

1923

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P-3125/23.



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 516022

1.29 fr
03.03.23
O.C. No. 549028/23
Mr. 291/241
A. S. R. Dargan

DEVELOPMENT AGREEMENT

QUERY NO. : 2000549028/2023
DISTRICT : Paschim Bardhaman
MOUZA : Kaliganj
P.S. : New Township
AREA OF LAND : 3.18 Katha

Certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
gements and this
Documents are the Part of this
Document.

06 APR 2023

A.D.S.R. Dargan
Bardwan

03 MAR 2023

SI No. 486 Date 02/03/23
Sold to Shrey Developers.
Address Raniganj, Pin - 713323.
Value of Stamp 100
Date of Filing the stamp

Prepared from Treasury 23 FEB 2023
Name of the Treasury from Durgapur

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



— 342



Chandana-mukherjee

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

03 MAR 2023

Sunil Kumar,
Sb. Kumar Kumar
Village Angerson, Dh-15
P.S. Chaker. Dist. Bardhaman
Dist. Bardhaman

THIS DEVELOPMENT AGREEMENT IS MADE ON 3RD OF MARCH, 2023

BETWEEN

SMT. CHANDANA MUKHOPADHYAY [PAN-AXUPM4839N] Wife of Sri. Bivash Mukherjee, by faith- Hindu, by Occupation-Housewife, by Nationality- Indian, resident Village & P.O.- Barjora, P.S-Barjora.. Dist- Bankura, PIN- 722202, W.B. India, hereinafter refereed to and called as **"LANDOWNER"**, (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART**.

AND

"SHREY DEVELOPERS" [PAN:- AESFS1654J] (a Partnership firm) having its office at Raghunath Chak, Ballavpur, P.S. & P.O.- Raniganj, Dist- Paschim Bardhaman, PIN-713323, W.B. India represented by its one of the **Partner (1) MR. MUKUN RAY [PAN- BBEPR4128N]** Son of Sri Chotelal Ray, by faith-Hindu, by occupation-Business, by nationality Indian, resident of Raghunath Chak, Ballavpur, P.S. & P.O.- Raniganj, Dist- Paschim Bardhaman, PIN-713323, W.B. India **(2) MR. AMARDEEP CHOUDHURY [PAN- APEPC4317H]** Son of Sri Sitaram Choudhury, by faith-Hindu, by occupation-Business, by nationality Indian, resident of Raghunath Chak, Ballavpur, P.S. & P.O.- Raniganj, Dist- Paschim Bardhaman, PIN-713323, 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 the Schedule mentioned property is purchased property of Tapas Kumar Das son of Sri Kartick Chandra Das , he purchased the same from Sri Ramanath Gope & others vide deed No-2909 for the year 2007 of A.D.S.R. Durgapur and after that said Tapas Kumar Das son of Sri Kartick Chandra Das sold the same to Sri Rajesh Kumar Choudhuary son of Baleshwar Prasad vide deed No-3146 for the year 2015 of A.D.S.R. Durgapur and after that said Sri Rajesh Kumar Choudhuary son of Baleshwar Prasad sold the same to Pinki Kumari

Burnwal wife of Sri Sanjay Kumar Burnwal vide deed No-8679 for the year 2015 of A.D.S.R. Durgapur and thereafter Pinki Kumari Burnwal wife of Sri Sanjay Kumar Burnwal sold the same to Smt. Chandana Mukhopadhyay vide deed No-11144 for the year 2022 of A.D.S.R. Durgapur and she mutated her name in L.R.R.O.R.

AND WHERE AS the First Part desire to develop the First schedule property by construction of a multi storied building up to maximum limit of floor consisting of so many flats and parking space etc as approved by Durgapur Municipal Corporation but the owner has not the sufficient fund for the development work and for this reason First Part is in search of a Developer for the said development work.

AND WHEREAS the First Part herein has approached the Second Part and whereas the Second Part after considering the various aspects of execution of the project and proposal of the landowner has decided to construct multistoried building there at consisting of apartments and flat with the object of selling such flats/apartments to the prospective purchasers and the Second Part has accepted the proposal of First Part.

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by and between the parties hereto as follows:-

I-DEFINITION

- 1.1 **OWNER/LANDLORD:-** Shall mean **SMT. CHANDANA MUKHOPADHYAY** wife of Sri. Bivash Mukherjee, by faith-Hindu, by Occupation-Housewife, by Nationality- Indian, resident Village& P.O.- Borjora, P.S-Borjora.. Dist- Bankura, PIN-722202, W.B. India
- 1.2 **DEVELOPER:-** Shall mean "**SHREY DEVELOPERS**" (a **Partnership firm**) having its office at Raghunath Chak, Ballavpur, P.S. & P.O.- Raniganj, Dist- Burdwan presently Paschim Bardhaman, PIN-713323, W.B. India.
- 1.3 **LAND:-** Shall mean Danga Land 3.18 Katha or 5.247 Decimal under **Mouza- Kaliganj**, J.L.No-110, R.S. Plot no.-1460 corresponding L.R. Plot No- 1821 measuring 2.37 Katha , R.S. Plot no.-1461 corresponding L.R. Plot No- 1825 measuring 0.81

Katha L.R. Khatian No-2639, under the jurisdiction of Jemmua Gram Panchyat, District- Paschim Bardhaman.

- 1.4 **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owner herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.
- 1.5 **PANCHYAT:-** Shall mean the Jemmua Gram Panchyat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.6 **PLAN:** Mean the sanctioned and/or approved plan of the building/s sanctioned by the 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;
- 1.7 **OWNERS AREA:-** Shall mean Two No of 2 BHK flat at measuring more or less 1800 Sq. Feet (Super Built Up) in total in proposed multistoried building which will be constructed over and above the first schedule mentioned land.
- 1.8 **DEVELOPER'S AREA:** Shall mean entire building together with the undivided impartiable proportionate interest in the First Schedule mentioned land and the common portions. After providing land owners allocation as mentioned in the Clause 1.7 of this agreement.
- 1.9 **BENEFIT OUT OF PROJECT:-** Shall mean **Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand)** out of which Rs. **1,50,000/- (Rupees One Lac Fifty Thousand)** only at the time of execution of this agreement and **Rs. 1,00,000/- (Rupees One Lac)** only at the time of execution of Development Power of Attorney.
- 1.10 **UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat


(AU)

and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat;

1.11 PROJECT: Shall mean the work of development undertake and to be done by the Owner herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/Flat/s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.

1.12 FORCE MAJEURE: Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.

1.13 PURCHASER/S shall mean and include:

- A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
- D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;



E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.

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

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

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

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

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

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

VI:- OWENER DUTY & LIABILITY:-

1. The Owner have offered total land of **3.18 Katha or 5.247 Decimal** for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That a land survey shall conducted by them if it is found that original land is less than the land offered by the land owners then the same shall be rectified at the time of registration of Development Agreement.
3. That all the land related dispute shall be resolved by the land owners.
4. The Owner hereby declared that :-
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) The said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.
 - c) There is no agreement between the Owner and any other party (except **SHREY DEVELOPERS**) either for sale or for



development and construction of housing complex and the said land is free from any encumbrance.

5. That the Owner also agreed to give full authority & power to Second Part to do & execute all lawful acts, deeds things for the Owner and on their behalf in respect of all activities related to developing and construction of a housing complex on The said land i.e. receive sanctioned plan from the Durgapur Municipal Corporation , to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done on that behalf and sale of flats/apartments to the prospective buyer(s)and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed by the Owner and the Owner shall agree to ratify all acts and things lawfully done by the developer.
6. That land related dispute shall be resolved by the Land owner.
7. That in case of transfer of landowners allocation to any third party, the landowners shall agree to pay 1% advocates fees

VII- DEVELOPER DUTY, LIABILITY & responsibility:-

1. The developer **SHREY DEVELOPERS** Confirms, accepts and assure the Owner that they are fully acquainted with, aware of the process/formalities related to similar project in Corporation area and fully satisfied with the papers / documents related to the Ownership, physical measurement of the said land , litigation free possession, suitability of the site and viability of the said project and will not raise any objection with regard thereto.
2. The developer confirms and assures the Owner that they have the financial and other resources to meet and comply with all



financial and other obligations needed for execution of the total project within schedule time under this agreement and the Owner do not have any liability and or responsibility to finance and execute the project or part thereof.

3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the Owner & the Architect before submission to the Corporation/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the Owner and developer. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the Owner and Developer.
4. That the Developer shall be responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer(s) of the proposed flats.
5. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement. The Owner shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part



shall be responsible the said incident or damage or loss during construction.

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

VIII-Rate of residual portion

At the time of allocation of Flat if any fraction is arise for that the rate will be Rs. 2,000/- (Rupees Two Thousand) per Sq. Feet.

IX-Cancellation

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



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 or arising out during execution of the housing project under this agreement shall be intimated by a registered letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate, to be nominated by both the parties or their legal advisors.
- d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developer to the Owner time to time.
- e) The Owner can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt Or interrupt the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen , minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution



Handwritten signature and initials, possibly 'S' and 'AT'.

of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.

- g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or borrow money and /or take advance from any individual/ bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney.
- h) A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts if any to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense for a guarantee period of next six months after handing over of physical possession of the flats.
- i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be paid and discharged by the Developer exclusively.
- j) The Owner shall have no right, title, interest, claim whatsoever in the consideration received by the developer or its nominees out of the developer allocation.
- k) The landowner and the developer have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.

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- l) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.
- m) That both the parties can seek specific performance of this agreement through Court,

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 Danga Land admeasuring about 3.18 (Three point One Eight) Katha or 5.247 (Five point Two Four Seven) Decimal under Mouza- Kaliganj, J.L.No-110, R.S. Plot no.- 1460 corresponding L.R. Plot No- 1821 measuring 2.37 Katha, R.S. Plot no.-1461 corresponding L.R. Plot No- 1825 measuring 0.81 Katha L.R. Khatian No-2639, under the jurisdiction of Jemmua Gram Panchyat, District- Paschim Bardhaman, Entire Land is Butted and Bounded by:-

North:- R.S. Plot No-1461(P)

South:- R.S. Plot No-1455(P)

East:- Land of Dilip Thkur

West:- 16 Ft. wide Road



It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Landowner/representative of Developer are attested in additional pages in this deed being no. (1) (A), (1) (B), i.e. in total numbers of pages and these will be treated as part of this deed.

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

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

Chandona Mukherjee

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

WITNESSES:

SHREY DEVELOPERS

Mukun Ray
PARTNER

SHREY DEVELOPERS

Amardeep Choudhury
PARTNER












① Sunil Kumar
St. Yashwanth
Villa - Angara D/P-15
P.S - Cerebra Sin Bay
Plot - 100/100

② Jitmay Sutarshar
Villa - Keligam D/P-12.












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












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

SPECIMEN FORM FOR TEN FINGER PRINTS

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

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

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

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







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. DURGAPUR, District Name :Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23062000549028/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt CHANDANA MUKHOPADHYAY Village- Barjora, City:- Not Specified, P.O:- Barjora, P.S:-Barjora, District:-Bankura, West Bengal, India, PIN:- 722202	Land Lord	 342 Chandana Mukhopadhyay		Chandana-mukhopadhyay 3/3/23
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	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	Mr MUKUN RAY, Mr AMARDEEP CHOUDHURY, Smt CHANDANA MUKHOPADHYAY	 Surajit Mondal		Surajit Mondal 2/3/2023

(Santanu Pal)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
DURGAPUR

Paschim Bardhaman, West
Bengal



ভূমি ও ভূমি সংস্কার এবং উদ্বাস্তু ত্রাণ ও পুনর্বাসন দপ্তর
Land & Land Reforms and Refugee Relief and Rehabilitation Department

(Live Data As On 02/03/2023,18:45:21)

জে.এল নং (J.L. No.): 110 থানা (P.S.): নিউটাউন দুর্গাপুর

খতিয়ান নং (Khatian No):	2639
স্বত্বের নাম (Owner Name):	চন্দনা মুখোপাধ্যায়
পিতা/স্বামী (Father/Husband):	বিভাস
ঠিকানা (Address):	নিজ
জমির পরিমাণ (Total Land):	0.0492(একর/Acre)
দাগের সংখ্যা (Total Plot):	2
খতিয়ান তৈরীর তারিখ (Khatian Creation Date):	21/12/2022

Plot No. দাগ নং	Classification শ্রেণী	Share অংশ	Share Area(Acre) অংশ পরিমাণ(একর)	Remarks মন্তব্য
1821	ডাঙ্গা	0.9800	0.0392	Nil
1825	ডাঙ্গা	0.0999	0.0100	Nil

অংশের দাগের বিবরণ ও পরিমাণ:



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



192022230318909238

GRN Details

GRN:	192022230318909238	Payment Mode:	SBI Epay
GRN Date:	02/03/2023 19:08:15	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6123639833919	BRN Date:	02/03/2023 19:08:39
Gateway Ref ID:	230613579911	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	020320232031890922	Payment Init. Date:	02/03/2023 19:08:15
Payment Status:	Successful	Payment Ref. No:	2000549028/3/2023

[Query No*:Query Year]

Depositor Details

Depositor's Name:	Mrs BANDANA MONDAL
Address:	VILL-BIHARPUR,P.O- NADIHA
Mobile:	8001645635
Period From (dd/mm/yyyy):	02/03/2023
Period To (dd/mm/yyyy):	02/03/2023
Payment Ref ID:	2000549028/3/2023
Dept Ref ID/DRN:	2000549028/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000549028/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	4911
2	2000549028/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	2514
			Total	7425

IN WORDS: SEVEN THOUSAND FOUR HUNDRED TWENTY FIVE ONLY.

Major Information of the Deed

Deed No :	I-2306-03125/2023	Date of Registration	06/04/2023
Query No / Year	2306-2000549028/2023	Office where deed is registered	
Query Date	28/02/2023 2:45:14 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
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 : 2,50,000/-]		
Set Forth value	Market Value		
	Rs. 9,91,684/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 2,514/- (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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1460	RS-2639	Bastu	Danga	2.37 Katha		7,39,085/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	RS-1461	RS-2639	Bastu	Danga	0.81 Katha		2,52,599/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
		TOTAL :			5.247Dec	0 /-	9,91,684 /-	
	Grand Total :				5.247Dec	0 /-	9,91,684 /-	







Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Smt CHANDANA MUKHOPADHYAY Wife of Mr BIVASH MUKHOPADHYAY Village- Barjora, City:- Not Specified, P.O:- Barjora, P.S:-Barjora, District:- Bankura, West Bengal, India, PIN:- 722202 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXxxxxx9N, Aadhaar No: 88xxxxxxxx7418, Status :Individual, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Pvt. Residence</p>




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>SHREY DEVELOPERS Raghunath Chak, Ballavpur, City:- Not Specified, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713323 , PAN No.:: AExxxxx4J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr MUKUN RAY (Presentant) Son of Mr CHOTELAL RAY Date of Execution - 03/03/2023, , Admitted by: Self, Date of Admission: 03/03/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Mar 3 2023 4:25PM</p>	<p>Finger Print</p>  <p>LTI 03/03/2023</p>	<p>Signature</p>  <p>03/03/2023</p>
	<p>Raghunath Chak, Ballavpur, City:- Not Specified, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713323, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BBxxxxx8N, Aadhaar No: 57xxxxxxxx2603 Status : Representative, Representative of : SHREY DEVELOPERS (as PARTNER)</p>			
2	<p>Name</p> <p>Mr AMARDEEP CHOUDHURY Son of Mr SITARAM CHOUDHURY Date of Execution - 03/03/2023, , Admitted by: Self, Date of Admission: 03/03/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Mar 3 2023 4:26PM</p>	<p>Finger Print</p>  <p>LTI 03/03/2023</p>	<p>Signature</p>  <p>03/03/2023</p>
	<p>Raghunath Chak, Ballavpur, City:- Not Specified, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713323, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxx7H, Aadhaar No: 92xxxxxxxx6143 Status : Representative, Representative of : SHREY DEVELOPERS (as PARTNER)</p>			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL Angaapur, City:- Durgapur, P.O:- Angaapur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN- 713215			
	03/03/2023	03/03/2023	03/03/2023

Identifier Of Mr MUKUN RAY, Mr AMARDEEP CHOUDHURY, Smt CHANDANA MUKHOPADHYAY

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt CHANDANA MUKHOPADHYAY	SHREY DEVELOPERS-3.9105 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Smt CHANDANA MUKHOPADHYAY	SHREY DEVELOPERS-1.3365 Dec

On 03-03-2023

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

Presented for registration at 13:29 hrs on 03-03-2023, at the Office of the A.D.S.R. DURGAPUR by Mr MUKUN RAY

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 9,91,684/-

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

Execution is admitted on 03-03-2023 by Mr MUKUN RAY, PARTNER, SHREY DEVELOPERS (Partnership Firm), Raghunath Chak, Ballavpur, City:- Not Specified, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713323

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

Execution is admitted on 03-03-2023 by Mr AMARDEEP CHOUDHURY, PARTNER, SHREY DEVELOPERS (Partnership Firm), Raghunath Chak, Ballavpur, City:- Not Specified, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713323

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

Endorsement for issuing commission Case No:- 000153 of 2023

A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to DEBABRATA PANJA, Upper Division Clerk for the purpose of enquiring whether this document has been executed by Smt CHANDANA MUKHOPADHYAY, , Wife of Mr BIVASH MUKHOPADHYAY, Village- Barjora, P.O: Barjora, Thana: Barjora, , Bankura, WEST BENGAL, India, PIN - 722202, by caste Hindu, by profession House wife by whom it purports to have been executed

Endorsement by Commissioner after execution of Visit Commission Case No:-000153 of 2023

Having visited the residence of Smt CHANDANA MUKHOPADHYAY, , Wife of Mr BIVASH MUKHOPADHYAY, Village Barjora, P.O: Barjora, Thana: Barjora, , Bankura, WEST BENGAL, India, PIN - 722202, by caste Hindu, by profession House wife I have this day examined the said Smt CHANDANA MUKHOPADHYAY who has been identified to my satisfaction 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 AND the said Smt CHANDANA MUKHOPADHYAY has admitted the execution of this document



Mr DEBABRATA PANJA

Upper Division Clerk

A.D.S.R. DURGAPUR

Paschim Bardhaman, West Bengal

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,514.00/- (B = Rs 2,500.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,514/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/03/2023 7:08PM with Govt. Ref. No: 192022230318909238 on 02-03-2023, Amount Rs: 2,514/-, Bank: SBI EPay (SBIEPay), Ref. No. 6123639833919 on 02-03-2023, Head of Account 0030-03-104-001-16

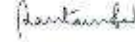
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 4,911/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 486, Amount: Rs.100.00/-, Date of Purchase: 02/03/2023, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/03/2023 7:08PM with Govt. Ref. No: 192022230318909238 on 02-03-2023, Amount Rs: 4,911/-, Bank: SBI EPay (SBlePay), Ref. No. 6123639833919 on 02-03-2023, Head of Account 0030-02-103-003-02



Santanu Pal

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR**

Paschim Bardhaman, West Bengal

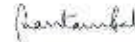
On 06-04-2023

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.

Endorsement by a Registering Officer ON receipt of Commissioner' s report Case No:- 000153 of 2023

From the above report I am satisfied that this document has been executed by the said Smt CHANDANA MUKHOPADHYAY AND I accordingly admit it to registration



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 56326 to 56349

being No 230603125 for the year 2023.



Digitally signed by SANTANU PAL
Date: 2023.04.13 13:50:32 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2023/04/13 01:50:32 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)