



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 805179

14.12.21
14.07-
Lsb

DEVELOPMENT AGREEMENT

Certified that the Document is Admitted to Registration the Signature Sheet and the Endorsements & with this Documents are the Part of this Document

A.D.S.R. D. S. R.
Bardwan

QUERY NO. : 2002524679/2021
DISTRICT : Paschim Bardhaman
MOUZA : Kaliganj
P.S. : New Township
AREA OF LAND : 4.77 Katha

14 DEC 2021

SI No. 2627 Date 13/12/2021
Sold to Vishwanathama Real Estate
Address Durgapur - 13
Value of Stamp 5000/-
Date of Purchase of the stamp
Pepar from Treasury
Name of the Treasury from Durgapur

13 DEC 2021

Chatterjee
Somnath Chatterjee
Stamp Vendar
A.D.S.F. Office, Durgapur-18
Licence No.-112016-17



2
**Add. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman**

14 DEC 2021,

THIS DEVELOPMENT AGREEMENT IS MADE ON 14TH DAY OF DECEMBER, 2021

BETWEEN

MR. GOURANGA CHATTARAJ [PAN-AITPC4762E] Son of Late Dinabandhu Chattaraj, by faith Hindu, by occupation Business, by Nationality- Indian, resident of Vivekananda Park, Bamunara, Post Office: Bamunara, P.S.- Kanksa,, District-Paschim Bardhaman, State- West Bengal, India, PIN- 713212, hereinafter refereed to and called as "**LANDOWNERS**" (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

"VISHWAKARMA REAL ESTATE" [PAN-AAOFV9866H] Being a Partnership Firm, having its office At House No-6, 2nd Street Gurudwara Road, Benachity, Durgapur, P.S.- Durgapur, District-Burdwan, PIN-713213, represented by its **Partners (1) MR. SOMNATH PAUL [PAN-BGHPP4489C]** Son of Sri Naba Kumar Paul, by faith Hindu, by occupation Business, by Nationality- Indian resident of Sagarbhanga, Gopinathpur, Durgapur, P.S.-Coke Oven, District-Burdwan presently Paschim Bardhaman, PIN-713219, **(2) MRS. SUCHARITA GHOSH [PAN-ARMPG3626M]** Wife of Mr. Abhijit Dey, by faith Hindu, by occupation Business, by Nationality- Indian, resident of House No-6, 2nd Street Gurudwara Road, Post Office: Benachity, P.S.- Durgapur, District-Burdwan, PIN-713213, **(3) MR. PURNA CHANDRA PAUL [PAN-ALVPP1215C]**, son of Late Gobardhan Paul, by faith-Hindu, by Nationality- Indian, by occupation - Business, resident of C-31 SSR Path Aranayak, Sec- Sec 2A, P.O.- Bidhannagar, P.S.- New Township, PIN- 713212, Dist- Burdwan presently Paschim Bardhaman, **(4) MR. KRISHNA CHANDRA MONDAL [PAN-AJXPM9211F]**, Son of Late Akrur Chandra Mondal, by faith-Hindu, by Nationality- Indian, by Occupation Business, residing at 1/20 Rahim Path, Durgapur, PIN- 713204, P.S.-Durgapur, Burdwan, W.B., 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 out of schedule mentioned property was L.R. Recorded property of Haradhan Ghosh son of Bholanath Ghosh, he transferred the same to the present owner vide deed No-7378 for the year 2019 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 per approval of Jemmua Gram Panchyat but the owners have 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:-

- 1.1 **OWNER/LANDLORD:- MR. GOURANGA CHATTARAJ [PAN- AITPC4762E]** Son of Late Dinabandhu Chattaraj, by faith Hindu, by occupation Business, by Nationality- Indian, resident of Vivekananda Park, Bamunara, Post Office: Bamunara, P.S.- Kanksa,, District-Paschim Bardhaman, State- West Bengal, India, PIN- 713212.
- 1.2 **DEVELOPER:-** Shall **VISHWAKARMA REAL ESTATE** Being a Partnership Firm, having its office At House No-6, 2nd Street Gurudwara Road, Benachity, Durgapur, P.S.-Durgapur, District-Burdwan, PIN-713213.
- 1.3 **LAND:-** Shall mean land measuring about measuring 4.77 (Four point Seven Seven) Katha under Mouza- Kaliganj, J.L.No-110, R. S. Plot no- 1468, L. R. Plot No- 1842, L. R. Khatian No-1314 under the jurisdiction of Jemmua Gram Panchyat, Dist-Paschim Bardhaman.
- 1.4 **BUILDING:** - Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the **FIRST SCHEDULE**.
- 1.5 **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
- 1.6 **PANCHYAT:-** Shall mean the Jemmua Gram Panchyat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.7 **PLAN:** Mean the sanctioned and/or approved plan of the building/s sanctioned by the Jemmua Gram Panchyat and shall also include variations/modifications, alterations therein that may be made by the Owners herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
- 1.8 **OWNERS AREA:** --Shall mean one 3BHK Flat measuring 1080 Sq. Feet (Super Built Up) on the Third Floor of the proposed building together with the undivided impartible proportionate interest in the said land.
- 1.9 **DEVELOPER'S AREA:** Shall mean entire building/s together with the undivided impartible proportionate interest in the said land and the common portions after providing landowners allocation as mentioned in Para-1.8 of this agreement.
- 1.10 **BENIFIT ARISING OUT OF THE PROJECT :-** Shall mean Rs. 13,67,000/- (Rupees Thirteen Lac Sixty Seven Thousand) only paid by the Developer to the Landowner. Out of Rs. 13,67,000/- (Rupees Thirteen Lac Sixty Seven Thousand) only, Rs. 1,00,000/- (Rupees One Lac) payable at the time of execution of this agreement and rest Rs. 12,67,000/- (Rupees Twelve Lac Sixty Seven Thousand) only within 6 month from the date of execution of this agreement.

1.11 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.

1.12 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.

1.13 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.

1.14 PURCHASER/S shall mean and include:

A) If he/she be an individual then 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 its Trustees for the time being and their successor(s)-in-interest and assigns.

1.15 Masculine gender: Shall include the feminine and neuter gender and vice versa.

1.16 Singular number: Shall include the plural and vice-versa.

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

III- EFFECTIVENESS: - This agreement shall become effective from date of sanction of plan by the panchyat or any other authority.

IV:- DURATION:- This agreement is made for a period of 36 month from the date of it become effective with a grace period of 6 month.

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

VI:- OWENER DUTY & LIABILITY:-

1. The owners has offered total land of measuring 4.77 (Four point Seven Seven) Katha for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. The Owners hereby declared that :-
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no agreement between the Owners and any other party (except **VISHWAKARMA REAL ESTATE**) either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
3. The owner shall responsible to resolved all the legal dispute related to land within 1 month from this agreement if any and that related expenses also borne by the Landowners.
4. The owner hereby declare that their legal heirs are also liable to act according to this agreement without further inputs in this agreement.
5. The owner are hereby agree to sign all the documents which are necessary for the purpose of Development/Construction work.
6. That the Owner also agreed that he gives full authority & power to Second Part to do & execute all lawful acts, deeds things for the owners and on his behalf in respect of all activities related to developing and construction of a housing complex on The said land i.e to receive sanctioned plan from the Jemmua Gram Panchyat, such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers save and except Owner's allocation 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 owners.



7. The Owner hereby agreed to execute a Development Power of attorney in the name of representative of the Developer within one month from this agreement for the purpose of selling Flat /parking save and except those Flat /parking will be allotted in favour of Landowners in pursuance of this agreement.
8. The Owner hereby agreed to pay the charges for electric transformer, D. G. and other facilities to the Developers at the time of completion of the project.

9. VII- DEVELOPER DUTY, LIABILITY & responsibility:-

1. The developer **VISHWAKARMA REAL ESTATE** confirms and assures the owners that they are fully acquainted with and aware of the process / formalities related to similar project in panchyat 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 owners that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within the schedule time under this agreement and the owners do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owner & the Architect before submission to the Corporation/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.
4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and Developer shall take all necessary step to save the property from any kind of encroachment by the adjacent land owner.
5. That the Developer shall be responsible for any acts deeds or things done towards any fund collection from one or more prospective buyer of the proposed flats.



6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the subsistence of this Agreement. The Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible for the said incident or damage or loss during construction.
7. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses within 36 months from the date of sanction of plan with further additional period of 6 months if needed both the case the time shall be computed on and from the date of sanction of plan. And within this stipulated time the Developer shall hand over the owner's allocation.
8. That the Developer shall not make the Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such cases the Developer shall be the entire responsibility.

VIII-Developer Allocation:- Developers Allocations shall mean entire building including common facilities of the building along with undivided proportionate share of the "said property/premises" after providing the Land Owners allocation as mentioned hereinabove.

IX-Mutual Consent

In case the proportion of the landowner obtained from the developer is fractionally more than the owner's area as in the agreement, then the landowner will reimburse the developer the value of such area @1300 per Sq. Feet in the value of the exact fraction and, in case the developer provides fractionally less area than the agreed upon area to the Landlord, then the value of the remaining portion is to be reimbursed by the developer to the landlord to the extent of the fractional difference only @1300 per Sq. Feet.

X-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 the proposed construction and violation of any terms and condition of this agreement amicably settle at first between the parties herein otherwise aggrieved party shall have liberty to take shelter of law.
- d) Copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owners time to time.
- e) The owners can visit the construction site anytime with intimation to the developer. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project. And the owner shall not be liable for same in any manner whatsoever whether during construction or after construction.
- g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney.
- h) A successful project completion certificate from the License holder Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense for a guarantee period of next six months after handing over of physical possession of the flats.
- i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement

and or deed of conveyance shall be borne paid and discharged by the Developer exclusively.

- j) The owners shall have no right, title, interest, claim whatsoever in the consideration received by the developers or its nominees out of the developer's allocation.
- k) The landowners and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- l) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

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 **Baid** Land measuring 4.77 (Four point Seven Seven) Katha under **Mouza- Kaliganj, J.L.No-110, R.S. Plot no- 1468 corresponding L.R. Plot No. 1842 comprised in L.R. Khatian No-2314**, under the jurisdiction of Jemmua Gram Panchyat Dist-Burdwan., Butted and Bounded by:

On the North : 20 Feet wide Kaccha Road

On the South : R.S. Plot no. 1469

On the East : R.S. Plot no. 1468

On the West : 12 Feet wide Kachha Road

SECOND SCHEDULE
(Land Owner's Payment Schedule)

Mode of Payment	Amount(Rs.)	Paid/Payable
Cheque	Rs. 1,00,000/	At the time of execution of this agreement

THIRD SCHEDULE
(General Specification of building)

WATER SUPPLY	Ground Water
WALLS	Conventional brickwork.
WALL FINISH	Interior - Plaster of Paris Exterior - Combination of weather coat.
FLOORING	Tiles in all bedrooms, Living-cum-Dining, Kitchen, Balcony.
KITCHEN	Kitchen platform. Glazed tiles, up to the height of two feet from the platform. Stainless steel sinks, one wash Basin, to be provided.
TOILET	Tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 6 feet. ISI/ISO branded sanitary and CP fittings (as per supply), and one western type commode, one Indian type commode. Concealed plumbing and pipe work.
DOORS	Door frame made of wood. Front wooden panel Door, other flush doors, and PVC door in toilet, Locks of stainless steel.
WINDOWS	M.S. Grill with smoke glass in kitchen and toilet, Aluminum window
COMMON LIGHTING	Overhead illumination for compound and common path lighting inside the complex.
WIRING	Standard concealed wiring for electricity. Average 25(Twenty Five) Points. All other points at extra cost.
ELECTRIC METER	Individual meter for each unit by individual cost.
AMENITIES	Adequate standby generator for common areas, services. Lift provided for every floor in the building.

It is hereby declared that the full name, colour passport size photograph and finger prints of each fingers of both the hands of the OWNER(S)/LANDOWNERS and DEVELOPER are attested in additional pages in this deed being page nos. 1,2,3 (total 3 pages) and the same are treated as part and parcel 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 OWNERS /FIRST PART at DURGAPUR in the presence of:

Gomaha Chaffay

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

WITNESSES:

① Sumit Kumar
Sp. Manish Kumar
Vill. Angara, Dist. 15
P.O. - Chy, Dist. 15
Dmt. Bin Ban

② Subrata Mukherjee
Sp. Subrata Mukherjee
Dmt. , Dist. - 7
Dmt. Parthen Barikera

Vishwakarma Real Estate
Krishna Chandra Mondal
Partner

Vishwakarma Real Estate
Purna Chandra Paul
Partner

Vishwakarma Real Estate
Sucharita Ghosh
Partner

Vishwakarma Real Estate
Somnath Paul
Partner

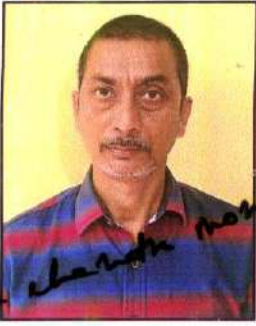
Drafted and Typed at my office & I read over & Explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction

Subrata Mukherjee

SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No.- WB/506/2007

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



Kishore Chandra Mondal

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb
(RIGHT HAND)				
Thumb	Fore	Middle	Ring	Little

Signature:- *Kishore Chandra Mondal*

Signature of the Executants/presentation



Somnath Paul

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb
(RIGHT HAND)				
Thumb	Fore	Middle	Ring	Little

Signature:- *Somnath Paul*

Signature of the Executants/presentation



Purka Chandra Paul

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb
(RIGHT HAND)				
Thumb	Fore	Middle	Ring	Little

Signature:- *Purka Chandra Paul*

Signature of the Executants/presentation













Sucharita Ghosh

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb
(RIGHT HAND)				
Thumb	Fore	Middle	Ring	Little

Signature:- *Sucharita Ghosh*

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature of the Executants/presentation	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- <i>Gowappa Chatterji</i>					



Gowappa Chatterji

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
Signature of the Executants/presentation	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
Signature:-					

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
Signature of the Executants/presentation	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
Signature:-					

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
Signature of the Executants/presentation	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
Signature:-					

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PURNA CHANDRA PAUL

GOBARDHAN PAUL

27/11/1963

Pan Card Account Number

ALVPP1215C

Purna Chandra Paul
Signature



Purna Chandra Paul.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KRISHNA CHANDRA MONDAL
AKRUR CHANDRA MONDAL

31/07/1974

Permanent Account Number

AJXPM9211F

Krishna Chandra Mondal
Signature

Krishna Chandra Mondal




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GOURANGA CHATTARAJ
DINABANDHU CHATTARAJ
03/10/1965

Permanent Account Number
AITPC4762E

Gouranga Chatteraj
Signature



Gouranga Chatteraj



Income Tax Department Card

भारत सरकार
GOVT. OF INDIA

INCOME TAX DEPARTMENT

SOMNATH PAUL

NABA KUMAR PAUL

08/04/1990
Permanent Account Number

BGHPP4489C

Somnath Paul
Signature






Somnath Paul



आयकर विभाग
INCOME TAX DEPARTMENT
SUCHARITA GHOSH
SUBRATA GHOSH
27/12/1989
Permanent Account Number
ARMPG3626M
Sucharita Ghosh
Signature

भारत सरकार
GOVT. OF INDIA



Sucharita Ghosh



 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

 आधर
Unique Identification Authority of India

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

14 DEC 2015

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: 192021220133049531
GRN Date: 10/12/2021 14:45:07
BRN: 71364763
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: ICICI Bank
BRN Date: 10/12/2021 14:12:38
Payment Ref. No: 2002524679/5/2021
[Query No./Query Year]

Depositor Details

Depositor's Name: SOMNATH PAUL
Address: SAGARBHANGA GOPINATHPUR
Mobile: 8900310801
Depositor Status: Others
Query No: 2002524679
Applicant's Name: Mr SUBRATA MUKHERJEE
Identification No: 2002524679/5/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002524679/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	11
2	2002524679/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	13684
			Total	13695

IN WORDS: THIRTEEN THOUSAND SIX HUNDRED NINETY FIVE ONLY.

Major Information of the Deed




Deed No :	I-2306-10042/2021	Date of Registration	14/12/2021
Query No / Year	2306-2002524679/2021	Office where deed is registered	
Query Date	04/12/2021 5:39:36 PM	2306-2002524679/2021	
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 : 13,67,000/-]	
Set Forth value		Market Value	
Rs. 1/-		Rs. 14,87,525/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,011/- (Article.48(g))		Rs. 13,684/- (Article:E, E, B)	
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Kaliganj, JI No: 110, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1842 (RS :-1468)	LR-2314	Bastu	Baid	4.77 Katha	1/-	14,87,525/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
Grand Total :					7.8705Dec	1/-	14,87,525 /-	

Land Lord Details :


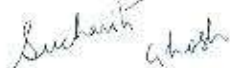

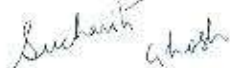

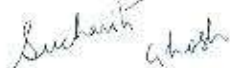
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr GOURANGA CHATTARAJ (Presentant) Son of Late DINABANDHU CHATTARAJ Executed by: Self, Date of Execution: 14/12/2021 , Admitted by: Self, Date of Admission: 14/12/2021 ,Place : Office	 14/12/2021	 LTI 14/12/2021	 14/12/2021







Vivekananda Park, Bamunara, City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx2E, Aadhaar No: 61xxxxxxxx3476, Status :Individual, Executed by: Self, Date of Execution: 14/12/2021, Admitted by: Self, Date of Admission: 14/12/2021, Place : Office

Developer Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	VISHWAKARMA REAL ESTATE House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, PAN No.:: AAxxxxxx6H,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> Mr SOMNATH PAUL Son of Mr NABAKUMAR PAUL Date of Execution - 14/12/2021, , Admitted by: Self, Date of Admission: 14/12/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Dec 14 2021 4:58PM</td> <td>LTI 14/12/2021</td> <td>14/12/2021</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr SOMNATH PAUL Son of Mr NABAKUMAR PAUL Date of Execution - 14/12/2021, , Admitted by: Self, Date of Admission: 14/12/2021, Place of Admission of Execution: Office				Dec 14 2021 4:58PM	LTI 14/12/2021	14/12/2021		Sagarbhanga, Gopinathpur, City:- Durgapur, P.O:- Sagarbhanga, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713211, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxxx9C, Aadhaar No: 49xxxxxxxx0053 Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)		
Name	Photo	Finger Print	Signature													
Mr SOMNATH PAUL Son of Mr NABAKUMAR PAUL Date of Execution - 14/12/2021, , Admitted by: Self, Date of Admission: 14/12/2021, Place of Admission of Execution: Office																
Dec 14 2021 4:58PM	LTI 14/12/2021	14/12/2021														
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs SUCHARITA GHOSH Wife of Mr ABHIJIT DEY Date of Execution - 14/12/2021, , Admitted by: Self, Date of Admission: 14/12/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Dec 14 2021 4:56PM</td> <td>LTI 14/12/2021</td> <td>14/12/2021</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mrs SUCHARITA GHOSH Wife of Mr ABHIJIT DEY Date of Execution - 14/12/2021, , Admitted by: Self, Date of Admission: 14/12/2021, Place of Admission of Execution: Office				Dec 14 2021 4:56PM	LTI 14/12/2021	14/12/2021		House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx6M, Aadhaar No: 44xxxxxxxx4222 Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)		
Name	Photo	Finger Print	Signature													
Mrs SUCHARITA GHOSH Wife of Mr ABHIJIT DEY Date of Execution - 14/12/2021, , Admitted by: Self, Date of Admission: 14/12/2021, Place of Admission of Execution: Office																
Dec 14 2021 4:56PM	LTI 14/12/2021	14/12/2021														

3	Name Mr PURNA CHNADRA PAUL Son of Late GOBARDHAN PAUL Date of Execution - 14/12/2021, , Admitted by: Self, Date of Admission: 14/12/2021, Place of Admission of Execution: Office	Photo  Dec 14 2021 4:57PM	Finger Print  LTI 14/12/2021	Signature  14/12/2021
C-31, SSR Path, Aryanak, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx5C, Aadhaar No: 24xxxxxxxx4912 Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)				
4	Name Mr KRISHNA CHANDRA MONDAL Son of Late AKRUR CHANDRA MONDAL Date of Execution - 14/12/2021, , Admitted by: Self, Date of Admission: 14/12/2021, Place of Admission of Execution: Office	Photo  Dec 14 2021 4:57PM	Finger Print  LTI 14/12/2021	Signature  14/12/2021
8 Rahim Path, City:- Durgapur, P.O:- A Zone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx1F, Aadhaar No: 65xxxxxxxx0047 Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURAJIT MONDAL Son of Mr. MANORANJAN MONDAL Angadpur, City:- Durgapur, P.O:- Angadpur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713215			
	14/12/2021	14/12/2021	14/12/2021

Identifier Of Mr GOURANGA CHATTARAJ, Mr SOMNATH PAUL, Mrs SUCHARITA GHOSH, Mr PURNA CHNADRA PAUL, Mr KRISHNA CHANDRA MONDAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr GOURANGA CHATTARAJ	VISHWAKARMA REAL ESTATE-7.8705 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Kaliganj, JI No: 110, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1842, LR Khatian No:- 2314	Owner:গৌরঙ্গ চট্টরাজ, Gurdian:দীপবন্ধু , Address:নিজ , Classification:বাইদ, Area:0.07880000 Acre,	Mr GOURANGA CHATTARAJ

On 14-12-2021

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

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

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

Presented for registration at 14:07 hrs on 14-12-2021, at the Office of the A.D.S.R. DURGAPUR by Mr GOURANGA CHATTARAJ ,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 14,87,525/-

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

Execution is admitted on 14/12/2021 by Mr GOURANGA CHATTARAJ, Son of Late DINABANDHU CHATTARAJ, Vivekananda Park, Bamunara, P.O: Bamunara, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

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 14-12-2021 by Mr SOMNATH PAUL, PARTNER, VISHWAKARMA REAL ESTATE (Partnership Firm), House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

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 14-12-2021 by Mrs SUCHARITA GHOSH, PARTNER, VISHWAKARMA REAL ESTATE (Partnership Firm), House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

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 14-12-2021 by Mr PURNA CHNADRA PAUL, PARTNER, VISHWAKARMA REAL ESTATE (Partnership Firm), House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

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 14-12-2021 by Mr KRISHNA CHANDRA MONDAL, PARTNER, VISHWAKARMA REAL ESTATE (Partnership Firm), House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

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 13,684/- (B = Rs 13,670/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 13,684/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/12/2021 2:47PM with Govt. Ref. No: 192021220133049531 on 10-12-2021, Amount Rs: 13,684/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 71364763 on 10-12-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 11/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2627, Amount: Rs.5,000/-, Date of Purchase: 13/12/2021, Vendor name: SOMNATH CHATTERJEE

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

Online on 10/12/2021 2:47PM with Govt. Ref. No: 192021220133049531 on 10-12-2021, Amount Rs: 11/-, Bank:

ICICI Bank (ICIC0000006), Ref. No. 71364763 on 10-12-2021, Head of Account 0030-02-103-003-02



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2022, Page from 30871 to 30898

being No 230610042 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA
Date: 2022.02.09 11:59:58 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2022/02/09 11:59:58 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)