



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 740930

Notarized that the Document  
is Admitted to Registration in the  
Sign are Sheet and the Endor-  
sements are the Part of this  
Document.

27 FEB 2023

A.D.S.R. Durgam  
Bardwan

24 FEB 2023

DEVELOPMENT AGREEMENT

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

12-4-23  
24-02-23  
A.D.S.R. Durgam  
Bardwan

  
A.D.S.R. Durgam  
Bardwan

SI No. 7329 Date 23/02/2023  
Sold to B. Joy Developer  
Address D. P. Road  
Value of Stamp 500/-  
Date of Purchase of the stamp 19 FEB 2023  
Paper from Treasury  
Name of the Treasury from Durgapur

*Chatterjee*  
Somnath Chatterjee  
Stamp vendor  
A.D.S.F. Office, Durgapur-74  
Licence No. 1/2016



Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

24 FEB 2023



[1] **SABITA RABABI [ Pan No-DZGPR2657C ], [ Aadhaar No-579619429159 ]**, wife of Late Sadhan Rababi, by faith: Hindu, By Nationality: Indian, By Occupation: Housewife, residing at City Park Shankarpur, West P.O-ABL, Durgapur-06, P.S- New Township, Dist- Paschim Bardhaman, West Bengal.

[2] **SUMAN RABABI [ Pan No-AOMPR3398Q, Aadhaar No-625462547855 ]**, son of Late Sadhan Rababi, by faith: Hindu, By Nationality: Indian, By Occupation: Service residing at City Park Shankarpur, West P.O-ABL, Durgapur-06, P.S- New Township, Dist- Paschim Bardhaman, West Bengal.

[3] **ANATH BANDHU MAJI [ Pan No- AFEPM2727H, Aadhaar No-402698431699 ]**, son of Kinkar Maji, by faith: Hindu, By Nationality: Indian, By Occupation: Retired, residing at City Park Shankarpur, West P.O-ABL, Durgapur-06, P.S- New Township, Dist- Paschim Bardhaman, West Bengal.

[4] **GOUTAM MUKHERJEE @ GOUTAM KUMAR MUKHERJEE [ Pan No-ADSPM9302J, Aadhaar No- 918104932321 ]**, son of Late Banku Behari Mukherjee, by faith: Hindu, By Nationality: Indian, By Occupation: Retired, residing at City Park Shankarpur, West P.O-ABL, Durgapur-06, P.S- New Township, Dist- Paschim Bardhaman, West Bengal.

{ Hereinafter refereed to and called as "LANDOWNERS" (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**

**BIJOY DEVELOPER [ Pan No- AFZPP8270P ]** having its principle place of business at Mamra, Bidhanpally, Durgapur-06, P.S- New Township, Dist- Paschim Bardhaman, West Bengal represented by its proprietor **Mr. GOUR SUNDAR PAUL [ Pan No-AFZPP8270P ], Aadhaar No-790238222150 ]** son of Late Bijoy Krishna Paul, by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at Mamra, Bidhanpally, Durgapur-06, P.S- New Township, 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 which RS Plot no-125 originally belongs to Mridul Chatterjee and thereafter Mridul Chatterjee transferred an area of 49 decimal in respect of plot no-LR-379 and area of 58 decimal in respect of plot no-LR-388, by the way of sale deed being no-2315 of 2002 in favour of the present land owner and Sudipta Ghatak.

AND WHEREAS the schedule below Land which RS Plot no-125 originally belongs to Swapam Chatterjee, Subhas Chatterjee, Sukla Goswami, Nilima Banerjee, Pratima Chakraborty, Parimal Chatterjee which they acquired by way of succession and inheritance and thereafter Swapam Chatterjee, Subhas Chatterjee, Sukla Goswami, Nilima Banerjee, Pratima Chakraborty through their constituted attorney Parimal Chatterjee vide POA No-315 of 2001 duly registered before ADSR Durgapur transferred an area of 1.25 acre decimal in respect of plot no-LR-388,379 by the way of sale deed being no-5015 of 2001 & 5016 of 2001 in favour of the present Samir Chatterjee and Sudipta Ghatak.

And thereafter name of Sudipta Ghatak & Samir Chatterjee duly recorded in the role of BL & LRO under khatian no-265 & 1031 and thereafter Sudipta Ghatak & Samir Chatterjee amicably partition their property and sold accordingly.

And whereas Sudipta Ghatak transferred an area of 3.88 katha by way of regd deed of sale being no-2461 of 2005 in favour of Anatha Bandhu Majhi , whose name duly recorded in the role of BL & LRO under khatian no-1205.

And whereas Samir Chatterjee transferred an area of 3 katha by way of regd Deed of Sale being no-4130 of 2005 in favour of Sadhan Rababi, and whereas after demise Sadhan Rababi his legal heirs namely Sabita Rababi & Suman Rababi , their names duly recorded in the role of BL & LRO under khatian no-2870, 2871.

  
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And whereas Sudipta Ghatak transferred an area of 3.97 katha by way of regd deed of sale being no-1892 of 2005 in favour of Goutam Mukherjee, whose name duly recorded in the role of BL & LRO under khatian no-803.

And whereas the present LANDOWNERS are owning, possessing and seizing the schedule below land without any encumbrances.

AND WHEREAS the LANDOWNERS desires to develop the "First Schedule Property" by construction of multistoried building or as per sanction of Jemua Gram Panchayat up to maximum limit of floor as per sanction plan of the Jemua Gram Panchayat and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient time the LANDOWNERS could not be able to take any steps for the said development and as such the LANDOWNERS 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. **LANDOWNERS/LANDLORD:-** Shall mean namely, Sabita Rababi , Suman Rababi , Anath Bandhu Maji , Goutam Mukherjee .
2. **DEVELOPER:-** Shall mean "**BIJOY DEVELOPER [ Pan No-AFZPP8270P ]** having its principle place of business at Mamra, Bidhanpally, Durgapur-06, P.S- New Township, Dist- Paschim Bardhaman, West Bengal represented by its proprietor **Mr. GOUR SUNDAR PAUL [ Pan No-AFZPP8270P ], Aadhaar No-790238222150** | son of Late Bijoy Krishna Paul, by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at Mamra, Bidhanpally, Durgapur-06, P.S- New Township, Dist- Paschim Bardhaman, West Bengal.
3. **LAND:-** Shall mean piece and parcel of Land under Mouza- Shankarpur, J.L No-109, P.S-New Township, Dist-Paschim Bardhaman, West Bengal as described in schedule below .

  
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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.
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. **Gram Panchayat** :- 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.
7. **PLAN**: Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Jemua Gram Panchayat and shall also include variations/modifications, alterations therein that may be made by the LANDOWNERS 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 Gram Panchayat or any other statutory Body or any Court, Government Regulations, new and/or changes in any law 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.





a. **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 from the date of registration of development agreement.

**III- EFFECTIVENESS:** - This agreement shall become effective from the date of registration of Development Agreement.

**IV: - DURATION: - This agreement is made for a period of 42 months which starts from the date of earth cutting over the schedule mentioned plot with a grace period of 6 months .**

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

**VI: - LANDOWNERS DUTY & LIABILITY:-**



1. The LANDOWNERS will deliver the First Schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That LANDOWNERS 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 LANDOWNERS is answerable for the same and if any land related dispute is found in future that also shall be meet up by the LANDOWNERS 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 LANDOWNERS's Allocation.
3. That the LANDOWNERS shall handover the peaceful possession of the first Schedule property in the hands of the developer as and when required by the developer .
4. **The LANDOWNERS hereby declared that :-**
  - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
  - b) There is no agreement between the LANDOWNERS and any other party except "**BIJOY DEVELOPER**" 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 any of the LANDOWNERS after execution of Development Agreement & Development Power of Attorney.
  - d) That GST, stamp duty and registration fees in relation to the LANDOWNERS' allocation Flat shall be borne by the LANDOWNERS himself.
  - e) That it is agreed by the LANDOWNERS that they will paid development charges in the hands of the developer in respect of allotted flats of landowners.
5. That the LANDOWNERS also agreed that they will execute a power of attorney and appointed the Developer party to do & execute all lawful acts,



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deeds things for the LANDOWNERS 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 LANDOWNERS 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.

6. **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 “**BIJOY DEVELOPER**” is fully acquainted with, aware of the process/formalities related to similar project in this area.
2. The developer confirms and assures the LANDOWNERS 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 LANDOWNERS 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/Gram Panchayat/Govt. agencies.



Any variation/ alteration/ modification from the original approved drawing/plan needs approval of the LANDOWNERS & the Architect before submission to the Gram Panchayat/ 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 LANDOWNERS 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 LANDOWNERS.
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 LANDOWNERS 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 LANDOWNERS 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 LANDOWNERS 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.

  
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**X-Cancellation :**

1. The LANDOWNERS or in his/her /their absence , his/her/their legal heirs have no right to cancel and/or rescind this agreement after getting all the statutory permission by the Developer and all the legal heirs is/are same liable to proceed with the terms of development agreement and also entertain to get the allotted share as stipulated in this development agreement.

**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 development agreement and power of attorney and incase of death of any one of the parties 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 developers to the LANDOWNERS time to time.

e) The LANDOWNERS 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.

f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard



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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 LANDOWNERS 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 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 LANDOWNERS without reimbursement of the same and the LANDOWNERS 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 Land under Mouza-Shankarpur, J.L No-109, P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal comprising in Plot No and Khatian No as follows:

Plot No- LR	Plot No- RS	LR Khatian	Area of Land	Nature of Land
379	125	1205	3 Decimal	Danga
388	125	1205	3 Decimal	Danga
379	125	803	3 Decimal	Danga
388	125	803	4 Decimal	Danga
379	125	2870	1 Decimal	Danga
388	125	2870	1.17 Decimal	Danga
379	125	2871	1 Decimal	Danga
388	125	2871	1.17 Decimal	Danga
<b>Total : 17.34 Decimal</b>				

Which is butted and bounded as follows :

South: 150 ft Wide Road.

East: 20 ft wide Metal road.

West: land of RS Plot no-125.

North: 16 ft wide Metal road.

**SECOND SCHEDULE ABOVE REFERRED TO**

**( LANDOWNERS'S ALLOCATION )**

That each of The LANDOWNER will get 40 % of the total construction area

Name of Landowners	Flat No	Flat Area	Floor

  
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<b>Sabita Rababi</b>	<b>5A</b>	<b>1423 Sq ft</b>	<b>5th</b>
	<b>11C</b>	<b>939 Sq ft</b>	<b>11th</b>
<b>Suman Rababi</b>	<b>9B</b>	<b>1435 Sq ft</b>	<b>9th</b>
	<b>3C</b>	<b>939 Sq ft</b>	<b>3rd</b>

Total Area: 4736 sq ft

as per 40 % allocation they will get 4119 sq ft

the Landowners will pay for the excess 617 sq ft

<b>Anath Bandhu Maji</b>	<b>5C</b>	<b>939 Sq ft</b>	<b>5th</b>
	<b>7B</b>	<b>1435 sq ft</b>	<b>7th</b>
	<b>8E</b>	<b>1419 Sq ft</b>	<b>8th</b>
	<b>10C</b>	<b>939 Sq ft</b>	<b>10th</b>
	<b>11D</b>	<b>1301 Sq ft</b>	<b>11th</b>

Total Area: 6033 sq ft

as per 40 % allocation he will get 6146 sq ft

the developer will pay for excess 113 sq ft

<b>Goutam Mukherjee</b>	<b>3B</b>	<b>1435 Sq ft</b>	<b>3rd</b>
	<b>6C</b>	<b>939 Sq ft</b>	<b>6th</b>
	<b>9C</b>	<b>939 Sq ft</b>	<b>9th</b>
	<b>8D</b>	<b>1301 Sq ft</b>	<b>8th</b>
	<b>11E</b>	<b>1419 Sq ft</b>	<b>11th</b>

Total Area: 6033 sq ft

as per 40 % allocation he will get 6292 sq ft

the developer will pay for excess 259 sq ft.

  
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**Car Parking Space as follows :**

<b>Name of Landowners</b>	<b>Unit</b>	<b>Area</b>
Sabita Rababi & Suman Rababi	One	90 sq ft
Anath Bandhu Maji	One	90 sq ft
Goutam Mukherjee	One	90 sq ft

**And each of the LANDOWNER No-1 & 2 will get Rs. 1,00,000/- [ Rupees One Lakh ] only**

**And each of the LANDOWNER No-3 & 4 will get Rs. 50,000/- [ Rupees Fifty Thousand ] only as non refundable advance.**

The LANDOWNERS will get together with the undivided importable proportionate share and/or interest in the said land and the common portions as specified in schedule below.

It is agreed by the LANDOWNERS that if the sanctioning authority allows construction over and above 11th floor on that score the landowners will also get 40 % over the construction and they will not claim any other consideration in any manner whatsoever save and except the above.

**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 LANDOWNERS's allocation.**

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of LANDOWNERS & Developers are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

  
\_\_\_\_\_

IN WITNESS WHEREOF the parties hereto have executed these presents on this 24th day of February 2023 before the office of the ADSR Durgapur.

WITNESSES: -

1. Bhrita Pal,  
S/o - Baidyarth Pal  
Durgapur 726016
2. Satish Nath Paul  
S/o Shyam Sunder Paul  
Mamra, Sulganta Pally  
Durgapur 726016

Gautam Kumar Mukherjee  
Anath Bandhu Majhi  
Sabita Palabi

*[Signature]*

Signature of LANDOWNERS

BIJOY DEVELOPER

*[Signature]*  
Proprietor

Signature of the Developer

Drafted by me and Typed at my office & I read over & Explained in Mother Languages to the LANDOWNERS and she admit that the same has been correctly written as per her instruction.

*[Signature]*  
Advocate, Durgapur Court  
Regd No- WB-733 of 2011




# FINGER PRINT & PHOTOCOPY

Left hand						 <i>Gandran Kuman Mulkrajee</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	


Signature & Photograph is duly attested by me

*Gandran Kuman Mulkrajee*

Left hand						 <i>Anath Bandhu Maji</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

*Anath Bandhu Maji*

Left hand						 <i>Sabita Rababi</i>
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Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

*Sabita Rababi*

Left hand						 <i>Chandan</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

*Chandan*

# FINGER PRINT & PHOTOCOPY

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Right hand						<i>Sam Suman Paul</i>
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

*Sam Suman Paul*

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Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

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Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

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Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me





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



192022230309579891

GRN Details

GRN:	192022230309579891	Payment Mode:	Online Payment
GRN Date:	24/02/2023 10:17:22	Bank/Gateway:	State Bank of India
BRN :	CKW2419902	BRN Date:	24/02/2023 10:19:05
GRIPS Payment ID:	240220232030957988	Payment Init. Date:	24/02/2023 10:17:22
Payment Status:	Successful	Payment Ref. No:	2000447955/2/2023 [Query No./Query Year]

Depositor Details

Depositor's Name:	BIJOY DEVELOPER
Address:	MAMRA BIDHANPALLY DURGAPUR, West Bengal, 713206
Mobile:	9434470597
Depositor Status:	Others
Query No:	2000447955
Applicant's Name:	Mr Prasanta Bandyopadhyay
Identification No:	2000447955/2/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	23/02/2023
Period To (dd/mm/yyyy):	23/02/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000447955/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	70011
2	2000447955/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	3014
<b>Total</b>				<b>73025</b>

IN WORDS: SEVENTY THREE THOUSAND TWENTY FIVE ONLY.



## Major Information of the Deed

Deed No :	I-2306-01681/2023	Date of Registration	27/02/2023
Query No / Year	2306-2000447955/2023	Office where deed is registered	
Query Date	19/02/2023 8:21:24 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], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]	
Set Forth value		Market Value	
		Rs. 3,40,53,633/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,011/- (Article:48(g))		Rs. 3,014/- (Article:E, E, B)	
Remarks			

### Land Details :



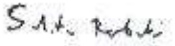



District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713206

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-379 (RS :-125 )	LR-1205	Other Commercial Usage	Danga	3 Dec		64,15,200/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L2	LR-388 (RS :-125 )	LR-1205	Other Commercial Usage	Danga	3 Dec		54,43,180/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L3	LR-379 (RS :-125 )	LR-803	Other Commercial Usage	Danga	3 Dec		64,15,200/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L4	LR-388 (RS :-125 )	LR-803	Other Commercial Usage	Danga	4 Dec		72,57,573/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L5	LR-379 (RS :-125 )	LR-2870	Other Commercial Usage	Danga	1 Dec		21,38,400/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L6	LR-388 (RS :-125 )	LR-2870	Other Commercial Usage	Danga	1.17 Dec		21,22,840/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,









L7	LR-379 (RS :-125 )	LR-2871	Other Commerci al Usage	Danga	1 Dec		21,38,400/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L8	LR-388 (RS :-125 )	LR-2871	Other Commerci al Usage	Danga	1.17 Dec		21,22,840/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>17.34Dec</b>	<b>0 /-</b>	<b>340,53,633 /-</b>	
		<b>Grand Total :</b>			<b>17.34Dec</b>	<b>0 /-</b>	<b>340,53,633 /-</b>	

**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>SABITA RABABI</b> <b>(Presentant )</b> Wife of Late SADHAN RABABI Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 24/02/2023 ,Place : Office	 <small>24/02/2023</small>	 <small>LTI 24/02/2023</small>	 <small>24/02/2023</small>
City Park, Sankarpur, City:- Not Specified, P.O:- ABL TOWNSHIP, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DZxxxxxx7C, Aadhaar No: 57xxxxxxxx9159, Status :Individual, Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 24/02/2023 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>SUMAN RABABI</b> Son of Late SADHAN RABABI Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 24/02/2023 ,Place : Office	 <small>24/02/2023</small>	 <small>LTI 24/02/2023</small>	 <small>24/02/2023</small>
City Park, Sankarpur, City:- Not Specified, P.O:- ABL TOWNSHIP, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AOxxxxxx8Q, Aadhaar No: 62xxxxxxxx7855, Status :Individual, Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 24/02/2023 ,Place : Office				



3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr ANATH BANDHU MAJI</b> Son of Mr KINKAR MAJI Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 24/02/2023 ,Place : Office			
	24/02/2023	LTI 24/02/2023	24/02/2023	
12/4 Newtown Road No 9, City:- Not Specified, P.O:- Chhotodigari, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AFxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 24/02/2023 ,Place : Office				
4	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Gautam Kumar Mukherjee, (Alias: Mr Goutam Mukherjee)</b> Son of Late Banku Behari Mukherjee Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 24/02/2023 ,Place : Office			
	24/02/2023	LTI 24/02/2023	24/02/2023	
Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ADxxxxxx2J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 24/02/2023 ,Place : Office				

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>BIJOY DEVELOPER</b> Mamra Bidhan Pally, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 , PAN No.: AFxxxxxx0P,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"> <tr> <td><b>Name</b></td> <td><b>Photo</b></td> <td><b>Finger Print</b></td> <td><b>Signature</b></td> </tr> <tr> <td> <b>Mr Gour Sundar Paul</b>            Son of Late Bijoy Krishna Paul            Date of Execution - 24/02/2023, , Admitted by: Self, Date of Admission: 24/02/2023, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Feb 24 2023 6:06PM</td> <td>LTI 24/02/2023</td> <td>24/02/2023</td> </tr> </table>	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>	<b>Mr Gour Sundar Paul</b> Son of Late Bijoy Krishna Paul Date of Execution - 24/02/2023, , Admitted by: Self, Date of Admission: 24/02/2023, Place of Admission of Execution: Office					Feb 24 2023 6:06PM	LTI 24/02/2023	24/02/2023
<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>										
<b>Mr Gour Sundar Paul</b> Son of Late Bijoy Krishna Paul Date of Execution - 24/02/2023, , Admitted by: Self, Date of Admission: 24/02/2023, Place of Admission of Execution: Office													
	Feb 24 2023 6:06PM	LTI 24/02/2023	24/02/2023										



MAMRA BIDHAN PALLY, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx0P, Aadhaar No: 79xxxxxxxx2150 Status : Representative, Representative of : BIJOY DEVELOPER (as Proprietor)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Bhakta Pal</b> Son of Mr Baidyanath Pal Durgapur Court, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216			
	24/02/2023	24/02/2023	24/02/2023

Identifier Of SABITA RABABI, SUMAN RABABI, Mr ANATH BANDHU MAJI, Mr Gautam Kumar Mukherjee, Mr Gour Sundar Paul

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr ANATH BANDHU MAJI	BIJOY DEVELOPER-3 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mr ANATH BANDHU MAJI	BIJOY DEVELOPER-3 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Mr Gautam Kumar Mukherjee	BIJOY DEVELOPER-3 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Mr Gautam Kumar Mukherjee	BIJOY DEVELOPER-4 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	SABITA RABABI	BIJOY DEVELOPER-1 Dec
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	SABITA RABABI	BIJOY DEVELOPER-1.17 Dec
Transfer of property for L7		
SI.No	From	To. with area (Name-Area)
1	SABITA RABABI	BIJOY DEVELOPER-1 Dec
Transfer of property for L8		
SI.No	From	To. with area (Name-Area)
1	SUMAN RABABI	BIJOY DEVELOPER-1.17 Dec



## Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 379, LR Khatian No:- 1205	Owner:অনাথ মাজি, Gurdian:কিংকর , Address:নিউটাউশিপ, বার্নপুর , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Mr ANATH BANDHU MAJI
L2	LR Plot No:- 388, LR Khatian No:- 1205	Owner:অনাথ মাজি, Gurdian:কিংকর , Address:নিউটাউশিপ, বার্নপুর , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Mr ANATH BANDHU MAJI
L3	LR Plot No:- 379, LR Khatian No:- 803	Owner:গৌতম মুখার্জী, Gurdian:বঙ্কু বিহারী, Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Mr Gautam Kumar Mukherjee
L4	LR Plot No:- 388, LR Khatian No:- 803	Owner:গৌতম মুখার্জী, Gurdian:বঙ্কু বিহারী, Address:নিজ , Classification:ডাঙ্গা, Area:0.04000000 Acre,	Mr Gautam Kumar Mukherjee
L5	LR Plot No:- 379, LR Khatian No:- 2870	Owner:সবিতা রবাবী, Gurdian:সাধন রবাবী, Address:নিজ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	SABITA RABABI
L6	LR Plot No:- 388, LR Khatian No:- 2870	Owner:সবিতা রবাবী, Gurdian:সাধন রবাবী, Address:নিজ , Classification:ডাঙ্গা, Area:0.01170000 Acre,	SABITA RABABI
L7	LR Plot No:- 379, LR Khatian No:- 2871	Owner:সুম্ন রবাবী, Gurdian:সাধন রবাবী, Address:নিজ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	SUMAN RABABI
L8	LR Plot No:- 388, LR Khatian No:- 2871	Owner:সুম্ন রবাবী, Gurdian:সাধন রবাবী, Address:নিজ , Classification:ডাঙ্গা, Area:0.01170000 Acre,	SUMAN RABABI



On 27-02-2023

**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.

*Santanu Pal*

**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 29003 to 29029

being No 230601681 for the year 2023.



Digitally signed by SANTANU PAL  
Date: 2023.02.28 18:53:07 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2023/02/28 06:53:07 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)



6570

P-6489/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 178483

certified that the Document  
 is Admitted to Registration the  
 Signature Sheet and the Endr-  
 osement. in this  
 Document and the fact of this  
 Document

*1.14.23  
 B.A. 112  
 Opreo 7/11/2023/22  
 Manu*

6 JUL 2023

A. D. S. R. Durgapur

ADDENDUM

OF REGD. DEVELOPMENT AGREEMENT VIDE NO-230601681/ 2023

OF A.D.S.R. DURGAPUR

*[Handwritten signature]*  
 Adv

Sl No. 508 Date 05/07/23  
Sold to B. Joy Developer  
Address D.H.R. 06  
Value of Stamp 500  
Date of Purchase of the stamp  
Pepar from Treasury  
Name of the Treasury from

15 JUN 2023

*Chatterjee*

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



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

06 JUL 2023



**This Deed of ADDENDUM OF REGD. DEVELOPMENT AGREEMENT is  
executed before ADSR office at Durgapur**

**BY**

[1] **SABITA RABABI [ Pan No-DZGPR2657C ], [ Aadhaar No-579619429159 ]**, wife of Late Sadhan Rababi, by faith: Hindu, By Nationality: Indian, By Occupation: Housewife, residing at City Park Shankarpur, West P.O-ABL, Durgapur-06, P.S- New Township, Dist- Paschim Bardhaman, West Bengal.

[2] **SUMAN RABABI [ Pan No-AOMPR3398Q, Aadhaar No-625462547855 ]**, son of Late Sadhan Rababi, by faith: Hindu, By Nationality: Indian, By Occupation: Service residing at City Park Shankarpur, West P.O-ABL, Durgapur-06, P.S- New Township, Dist- Paschim Bardhaman, West Bengal.

[3] **ANATH BANDHU MAJI [ Pan No- AFEPM2727H, Aadhaar No-402698431699 ]**, son of Kinkar Maji, by faith: Hindu, By Nationality: Indian, By Occupation: Retired, residing at City Park Shankarpur, West P.O-ABL, Durgapur-06, P.S- New Township, Dist- Paschim Bardhaman, West Bengal.

[4] **GOUTAM MUKHERJEE @ GOUTAM KUMAR MUKHERJEE [ Pan No-ADSPM9302J, Aadhaar No- 918104932321 ]**, son of Late Banku Behari Mukherjee, by faith: Hindu, By Nationality: Indian, By Occupation: Retired, residing at City Park Shankarpur, West P.O-ABL, Durgapur-06, P.S- New Township, Dist- Paschim Bardhaman, West Bengal.

{ Hereinafter refereed to and called as "LANDOWNERS" (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**

**BIJOY DEVELOPER [ Pan No- AFZPP8270P ]** having its principle place of business at Mamra, Bidhanpally, Durgapur-06, P.S- New Township, Dist- Paschim Bardhaman, West Bengal represented by its proprietor **Mr. GOUR SUNDAR PAUL [ Pan No-AFZPP8270P ], Aadhaar No-790238222150 ]** son of Late Bijoy Krishna Paul, by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at Mamra, Bidhanpally, Durgapur-06, P.S- New Township, 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 present LANDOWNERS are owning, possessing and seizing the schedule below land without any encumbrances.

  
Adv



AND WHEREAS the LANDOWNERS desires to develop the "First Schedule Property" by construction of multistoried building for which the LANDOWNERS have entered into a Development Agreement vide Deed no-230601681 of 2023 with the present DEVELOPER.

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

That this agreement shall be treated as Amended Part or Addendum of the said Regd. Development Agreement vide No-**230601681 of 2023**.

And whereas in the Development Agreement vide Deed no-**230601681 of 2023** it was stipulated that the landowners will get 40 % of the total Construction which will be treated as "landowners allocation" and the same has been categorically described in page No-9 and para Landowners allocation.

That after role of days the landowners approached to the developer that allocation of flat are not proper according to value of land in their area and others developers allocation for which the developer after discussion in their meeting and accepted the demand of the landowners by adding the rest of flats for which both party agreed to execute this deed of addendum for avoiding any future litigation in the eye of law but both party agreed all other terms of the said development agreement will be binding upon both the parties and in their absence upon legal heirs and successors in office.

That save & except as mentioned herein the "ADDENDUM clause", all the terms & conditions of said Regd. Development Agreement vide No. 230601681 of 2023 **shall remain same and in force between the parties herein.**

That the Landowners herein, as per mutual understanding between the landowner and developer, the developer further agreed to allot the second schedule below flats as further allocation i.e. the "ADDENDUM clause" in reference to the previous development agreement.

And whereas payment in respect of "**excess or shortfall**" in allotted area will be made in favour of the landowner by the developer and on the other hand by the landowner the favour of the developer as the case may be.

And whereas the rate per sq ft will be decided by the developer during construction of building.

That the Landowners herein, solely or jointly, by these presents, shall have every right, title, interest & possession, in respect of their respective separate allocated flats/apartments, as mentioned in the "Second Schedule" hereunder, including the common portions & amenities thereof, at the project/proposed multi storied building namely;





That it is agreed by both the parties that the landowners allocation is 40 % over the construction from 1<sup>st</sup> floor to 11<sup>th</sup> floor and on the 12<sup>th</sup> & 13<sup>th</sup> floor landowners allocation will be 20 % and the landowners have agreed that they will not claim any other consideration in any manner whatsoever.

**FIRST SCHEDULE as referred herein above**

**(Description of Land/Premises)**

ALL THAT piece and parcel of Land under Mouza-Shankarpur, J.L. No- 109, P.S- Newtownship, Dist-Paschim Bardhaman, West Bengal comprising in Plot No and Khatian No as follows:

Plot No-LR	Plot No-RS	LR Khatian	Area of Land	Nature of Land
379	125	1205	3 Decimal	Danga
388	125	1205	3 Decimal	Danga
379	125	803	3 Decimal	Danga
388	125	803	4 Decimal	Danga
379	125	2870	1 Decimal	Danga
388	125	2870	1.17 Decimal	Danga
379	125	2871	1 Decimal	Danga
388	125	2871	1.17 Decimal	Danga
<b>Total : 17.34 Decimal</b>				

Which is butted and bounded as follows :

South: 150 ft Wide Road.

East: 20 ft wide Metal road.

West: land of RS Plot no-125.

North: 16 ft wide Metal road.

**SECOND SCHEDULE as referred herein above i.e ADDENDUM to the previous development agreement**

SL.	Name	FLAT No	FLAT AREA ( Sq. Ft.)	FLAT AREA Allotted in excess of previous allotment	EXCESS / Shortfall in AREA
1	Suman Rababi & Sabita Rababi	13A	1423	1227 <i>Sq. Ft.</i>	196 Sq. Ft. <b>Shortfall in AREA</b>
2	Gautam Kumar Mukherjee	13E	1419	2486 Sq. Ft.	128 Sq. Ft. <b>EXCESS in AREA</b>
		2C	939		
3	Anath Bandhu Maji	13D	1301	2310 Sq. Ft.	70 Sq. Ft. <b>EXCESS in AREA</b>
		1C	939		

*Handwritten signature/initials*

A separate sheet has been annexed to this deed containing the signature, fingers print and photographs of the Landowners & Developer herein, which is the part and parcel of these presents.

IN WHEREOF both the parties of these presents do hereby put their respective signatures, in the free, fair state of mind, after gone through all the terms & conditions & expressions of these presents on this 6<sup>th</sup> day of July 2023 at Durgapur.

WITNESSES:-

1.

M. M. Paul  
St. Ramakrishna  
Durgapur - 713016

2. Satinder Nath Paul  
St. Shyam Sundar Paul  
Mamra, Sukanta Pally  
Durgapur - 06

Sabita Rabaki

Anath

Anath Bandhu Maji

Signature of the LANDOWNER

BIJOY DEVELOPER

Proprietor

Signature of the Developer

Drafted and typed by me

Advocate  
ADVOCATE  
NO - 733 of 2011  
DhP Court



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

বাম হাত Left Hand					
	বৃদ্ধাসুল 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.....

*Sanjib Kumar Paul*

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

বাম হাত Left Hand					
	বৃদ্ধাসুল 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.....

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

বাম হাত Left Hand					
	বৃদ্ধাসুল 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.....

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

বাম হাত Left Hand					
	বৃদ্ধাসুল 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।

স্বাক্ষর



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

বাম হাত Left Hand					
	বৃদ্ধাসূল 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।

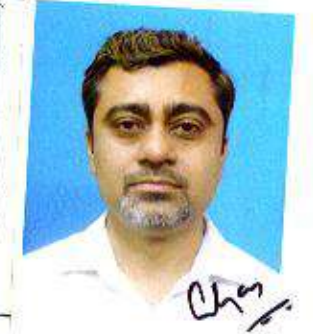
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature... Sabita Rabuki

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

বাম হাত Left Hand					
	বৃদ্ধাসূল 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... Anath Bondhu Maji

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

বাম হাত Left Hand					
	বৃদ্ধাসূল 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।

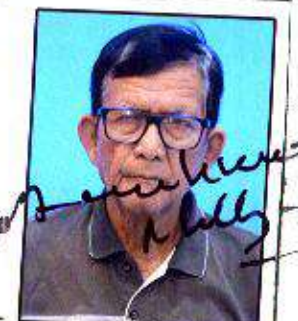
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature... Anath Bondhu Maji

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

বাম হাত Left Hand					
	বৃদ্ধাসূল 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।



## DETAILS OF IDENTIFIER WITH PHOTO

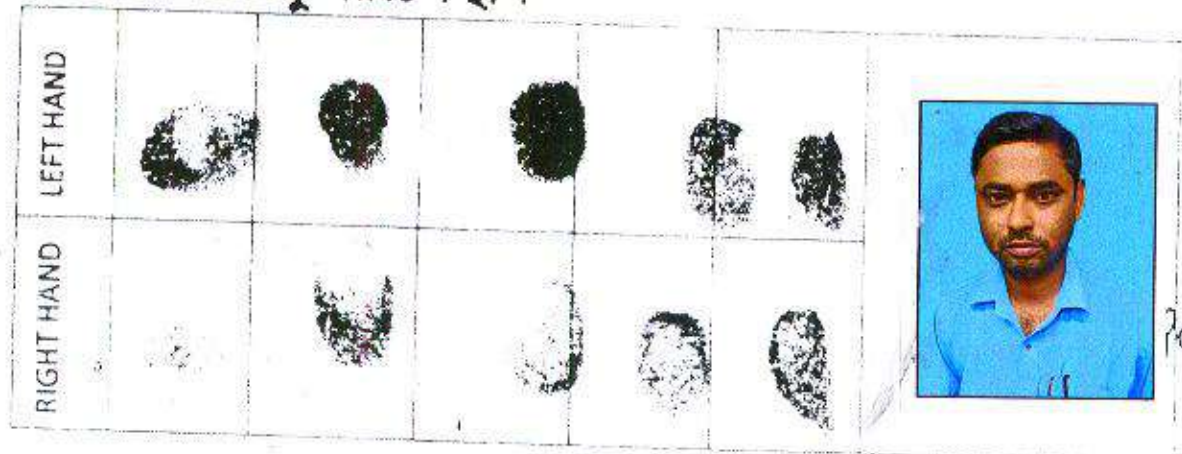
(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Bhanta Pal
2. FATHER/HUSBAND NAME : Bairamath Pal  
(পিতা/স্বামীর নাম)
3. OCCUPATION (পেশা) : Lancler
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)  
VILLAGE/TOWN (গ্রাম) : Gowabazar  
POST OFFICE (পোস্ট অফিস) : Gowabazar  
POLICE STATION (থানা) : Raidpur PIN : 713977  
DISTRICT(জেলা) : P. Barabanku STATE (রাজ্য) : H.B.
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) : Friend
6. AADHAR NO : 4697 0974 9013  
PAN : \_\_\_\_\_  
EPIC NO : BTOPP2265F

আমি (শনাক্তকারী) \_\_\_\_\_ অত্র দলিলের (Query No.) \_\_\_\_\_  
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

1. Bhanta Pal as identifier identifying the executants  
of the concerned deed (Query No.) 2001715061/2023

ছবি সহ দশ আঙ্গুলের চিপ ছাপ



Bhanta Pal  
IDENTIFIER SIGNATURE  
(শনাক্তকারীর স্বাক্ষর)



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



192023240121367731

GRN Details

GRN: 192023240121367731 Payment Mode: Online Payment  
GRN Date: 06/07/2023 13:41:47 Bank/Gateway: State Bank of India  
BRN: CKX3605345 BRN Date: 06/07/2023 13:43:31  
GRIPS Payment ID: 060720232012136772 Payment Init. Date: 06/07/2023 13:41:47  
Payment Status: Successful Payment Ref. No: 2001715061/2/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: BIJOY DEVELOPER  
Address: MAMRA BAZAR, BIDHANPALLY DURGAPUR, West Bengal, 713206  
Mobile: 9434470597  
Depositor Status: Buyer/Claimants  
Query No: 2001715061  
Applicant's Name: Mr Prasanta Bandyopadhyay  
Identification No: 2001715061/2/2023  
Remarks: Sale, Development Agreement or Construction agreement  
Period From (dd/mm/yyyy): 06/07/2023  
Period To (dd/mm/yyyy): 06/07/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001715061/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	70011
2	2001715061/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	3014
<b>Total</b>				<b>73025</b>

IN WORDS: SEVENTY THREE THOUSAND TWENTY FIVE ONLY.

PAID



## Major Information of the Deed

Deed No :	I-2306-06489/2023	Date of Registration	06/07/2023
Query No / Year	2306-2001715061/2023	Office where deed is registered	
Query Date	04/07/2023 5:37:17 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], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]		
Set Forth value	Market Value		
	Rs. 3,40,53,633/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,011/- (Article:48(g))	Rs. 3,014/- (Article:E, E, B)		
Remarks			

### Land Details :







District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713206

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-379 (RS :-125 )	LR-1205	Other Commercial Usage	Danga	3 Dec		64,15,200/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L2	LR-388 (RS :-125 )	LR-1205	Other Commercial Usage	Danga	3 Dec		54,43,180/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L3	LR-379 (RS :-125 )	LR-803	Other Commercial Usage	Danga	3 Dec		64,15,200/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L4	LR-388 (RS :-125 )	LR-803	Other Commercial Usage	Danga	4 Dec		72,57,573/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L5	LR-379 (RS :-125 )	LR-2870	Other Commercial Usage	Danga	1 Dec		21,38,400/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L6	LR-388 (RS :-125 )	LR-2870	Other Commercial Usage	Danga	1.17 Dec		21,22,840/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L7	LR-379 (RS :-125 )	LR-2871	Other Commercial Usage	Danga	1 Dec		21,38,400/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,






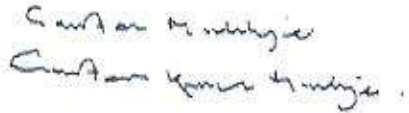


L8	LR-388 (RS :-125 )	LR-2871	Other Commercial Usage	Danga	1.17 Dec		21,22,840/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>17.34Dec</b>	<b>0 /-</b>	<b>340,53,633 /-</b>	
		<b>Grand Total :</b>			<b>17.34Dec</b>	<b>0 /-</b>	<b>340,53,633 /-</b>	

**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>SABITA RABABI (Presentant)</b> Wife of Late SADHAN RABABI Executed by: Self, Date of Execution: 06/07/2023 , Admitted by: Self, Date of Admission: 06/07/2023 ,Place : Office</p>	<p><b>Photo</b></p>  <p>06/07/2023</p>	<p><b>Finger Print</b></p>  <p>LTI 06/07/2023</p>	<p><b>Signature</b></p>  <p>06/07/2023</p>
<p>City Park, Sankarpur, City:- Not Specified, P.O:- ABL TOWNSHIP, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DZxxxxxx7C, Aadhaar No: 57xxxxxxxx9159, Status :Individual, Executed by: Self, Date of Execution: 06/07/2023 , Admitted by: Self, Date of Admission: 06/07/2023 ,Place : Office</p>				
2	<p><b>Name</b></p> <p><b>SUMAN RABABI</b> Son of Late SADHAN RABABI Executed by: Self, Date of Execution: 06/07/2023 , Admitted by: Self, Date of Admission: 06/07/2023 ,Place : Office</p>	<p><b>Photo</b></p>  <p>06/07/2023</p>	<p><b>Finger Print</b></p>  <p>LTI 06/07/2023</p>	<p><b>Signature</b></p>  <p>06/07/2023</p>
<p>City Park, Sankarpur, City:- Not Specified, P.O:- ABL TOWNSHIP, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AOxxxxxx8Q, Aadhaar No: 62xxxxxxxx7855, Status :Individual, Executed by: Self, Date of Execution: 06/07/2023 , Admitted by: Self, Date of Admission: 06/07/2023 ,Place : Office</p>				












3	Name	Photo	Finger Print	Signature
	<b>Mr ANATH BANDHU MAJI</b> Son of Mr KINKAR MAJI Executed by: Self, Date of Execution: 06/07/2023 , Admitted by: Self, Date of Admission: 06/07/2023 ,Place : Office			
	06/07/2023	LTI 06/07/2023	06/07/2023	
City Park, Sankarpur West, City:- Durgapur, P.O:- ABL Township, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AFxxxxxx7H, Aadhaar No: 40xxxxxxxx1699, Status :Individual, Executed by: Self, Date of Execution: 06/07/2023 , Admitted by: Self, Date of Admission: 06/07/2023 ,Place : Office				
4	Name	Photo	Finger Print	Signature
	<b>Mr GOUTAM MUKHERJEE, (Alias: Mr GOUTAM KUMAR MUKHERJEE)</b> Son of Late BANKU BEHARI MUKHERJEE Executed by: Self, Date of Execution: 06/07/2023 , Admitted by: Self, Date of Admission: 06/07/2023 ,Place : Office			
	06/07/2023	LTI 06/07/2023	06/07/2023	
City Park, Sankarpur West, City:- Durgapur, P.O:- ABL Township, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ADxxxxxx2J, Aadhaar No: 91xxxxxxxx2321, Status :Individual, Executed by: Self, Date of Execution: 06/07/2023 , Admitted by: Self, Date of Admission: 06/07/2023 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>BIJOY DEVELOPER</b> Mamra Bidhan Pally, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 , PAN No.: AFxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

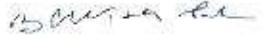
**Representative Details :**

SI 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 GOUR SUNDAR PAUL</b>            Son of Late BIJOY KRISHNA PAUL            Date of Execution - 06/07/2023, , Admitted by: Self, Date of Admission: 06/07/2023, Place of Admission of Execution: Office         </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Jul 6 2023 4:27PM</td> <td>LTI 06/07/2023</td> <td>06/07/2023</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr GOUR SUNDAR PAUL</b> Son of Late BIJOY KRISHNA PAUL Date of Execution - 06/07/2023, , Admitted by: Self, Date of Admission: 06/07/2023, Place of Admission of Execution: Office				Jul 6 2023 4:27PM	LTI 06/07/2023	06/07/2023	
Name	Photo	Finger Print	Signature										
<b>Mr GOUR SUNDAR PAUL</b> Son of Late BIJOY KRISHNA PAUL Date of Execution - 06/07/2023, , Admitted by: Self, Date of Admission: 06/07/2023, Place of Admission of Execution: Office													
Jul 6 2023 4:27PM	LTI 06/07/2023	06/07/2023											



MAMRA BIDHAN PALLY, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx0P, Aadhaar No: 79xxxxxxxx2150 Status : Representative, Representative of : BIJOY DEVELOPER (as Proprietor)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr BHAKTA PAL</b> Son of Mr BAIDYANATH PAL Durgapur Court, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216			
	06/07/2023	06/07/2023	06/07/2023
Identifier Of SABITA RABABI, SUMAN RABABI, Mr ANATH BANDHU MAJI, Mr GOUTAM MUKHERJEE, Mr GOUR SUNDAR PAUL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ANATH BANDHU MAJI	BIJOY DEVELOPER-3 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr ANATH BANDHU MAJI	BIJOY DEVELOPER-3 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr GOUTAM MUKHERJEE	BIJOY DEVELOPER-3 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr GOUTAM MUKHERJEE	BIJOY DEVELOPER-4 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	SABITA RABABI	BIJOY DEVELOPER-1 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	SABITA RABABI	BIJOY DEVELOPER-1.17 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	SABITA RABABI	BIJOY DEVELOPER-1 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	SUMAN RABABI	BIJOY DEVELOPER-1.17 Dec



## Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 379, LR Khatian No:- 1205	Owner:অনাথ মাজি, Gurdian:কিংকর , Address:নিউটাউশিপ, বার্নপুর , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Mr ANATH BANDHU MAJI
L2	LR Plot No:- 388, LR Khatian No:- 1205	Owner:অনাথ মাজি, Gurdian:কিংকর , Address:নিউটাউশিপ, বার্নপুর , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Mr ANATH BANDHU MAJI
L3	LR Plot No:- 379, LR Khatian No:- 803	Owner:গৌতম মুখার্জী, Gurdian:বঙ্কু বিহারী, Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Mr GOUTAM MUKHERJEE
L4	LR Plot No:- 388, LR Khatian No:- 803	Owner:গৌতম মুখার্জী, Gurdian:বঙ্কু বিহারী, Address:নিজ , Classification:ডাঙ্গা, Area:0.04000000 Acre,	Mr GOUTAM MUKHERJEE
L5	LR Plot No:- 379, LR Khatian No:- 2870	Owner:সবিতা রবাবী, Gurdian:সাধন রবাবী, Address:নিজ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	SABITA RABABI
L6	LR Plot No:- 388, LR Khatian No:- 2870	Owner:সবিতা রবাবী, Gurdian:সাধন রবাবী, Address:নিজ , Classification:ডাঙ্গা, Area:0.01170000 Acre,	SABITA RABABI
L7	LR Plot No:- 379, LR Khatian No:- 2871	Owner:সুমন রবাবী, Gurdian:সাধন রবাবী, Address:নিজ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	SUMAN RABABI
L8	LR Plot No:- 388, LR Khatian No:- 2871	Owner:সুমন রবাবী, Gurdian:সাধন রবাবী, Address:নিজ , Classification:ডাঙ্গা, Area:0.01170000 Acre,	SUMAN RABABI



On 06-07-2023

**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 13:14 hrs on 06-07-2023, at the Office of the A.D.S.R. DURGAPUR by SABITA RABABI, 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 3,40,53,633/-

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

Execution is admitted on 06/07/2023 by 1. SABITA RABABI, Wife of Late SADHAN RABABI, City Park, Sankarpur, P.O: ABL TOWNSHIP, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife, 2. SUMAN RABABI, Son of Late SADHAN RABABI, City Park, Sankarpur, P.O: ABL TOWNSHIP, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Others, 3. Mr ANATH BANDHU MAJI, Son of Mr KINKAR MAJI, City Park, Sankarpur West, P.O: ABL Township, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Others, 4. Mr GOUTAM MUKHERJEE, Alias Mr GOUTAM KUMAR MUKHERJEE, Son of Late BANKU BEHARI MUKHERJEE, City Park, Sankarpur West, P.O: ABL Township, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Others

Identified by Mr BHAKTA PAL, , Son of Mr BAIDYANATH PAL, Durgapur Court, P.O: City Centre, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 06-07-2023 by Mr GOUR SUNDAR PAUL, Proprietor, BIJOY DEVELOPER (Sole Proprietorship), Mamra Bidhan Pally, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman West Bengal, India, PIN:- 713206

Identified by Mr BHAKTA PAL, , Son of Mr BAIDYANATH PAL, Durgapur Court, P.O: City Centre, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,014.00/- ( B = Rs 3,000.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 3,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/07/2023 1:43PM with Govt. Ref. No: 192023240121367731 on 06-07-2023, Amount Rs: 3,014/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKX3605345 on 06-07-2023, Head of Account 0030-03-104-001-16



### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,011/- and Stamp Duty paid by Stamp Rs 5,000.00/-; by online = Rs 70,011/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 508, Amount: Rs.5,000.00/-, Date of Purchase: 05/07/2023, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/07/2023 1:43PM with Govt. Ref. No: 192023240121367731 on 06-07-2023, Amount Rs: 70,011/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKX3605345 on 06-07-2023, Head of Account 0030-02-103-003-02

*Santanu Pal*

**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 110618 to 110635

being No 230606489 for the year 2023.



Digitally signed by SANTANU PAL  
Date: 2023.07.07 13:32:05 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2023/07/07 01:32:05 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
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