEE

जन्म की तारीख  
Date of Birth  
15/03/1991

*Anuroop Banerjee*

20062019

PAN Application Digitally Signed Card  
Do Not Destroy Physically Signed

*Anuroop Banerjee*





Pritam Mondal

11/08/89

11/08/89





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

GRN Details

GRN: 192020210238056008 Payment Mode: Online Payment (SBI Epay)  
GRN Date: 02/03/2021 13:56:56 Bank/Gateway: SBIPay Payment Gateway  
BRN : 8328995789619 BRN Date: 02/03/2021 13:03:45  
Gateway Ref ID: 202106163137612 Method: State Bank of India New PG DC  
Payment Status: Successful Payment Ref. No: 2000305127/5/2021  
[Query No./Query Year]

Depositor Details

Depositor's Name: Pritam mondal  
Address: Durgapur  
Mobile: 8001645635  
Depositor Status: Buyer/Claimants  
Query No: 2000305127  
On Behalf Of: Mr SUBRATA MUKHERJEE  
Address: A.D.S.R. DURGAPUR  
Office Name: A.D.S.R. DURGAPUR  
Identification No: 2000305127/5/2021  
Remarks: Sale, Development Agreement or Construction agreement Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000305127/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	4990
<b>Total</b>				<b>4990</b>

IN WORDS: FOUR THOUSAND NINE HUNDRED NINETY ONLY.

### Major Information of the Deed




Deed No :	I-2306-01727/2021	Date of Registration	02/03/2021
Query No / Year	2306-2000305127/2021	Office where deed is registered	
Query Date	09/02/2021 7:12:49 PM	2306-2000305127/2021	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207, Mobile No. : 8101891226, 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 : 43,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 21,03,750/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 43,014/- (Article:E, E, B)		
Remarks			

### Land Details :

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, 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-2022 (RS : 1586 )	LR-4712	Bastu	Danga	5 Katha	1/-	21,03,750/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>8.25Dec</b>	<b>1 /-</b>	<b>21,03,750 /-</b>	

### Land Lord Details :

SI No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr ANUROOP BANERJEE</b> <b>(Presentant)</b> Son of Late DEBASIS BANERJEE Executed by: Self, Date of Execution: 02/03/2021 , Admitted by: Self, Date of Admission: 02/03/2021 ,Place : Office	 <small>02/03/2021</small>	 <small>LTI 02/03/2021</small>	 <small>02/03/2021</small>



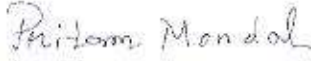


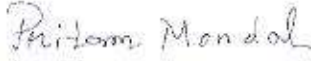


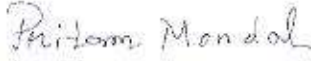











13, Arrah Kali Nagar, P.O:- Arrah, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BCxxxxxx2F, Aadhaar No: 38xxxxxxxx6734, Status :Individual, Executed by: Self, Date of Execution: 02/03/2021  
 , Admitted by: Self, Date of Admission: 02/03/2021 ,Place : Office




**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SHREY BUILDERS</b> Raghunath Chak, Ballavpur, P.O:- Raniganj, P.S:- Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN - 713323 , PAN No.:: AExxxxxx7E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr PRITAM MONDAL</b>                      Son of Late PRABIR MONDAL                      Date of Execution - 02/03/2021, , Admitted by: Self, Date of Admission: 02/03/2021, Place of Admission of Execution: Office                 </td> <td>   <small>Mar 2 2021 1:55PM</small> </td> <td>   <small>LTI 02/03/2021</small> </td> <td>   <small>02/03/2021</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr PRITAM MONDAL</b> Son of Late PRABIR MONDAL Date of Execution - 02/03/2021, , Admitted by: Self, Date of Admission: 02/03/2021, Place of Admission of Execution: Office	 <small>Mar 2 2021 1:55PM</small>	 <small>LTI 02/03/2021</small>	 <small>02/03/2021</small>	Village- Biharpur, P.O:- Nadiha, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN - 713218, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BPxxxxxx0K, Aadhaar No: 50xxxxxxxx8933 Status : Representative, Representative of : SHREY BUILDERS (as PARTNER)		
Name	Photo	Finger Print	Signature									
<b>Mr PRITAM MONDAL</b> Son of Late PRABIR MONDAL Date of Execution - 02/03/2021, , Admitted by: Self, Date of Admission: 02/03/2021, Place of Admission of Execution: Office	 <small>Mar 2 2021 1:55PM</small>	 <small>LTI 02/03/2021</small>	 <small>02/03/2021</small>									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr MANOJ NAPIT</b>                      Son of Mr KALLU NAPIT                      Date of Execution - 02/03/2021, , Admitted by: Self, Date of Admission: 02/03/2021, Place of Admission of Execution: Office                 </td> <td>   <small>Mar 2 2021 1:56PM</small> </td> <td>   <small>LTI 02/03/2021</small> </td> <td>   <small>02/03/2021</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr MANOJ NAPIT</b> Son of Mr KALLU NAPIT Date of Execution - 02/03/2021, , Admitted by: Self, Date of Admission: 02/03/2021, Place of Admission of Execution: Office	 <small>Mar 2 2021 1:56PM</small>	 <small>LTI 02/03/2021</small>	 <small>02/03/2021</small>	Mednapur Road, Ballabpur, Raghunathpur Chak, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:- Paschim Bardhaman, West Bengal, India, PIN - 713323, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx2Q, Aadhaar No: 23xxxxxxxx0502 Status : Representative, Representative of : SHREY BUILDERS (as PARTNER)		
Name	Photo	Finger Print	Signature									
<b>Mr MANOJ NAPIT</b> Son of Mr KALLU NAPIT Date of Execution - 02/03/2021, , Admitted by: Self, Date of Admission: 02/03/2021, Place of Admission of Execution: Office	 <small>Mar 2 2021 1:56PM</small>	 <small>LTI 02/03/2021</small>	 <small>02/03/2021</small>									

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SURAJIT MONDAL</b> Son of Mr MANORANJAN MONDAL Angadpur, P.O:- Angadpur, P.S:- Coke Oven, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713215			

02/03/2021

02/03/2021

02/03/2021

Identifier Of Mr ANUROOP BANERJEE, Mr PRITAM MONDAL, Mr MANOJ NAPIT

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr ANUROOP BANERJEE	SHREY BUILDERS-8.25 Dec

**Land Details as per Land Record**

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2022, LR Khatian No:- 4712	Owner: $\text{শ্রী. লে. ডেবসিষ বানার্জী}$ Gurdian: LATE DEBASISH BANERJEE, Address:ARRAH KALI NAGAR KANKSA PASCHIM BURDWAN, Classification: $\text{জমি}$ Area:0.08000000 Acre,	Mr ANUROOP BANERJEE



On 02-03-2021

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:04 hrs on 02-03-2021, at the Office of the A.D.S.R. DURGAPUR by Mr ANUROOP BANERJEE ,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 21,03,750/-

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

Execution is admitted on 02/03/2021 by Mr ANUROOP BANERJEE, Son of Late DEBASIS BANERJEE, 13, Arrah Kali Nagar, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Service

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 02-03-2021 by Mr PRITAM MONDAL, PARTNER, SHREY BUILDERS (Partnership Firm), Raghunath Chak, Ballavpur, P.O:- Raniganj, P.S:- Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN - 713323

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 02-03-2021 by Mr MANOJ NAPIT, PARTNER, SHREY BUILDERS (Partnership Firm), Raghunath Chak, Ballavpur, P.O:- Raniganj, P.S:- Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN - 713323

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 43,014/- ( B = Rs 43,000/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 43,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 27/02/2021 5:01PM with Govt. Ref. No: 192020210236180211 on 27-02-2021, Amount Rs: 43,014/-, Bank: HDFC Bank ( HDFC0000014), Ref. No: 1380979446 on 27-02-2021, Head of Account 0030-03-104-001-16  
Online on 02/03/2021 1:58PM with Govt. Ref. No: 192020210238056008 on 02-03-2021, Amount Rs: 0/-, Bank: SBI EPay ( SBlePay), Ref. No. 8328995789619 on 02-03-2021, Head of Account

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 5,001/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 9047, Amount: Rs.10/-, Date of Purchase: 22/02/2021, Vendor name: Somnath Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 27/02/2021 5:01PM with Govt. Ref. No: 192020210236180211 on 27-02-2021, Amount Rs: 11/-, Bank:

HDFC Bank (HDFC0000014), Ref. No: 1380979446 on 27-02-2021, Head of Account 0030-02-103-003-02

Online on 02/03/2021 1:58PM with Govt. Ref. No: 192020210238056008 on 02-03-2021, Amount Rs: 4,990/-, Bank: SBI EPay (SBlePay), Ref. No: 8328995789619 on 02-03-2021, Head of Account 0030-02-103-003-02



**Partha Bairagya**

**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 52602 to 52626

being No 230601727 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA  
Date: 2021.03.03 17:55:59 +05:30  
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/03/03 05:55:59 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)