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P-2307/22



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

G 807687

10-58 Am
 04-03-22
 Date = 21/4/22
 Amt = 24,621.52/-

Certified that the Document
 is Admitted to Registration the
 Sign ure Sheet and the Endr
 of the Document are the Part of the
 Document

A D S R. Dasgupta
 Registrar

04 MAR 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT MADE ON THE DAY, MONTH
 AND YEAR AS WRITTEN BELOW.

Contd...P/2

[Handwritten signature]
 [Handwritten initials]

SINo. 506 Date 03/03/2022

Sold to K.C. Associates

Address DGP-13

Value of Stamp 5000

Date of Purchase of the stamp

Prepar from Treasury 18 FEB 2022

Name of the Treasury from Durgapur

Chatterjee

Somnath Chatterjee
Stamp Vendar

A.D.S.R. Office, Durgapur-13
Licence No.-1/2016-17



782708 E

Handwritten signature

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

04 MAR 2022

BETWEEN

[1] Mr. ARUP DAS [Pan No- ARMPD3552E, Aadhaar No- 311957259293]

[2] Mr. SWARUP DAS [Pan No- ARMPD3552F , Aadhaar No- 520258580280]

Both are son of Late Subal Chandra Das, by faith: Hindu, by Occupation- Business, by nationality: Indian, residing at 5/5, Saptarshi Park, Durgapur, P.O- Durgapur-06, P.S-Newtownship, Durgapur-713206, Dist- Paschim Bardhaman, West Bengal .

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

AND

K C ASSOCIATES (PAN No.: AAKFK5269M) a partnership firm having its registered office at Shyam Complex, P.O : Benachity, Durgapur-13, PS : Durgapur, District:- Paschim Bardhaman, Pin – 713213, West Bengal represented by its partners

[1] **MD NASIM KHAN (PAN No. ANHPK8226A)** Son of MD Muslim Khan, by faith Muslim, by Nationality : Indian, by Occupation : Business, resident of AI/2, Ashiyana, Naim Nagar, PO : Durgapur, PS & ADSR : Durgapur, Dist : Paschim Bardhaman, Pin : 713203 .

[2] **Mr. MANOJ CHOUDHARY [Pan No-AFYPC4626H] [Aadhaar No- 975601815019]** son of Surendra Choudhury, by faith-Hindu, By Occupation- Business, by nationality-Indian residing at 3/10, S.C Path, City Centre, P.O- Durgapur-16, P.S- Durgapur, Dist-Paschim Barddhaman, West Bengal, Pin- 713216.

[Hereinafter referred to and called as "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, legal representatives, administrators, executors and assigns) of the OTHER PART.

And whereas the schedule below land originally belongs to Subal Chandra Das and whereas Subal Chandra Das and his wife died leaving behind the present landowners as their only legal heirs and their names duly recorded in LR Records of Rights under Khatian no-LR-2575,2573 and from the date of succession & inheritance the present landowners are owning, possessing and seizing the "First schedule property" without any encumbrances from any persons.

AND WHEREAS the land Owner 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 times the Landowner could not be able to take any steps for the said development and as such the Land and the landowner are 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:

1-DEFINITION :

1. **OWNER/LANDLORDS:-** Shall mean **Mr. Arup Das & Mr. Swarup Das** both are residing at 5/5, Saptarshi Park, Durgapur, P.O- Durgapur-06, P.S- Newtownship, Durgapur-713206, Dist- Paschim Bardhaman, West Bengal.
2. **DEVELOPER:-** Shall mean "**K C ASSOCIATES (Pan No:- AAKFK5269M)** a partnership firm having its registered office at Shyam Complex, P.O : Benachity, Durgapur-13, PS : Durgapur, District:- Paschim Bardhaman, Pin - 713213, West Bengal.
3. **LAND:-** Shall mean the land comprising in **Baid Land** measuring area of **5 Katha or 8.25 Decimal** comprising in **Plot No- LR-273 Plot No- Rs-71**, under **LR Khatian No-2575,2573**, Mouza-Shankarpur, JL No-109, P.S- Newtownship, Dist-Paschim Barddhaman, West Bengal.
4. **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises will be named as "**URVASI APARTMENT Block-C**", by the Owner herein or 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 Owner herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.

8. **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 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.
10. **FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockdown, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential 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 with effect from the date as mentioned hereinabove at the commencement of this agreement.

III- EFFECTIVENESS: - This agreement shall become effective from the date of getting all necessary permission from the statutory authority/Government.

IV: - DURATION: - This agreement is made for a period of **48 months** which starts from the date of getting approved sanction plan of Jemua Gram Panchayat with a grace period of **6 month**.

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: - OWNER DUTY & LIABILITY:-

1. The owner will delivered the First Schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.

2. That owner 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 owner is answerable for the same and if any land related dispute is found in future that also shall be meet up by the landowner at his own cost and if the Developer agrees to bear the cost or expenses for the same on that score that will be deducted from the landowner's Allocation.

3. That the Owner shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the first Schedule property in the hands of the developer and also shall supply all the original land related documents which includes LR Parcha, RS Parcha, Khazna.

4. The Owner hereby declared that :-

a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.

b) There is no agreement between the Owner and any other party except "K C ASSOCIATES" either for sale or for development and construction of housing complex and the said land is free from any encumbrance.

c) That the Sec-202 of Indian contract Act will be taken into consideration in case of death of the landowner.

d) That land related dispute shall be resolved by the Land owner.

e) That GST, stamp duty and registration fees in relation to the landowner's allocation Flat shall be borne by the Landowner himself.

5. That the Owner also agreed that they will execute a power of attorney and appointed the Developer party to do & execute all lawful acts, deeds things for the 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 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 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 and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed in favour of intending customer.
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 "K C ASSOCIATES" is fully acquainted with, aware of the process/formalities related to similar project in this area.
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 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 Owner and Developers.

4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and second party shall take all the necessary step to save the property from any kind of encroachment by the adjacent land Owner.
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 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 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 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 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.

X-Cancellation :

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

2. XI-Miscellaneous :-

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- b) Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) Dispute- That all disputes and differences arising out of this agreement shall be referred to Arbitrator for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.

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- 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 Owner time to time.
- e) The Owner can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.
- g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney but the landowner is not liable to make payment of any kind of loan liability of the developer.
- h) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- k) The LANDOWNER and the 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.



FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

ALL THAT piece and parcel of Baid Land measuring area of **5 Katha or 8.26 Decimal** comprising in Plot No- LR-273 Plot No- Rs-71, under LR Khatian No-2575 area-4.13 decimal , LR Khatian No-2573 area-4.13 decimal , Mouza-Shankarpur, JL No-109, P.S-Newtownship, Dist-Paschim Barddhaman, West Bengal within Jemua Gram Panchayat which is butted and bounded as follows :
North: 20 ft wide Metal Road. East : House of Pandey. West: Land of others.
South : Urvasi Apartment.

SECOND SCHEDULE ABOVE REFERRED TO

(LANDOWNER ALLOCATION)

It is agreed by the developer that the landowners will get 33 % of the total construction area.

AND out of which both the landowner no 1 & 2 will get a sum of Rs. 2,00,000/- [Rupees Two Lakh] only each

and whereas the Landowner No- 1, i.e Mr. ARUP DAS will get one 3BHK Flat on the 8th Floor measuring area of 1318.53 sq ft, Type-E, Flat being no-805 alongwith one car parking space of 120 sq ft in the Block-A , Urvasi Apartment.

And whereas Landowner No- 2 i.e. Mr. SWARUP DAS will get one 3BHK Flat on the 7th Floor measuring area of 1312 sq ft, Type-F, Flat being no-706 alongwith one car parking space of 120 sq ft in the Block-A, Urvasi Apartment

Be also noted that all the allocation will be adjusted with the total landowners allocation area of 33 % of the total construction area.

Together with the undivided importable proportionate share and/or interest in the said land and the common portions as specified in schedule below but in no case the Landowner shall have any right to claim any other consideration in any manner whatsoever except the above.

THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

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

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of LANDOWNER and Developer 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 3rd day of March 2022 before the office of the ADSR Durgapur.

WITNESSES: -

1. Bhakta Pal.
for Baidyanti Pal.
Durgam Court-16
2. Sibi Prasad
Sri. Sri. Sharma.

[Signature]

Swarup Das.
Signature of Landowner

K. C. ASSOCIATES

MD. Neshim Khan
Partner

[Signature] K. C. ASSOCIATES
Signature of the Developer Partner

Drafted and typed by me

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MD NASIM KHAN

MCHD MUSLIM KHAN

25/12/1972
Permanent Account Number
ANHPH326A

MD. Nasim Khan
Signature



00000000

MD. Nasim Khan


सर्वोच्च अधिकार
 Government of India
 Mr. Sakin Khan
 Mr. Sakin Khan
 Father: Mr. Sultan Khan


 4683 3541 5012
आधार - साधारण मानुषेण अधिकार

Mr. Sakin Khan


Unique Identification Authority of India
 Address: A/12, NAGAR, Durgam (in Corp.), Sarathman, Durgam Steel Plant, West Bengal, 713002
 4683 3541 5012






ভারত সরকার

Government of India



নাম/নাম
Manoj Choudhary
পিতা - সুরেন্দ্র চৌধুরী
Father - Surendra Choudhary

সংখ্যা/DOB: 03/04/1973
পল/ Male



9756 0181 5019

আধার - সাধারণ মানুষের অধিকার

Manoj Choudhary



ভারতের একমুঠে পরিচয় অধিকার

Unique Identification Authority of India

উদ্দেশ্য: / একমুঠে পরিচয়
মিষ্টি/অস্বাদ, দুর্গাপুর (কোর্পোরেশন)
মিষ্টি/অস্বাদ, বর্ধমান, পশ্চিম বেঙ্গল

Address: 3/10, S.C PATH,
CITY CENTRE, Durgapur (m
Corp), City Centre
Bardhaman, West Bengal.
713216

9756 0181 5019

1547
1800 300 1547

help@uidai.gov.in

www.uidai.gov.in

খতিয়ান নং- ২৫৭৫

[২০২১০৯]



জ.এস.নং- ১০৯

থানা- নিউটাউন দুর্গাপুর

ডাক

খতিয়ান তৈরির তারিখ - 12/09/2019

(১) জমির পরিমাণ (এ) - ০.০৪১০

(৩) মোট দাখের সংখ্যা- ১

	(৪) অত্রস্থানের দখলকারের বিবরণ	(৫) স্বর	(৬) মত্ব
নাম-	সরুপ দাস	রায়ত	
পিতা-	সুবল চন্দ্র দাস		
ঠিকানা-	৫ বাই ৫ সফটওয়্যার পার্ক দুর্গাপুর ৬ পশ্চিম বর্ধমান		

(৭) অত্রস্থানের নিজ দখলীম জমি

স নং	জমির প্রকৃতি	মত্ব	দাখের মোট পরিমাণ (এ)	দাখের মোট সংখ্যা	দাখের মোট পরিমাণ (এ) অত্রস্থানের সাথে	দাখের মোট পরিমাণ (এ) অত্রস্থানের সাথে	একর	বৈটর
১০	বাইদ		১.০৫০০	০.০৪১০	০.০৪১০			

আপত্ত নং - 234

ঘর ১

মোট দাখের সংখ্যা- এক মাত্র

Filed to be true copy u/s 76 of Indian Evidence Act, 1872 (Act 1 of 1872)

Received - Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No. 12752

Page 1 of 1

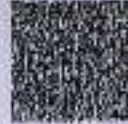
২৬/১১/২০১৯ ০৯:০০ PM

Digitally signed by JATIRMAI BAIDYA
Date: 2019.11.28 18:44:02 IST

अरुण बरबत
Government of India



ARUN BARBAT
Date of Birth: 19/12/1973
Male/MALE



3119 5725 9293

UID: 9160 2305 2489 2517

मेरी पहचान, मेरी पहचान

Arup Barbat

भारत सरकार
Unique Identification Authority of India

Address:
S/O Sanku Jyoti Das, 55, GAPTARSHI
PART, NH TOWNSHIP, DURGAPUR,
Durgapur (in Corp.), Bardhaman,
West Bengal - 713206



QR Code with Personalization

3119 5725 9293

UID: 9160 2305 2489 2517

15-20

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARUP DAS
SUBAL CHANDRA DAS

19/12/1973

Pen/Bharat Account Number

ARMPD3553E


Signature



Arup Das



আরুপ দাস
Arup Das
Date of Birth: 19/12/1973
Male MALE



3119 5725 9293
VID: 9146 7503 2409 2517

মেরা মাফিয়া, মেরি বহুখাল

Arup Das



भारतीय पहचान अथिती
Unique Identification Authority of India

Address:
50, Sobal Chandra Das, 50, SAPTARSHI
PARK, NEI TOWNSHIP, EXHBAGDOL,
Chaupara (in Corp.), Bankura, West Bengal - 713206



QR Code with Photograph

3119 5725 9293
VID: 9146 7503 2409 2517

15-21

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARUP DAS
SUBAL CHANDRA DAS

19/12/1973

Pan/Bharat Account Number

ARMPD3553E


Signature



Arup Das

WB/37/265/741165

Date: 08/12/2008
2-3 road no. 741165
713206

Address:
SIS SAPTARSHI PARK SHANKARPUR
NEW TOWNSHIP BURDWAN 713206

Date: 08/12/2008
275 - Anandpur Bahar, Sector Bahar, Burdwan
Dist. Burdwan, West Bengal
Facsimile Signature of the Electoral
Registration Officer for
275-Anandpur Bahar Constituency

Signature of the Registrar
Date: 08/12/2008
275 - Anandpur Bahar, Sector Bahar, Burdwan
Dist. Burdwan, West Bengal
Facsimile Signature of the Electoral
Registration Officer for
275-Anandpur Bahar Constituency

Handwritten signature



Duplicate

Electoral Registration Officer
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/37/265/741165



Electoral Officer : [Signature]

Elector's Name : Anup Das

Sex : Male

Father's Name : Subal Chandra Das

Sex / Age : M / 45

Date of Birth : 19/12/1973

খতিয়ান নং- ২২৭০

[২০০২১০২]



জে.এস.নং- ১০৯

থানা- নিউটাউন দুর্গাপুর

টাকা

খতিয়ান জেরির তারিখ - 06/09/2019

জমির পরিমাণ(এ)- ০.০৪১০

(০) মোট দাগের সংখ্যা- ১

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) বয়স	(৬) মরগা
নাম-	অরুণ দাস	২২	
পিতা-	সুবল চন্দ্র		
ঠিকানা-	নিজ		

(৭) অত্রস্বত্বের নিজ দখলী জমি

দাগ নং	জমির প্রকৃতি	মরগা	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমাণ
					একর হেক্টর
২৭০	বাইদ		১.০০০০	০.০৪১০	০.০৪১০

আগত খং নং - 234
ঘর 1

মোট দাগের সংখ্যা- এক মাত্র


 भारतीय निर्वाचन आयोग
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

DVM2926202




निर्वाचक का नाम : शुभा पाटिल
 Elector's Name : Shubha Patil
 पिता का नाम : देवराव पाटिल
 Father's Name : Devarav Patil
 लिंग / Sex : पुरुष / M
 जन्म तिथि / Date of Birth : XX/XX/1987



Shubha Patil

DVM2926202
Address:
 Gourbazar Purabanga Gourbazar
 Parbhur Burhan 713077

Date: 20090808
 (64-5472)-1, बिहार (राज्य) निर्वाचन आयोग
 भारतीय निर्वाचन आयोग
 Potentially Signature of the Electoral
 Registration Officer for
 Bihar-Gourbazar -1 Gourbazar

ध्यान दें: इस कार्ड को सुरक्षित रखें। यदि इसे खोया जाय तो इसे तुरंत नष्ट कर दें।
 In case of change in address mention the Card to the Electoral Officer for including your name in the list of the changed address and to obtain the card with same number.

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

GRN Details

GRN: 192021220197674401 **Payment Mode:** Online Payment
GRN Date: 03/03/2022 17:23:51 **Bank/Gateway:** State Bank of India
BRN : CKS9883867 **BRN Date:** 03/03/2022 17:03:52
Payment Status: Successful **Payment Ref. No:** 2000401165/2/2022
[Query No**/Query Year]

Depositor Details

Depositor's Name: K C ASSOCIATES
Address: BENACHITY DGP-713213
Mobile: 8250537504
Depositor Status: Buyer/Claimants
Query No: 2000401165
Applicant's Name: Mr Prasanta Bandyopadhyay
Identification No: 2000401165/2/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000401165/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	11
2	2000401165/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	4014
			Total	4025

IN WORDS: FOUR THOUSAND TWENTY FIVE ONLY.

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল 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 *[Handwritten Signature]*

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল 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 *[Handwritten Signature]*

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল 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 *[Handwritten Signature]*

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল 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 *[Handwritten Signature]*

Major information of the Deed

Deed No :	I-2306-02307/2022	Date of Registration	04/03/2022
Deed No / Year	2306-2000401165/2022	Office where deed is registered	
Query Date	03/02/2022 3:21:20 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 : 4,00,000/-]		
Set Forth value	Market Value		
	Rs. 24,62,152/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 4,014/- (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-273 (RS :71)	LR-2573	Vastu	Baid	4.13 Dec		12,31,076/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
L2	LR-273 (RS :71)	LR-2575	Vastu	Baid	4.13 Dec		12,31,076/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
		TOTAL :			8.26Dec	0 /-	24,62,152 /-	
		Grand Total :			8.26Dec	0 /-	24,62,152 /-	

Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr Arup Das (Presentant) Son of Late Subal Chandra Das Executed by: Self, Date of Execution: 03/03/2022 , Admitted by: Self, Date of Admission: 04/03/2022 ,Place : Office			
	04/03/2022	LTI 04/03/2022	04/03/2022

5/5, Saptarshi Park, Durgapur, 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.:: ARxxxxxx3E, Aadhaar No: 31xxxxxxxx9293, Status :Individual, Executed by: Self, Date of Execution: 03/03/2022 , Admitted by: Self, Date of Admission: 04/03/2022 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr Swarup Das Son of Late Subal Chandra Das Executed by: Self, Date of Execution: 03/03/2022 , Admitted by: Self, Date of Admission: 04/03/2022 ,Place : Office			
		04/03/2022	LTI 04/03/2022	04/03/2022



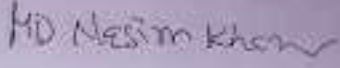



5/5, Saptarshi Park, Durgapur, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx2F, Aadhaar No: 52xxxxxxxx0280, Status :Individual, Executed by: Self, Date of Execution: 03/03/2022 , Admitted by: Self, Date of Admission: 04/03/2022 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	K C ASSOCIATES Shyam Complex, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 , PAN No.:: AAxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

1	Name	Photo	Finger Print	Signature
	Md Nasim Khan Son of Md Muslim Khan Date of Execution - 03/03/2022, , Admitted by: Self, Date of Admission: 04/03/2022, Place of Admission of Execution: Office	 <small>Mar 4 2022 12:10PM</small>	 <small>L1 04/03/2022</small>	 <small>04/03/2022</small>
A1/2, Ashiyana, Naim Nagar, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, . PAN No.:: ANxxxxxx6A, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : K C ASSOCIATES (as Partner)				
2	Name	Photo	Finger Print	Signature
	Mr Manoj Choudhury Son of Mr Surendra Choudhary Date of Execution - 03/03/2022, , Admitted by: Self, Date of Admission: 04/03/2022, Place of Admission of Execution: Office	 <small>Mar 4 2022 12:20PM</small>	 <small>L1 04/03/2022</small>	 <small>04/03/2022</small>
3/10, S.C Path, City Centre, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, . PAN No.:: AFxxxxxx6H, Aadhaar No: 97xxxxxxxx5019 Status : Representative, Representative of : K C ASSOCIATES (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr Baidyanath Pal Durgapur Court, City:- Durgapur, P.O:- City Centre, P.S- Durgapur, District- Paschim Bardhaman, West Bengal, India, PIN- 713216	 <small>04/03/2022</small>	 <small>04/03/2022</small>	 <small>04/03/2022</small>

Identifier Of Mr Arup Das, Mr Swarup Das, Md Nasim Khan, Mr Manoj Choudhury

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Arup Das	K C ASSOCIATES-4.13 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Swarup Das	K C ASSOCIATES-4.13 Dec

Details as per Land Record

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

Sl. No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 273, LR Khatian No:- 2573	Owner: অরুণ দাস, Gurdian: সুবল চন্দ্র, Address: নিজ , Classification: বাইদ, Area: 0.04130000 Acre,	Mr Arup Das
L2	LR Plot No:- 273, LR Khatian No:- 2575	Owner: স্বরূপ দাস, Gurdian: সুবল চন্দ্র দাস, Address: ৫ বাই ৫ সম্মুখি পাড় দুর্গাপুর ও পশ্চিম বর্ধমান, Classification: বাইদ, Area: 0.04130000 Acre,	Mr Swarup Das

04-03-2022

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: 40 (g) of Indian Stamp Act 1899.

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

Presented for registration at 10:58 hrs on 04-03-2022, at the Office of the A.D.S.R. DURGAPUR by Mr Arup Das, 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 24,62,152/-

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

Execution is admitted on 04/03/2022 by 1. Mr Arup Das, Son of Late Subal Chandra Das, 5/5, Saptarshi Park, Durgapur, P.O: Durgapur, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Business, 2. Mr Swarup Das, Son of Late Subal Chandra Das, 5/5, Saptarshi Park, Durgapur, P.O: Durgapur, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Business

Indetified 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 04-03-2022 by Md Nasim Khan, Partner, K C ASSOCIATES, Shyam Complex, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified 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

Execution is admitted on 04-03-2022 by Mr Manoj Choudhury, Partner, K C ASSOCIATES, Shyam Complex, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified 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 4,014/- (B = Rs 4,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS). Finance Department, Govt. of WB Online on 03/03/2022 5:24PM with Govt. Ref. No: 192021220197674401 on 03-03-2022, Amount Rs: 4,014/-, Bank State Bank of India (SBIN0000001), Ref. No. CKS9883867 on 03-03-2022, Head of Account 0030-03-104-001-16

Stamp Duty

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

Rs 11/-

Description of Stamp

Stamp: Type: Impressed, Serial no 506, Amount: Rs.5,000/-, Date of Purchase: 03/03/2022, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/03/2022 5:24PM with Govt. Ref. No: 192021220197674401 on 03-03-2022, Amount Rs. 11/-, Bank State Bank of India (SBIN0000001), Ref. No. CKS9883867 on 03-03-2022, 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 2306-2022, Page from 97469 to 97500

being No 230602307 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.03.29 12:55:27 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/03/29 12:55:27 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)