

9540

R-9616/22 (R-7584/22)†



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

H 735925

11.32 AM
 06.09.22
 Crs. 03 26 284/14/22
 mm = 142422

certified that the Document
 is Admitted to Registration the
 Signature Sheet and the Endr
 associate is filed in the
 Documents are the Part of the
 Document

A.D.S.R. Dasgupta
 26/09/22

06 SEP 2022

DEVELOPMENT AGREEMENT

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

J. Roy
 PDY

Cont... P/2

SI No. 7991 Date 06/09/2022
Sold to K C Associates
Address DXP 13
Value of Stamp 5000
Date of Purchase of the stamp 18 AUG 2022
Pepar from Treasury
Name of the Treasury from
Durgapur

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



H 132822

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

06 SEP 2022

BETWEEN

[1] **NIYATI RANI PANDAY @ NIYATI PANDAY** [Pan No-**GXXPP9466F**, Aadhaar No-**885517094675**] wife of Krishna Kumar Pandey by Occupation- Housewife, by faith: Hindu, by nationality: Indian, residing at SP-7/12 Saptarshi Park, Shankarpur(W), P.O- Durgapur-06, P.S- Newtosnhsip, 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) Aadhaar No-468335415012**] Son of MD Muslim Khan, by faith Muslim, by Nationality : Indian, by Occupation : Business, resident of A1/2, 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 Rina Mondal which she acquired by way of regd deed of sale being no-2588 of 1988 from the previous landowner and thereafter Rina Mondal transferred an area of 3.5 katha in respect of plot no-71 by way of regd deed of sale being no-2853 of 1999 and name of the landowner duly recorded in LR Records of Rights under Khatian no-LR-2014 and from the date of succession & inheritance the present landowner are owning, possessing and seizing the "First schedule property" without any encumbrances from any persons.

J. Roy
ADV
F

AND WHEREAS the land landowner 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:

I-DEFINITION :

1. **OWNER/LANDLORDS:-** Shall mean **NIYATI RANI PANDAY @ NIYATI PANDAY** [Pan No- CUPPP2890A , Aadhaar No-885517094675] wife of Krishna Kumar Pandey by Occupation- Housewife, by faith: Hindu, by nationality: Indian, residing at SP-7/12 Saptarshi Park, Shankarpur(W), 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, P.S : Durgapur, District:- Paschim Bardhaman, Pin - 713213, West Bengal.
3. **LAND:-** Shall mean the land comprising in **BAID Land** measuring area of **3.5 Katha** comprising in **Plot No-RS- 71** under **Khatian No-67** , **Plot No-LR- 271**, **Khatian No-LR-2014** under 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 by the landowner 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. **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 landowner herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
7. **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.

J. Roy
ADV

8. **PROJECT:** Shall mean the work of development undertake and to be done by the landowner 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.

9. **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 Jemua Gram Panchayat or any other statutory Body or any Court, Government Regulations, new and/or changes in any Jemua Gram Panchayat 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.

J. Roy
Adv

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: - landowner DUTY & LIABILITY:-

1. The landowner will delivered the First Schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That landowner 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 landowner 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 landowner 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 Sale Deed, Chain Deed, Parcha, Khazna.
4. **The landowner hereby declared that :-**
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no agreement between the landowner 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 landowner .
 - e) That GST, stamp duty and registration fees in relation to the landowner's allocation Flat shall be borne by the Landowner herself.
 - a) That in case of death of any of the landowners her legal representative will never raise any objection or dispute in future before any authority or court of law and they will also execute all the necessary deeds and documents as and when required by the developer for the purpose of this project.

J. Roy
10/11/21

5. That the landowner 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 landowner 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 landowner 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 landowner 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 landowner 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/Panchayat/Govt. agencies. Any variation/ alteration/ modification from the original approved drawing/plan needs approval of the landowner & the Architect before submission to the Panchayat/appropriate authority for subsequent revision and shall have amalgamation of two or more plot of land for their own purpose. 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 landowner 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 landowner and Developers.

J.P. Roy
ADV

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 landowner .
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 landowner 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 landowner 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 landowner 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 landowner 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.

J. Roy
10/11

- 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 landowner time to time.
- e) The landowner 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 landowner without reimbursement of the same and the land landowner 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.

J. Roy
ADV
1

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

ALL THAT piece and parcel of Baid Land measuring area of 3.5 Katha comprising in Plot No-RS- 71 under Khatian No-67, Plot No-LR- 271 under Khatian No-LR-2014 under 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: Land of Dulali Roy. East : 12 ft wide Metal road.
West: Land of Arup Das & Swarup Das South : Land of Jhulan Roy.

SECOND SCHEDULE ABOVE REFERRED TO

(LANDOWNER ALLOCATION)

It is agreed by the developer that the landowner will get 2 numbers of 3BHK Flat measuring 1093 sq ft [more or less 5 %] over the 1st floor and 2nd floor alongwith 2 numbers of covered parking at Basement and Rs. 45,00,000/- [Rupees Forty Lakh] in the following manner :

At the time of signing of development agreement Rs. 5,00,000/- [Rupees Five Lakh] through RTGS dated 05/09/2022.

Rs. 4,00,000/- [Rupees Four Lakh] after roof casting of each floor upto 9th floor and the balance amount of Rs. 4,00,000/- [Rupees Four Lakh] will be paid at the time of handover of possession.

but in no case the Landowner shall have any right to claim any other consideration in any manner whatsoever except the above and the landowner will handover full authority and power of attorney in favour of the developer.

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 6th day of September 2022 before the office of the ADSR Durgapur.

WITNESSES: -

1. Debabrata Pandey

Debabrata Pandey
Son of Krishna Pandey
SP-7/12 Saptarshi Park,
Shankarpur, P.O-Durgapur-12

নিয়তি শাহু
নিয়তি বসী শাহু

Signature of Landowner

K. C. ASSOCIATES
MD. Nazim Khan
Partner

K. C. ASSOCIATES
Kaj Choudhury
Partner

Signature of the Developer

2. B. Withal Pal,
Sto. B. Withal Pal,
Durgapur Court

Drafted and typed by me

Joy Roy

Advocate, Durgapur Court

Regd No- F/595/562/2020



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

GRN Details

GRN: 192022230115035538 Payment Mode: Online Payment (SBI Epay)
GRN Date: 05/09/2022 22:16:48 Bank/Gateway: SBICPay Payment Gateway
BRN : 8453970683725 BRN Date: 05/09/2022 22:18:31
Gateway Ref ID: CHK3574186 Method: State Bank of India NB
Payment Status: Successful Payment Ref. No: 2002628414/2/2022
[Query No**/Query Year]

Depositor Details

Depositor's Name: Md NASIM KHAN
Address: A1/2, Ashiyana, Naim Nagar, DURGAPUR 713203
Mobile: 8250537504
Period From (dd/mm/yyyy): 05/09/2022
Period To (dd/mm/yyyy): 05/09/2022
Payment ID: 2002628414/2/2022
Dept Ref ID/DRN: 2002628414/2/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002628414/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	11
2	2002628414/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	45014
			Total	45025

IN WORDS: FORTY FIVE THOUSAND TWENTY FIVE ONLY.

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

ডান হাত Right Hand	বৃহদাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



নিতি বনিছাদু
নিয়তি আমল
নিয়তি বনি বাবু

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর
Signature

বাম হাত Left Hand					
বাম হাত Left Hand	বৃহদাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর
Signature MD. Nessim Khan

বাম হাত Left Hand					
বাম হাত Left Hand	বৃহদাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Kay Chomling

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর
Signature

বাম হাত Left Hand					
বাম হাত Left Hand	বৃহদাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



ফটো Photo

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর
Signature

Major Information of the Deed

Deed No :	I-2306-09616/2022	Date of Registration	06/09/2022
Query No / Year	2306-2002628414/2022	Office where deed is registered	
Query Date	31/08/2022 10:56:45 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 : 45,00,000/-]		
Set Forth value	Market Value		
	Rs. 17,21,420/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 45,014/- (Article:E, E, B)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-271 (RS :-71)	LR-2014	Vastu	Bald	3.5 Katha		17,21,420/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
Grand Total :					5.775Dec	0 /-	17,21,420 /-	

Lord Details :

Name,Address,Photo,Finger print and Signature



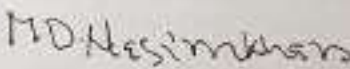


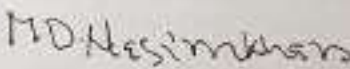


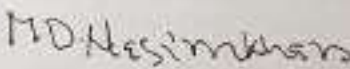
Name	Photo	Finger Print	Signature
Mrs Niyati Rani Panday, (Alias: Mrs Niyati Panday) (Presentant) Wife of Mr Krishna Kumar Pandey Executed by: Self, Date of Execution: 06/09/2022 , Admitted by: Self, Date of Admission: 06/09/2022 ,Place : Office			
	06/09/2022	LTI 06/09/2022	06/09/2022

SP 7/12, Saptarshi Park, Sankarpur, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GXxxxxxx6F, Aadhaar No: 88xxxxxxxx4675, Status :Individual, Executed by: Self, Date of Execution: 06/09/2022 , Admitted by: Self, Date of Admission: 06/09/2022 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	K C ASSOCIATES Shyam Complex, Benachity, 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 :

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> Md Nasim Khan Son of Md Muslim Khan Date of Execution - 06/09/2022, , Admitted by: Self, Date of Admission: 06/09/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Sep 6 2022 12:44PM</td> <td>LTI 06/09/2022</td> <td>06/09/2022</td> </tr> </tbody> </table> <p>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: 46xxxxxxxx5012 Status : Representative, Representative of : K C ASSOCIATES (as Partner)</p>	Name	Photo	Finger Print	Signature	Md Nasim Khan Son of Md Muslim Khan Date of Execution - 06/09/2022, , Admitted by: Self, Date of Admission: 06/09/2022, Place of Admission of Execution: Office					Sep 6 2022 12:44PM	LTI 06/09/2022	06/09/2022
Name	Photo	Finger Print	Signature										
Md Nasim Khan Son of Md Muslim Khan Date of Execution - 06/09/2022, , Admitted by: Self, Date of Admission: 06/09/2022, Place of Admission of Execution: Office													
	Sep 6 2022 12:44PM	LTI 06/09/2022	06/09/2022										

Name	Photo	Finger Print	Signature
Mr Manoj Choudhury Son of Mr Surendra Choudhary Place of Execution - 06/09/2022, , Admitted by: Self, Date of Admission: 06/09/2022, Place of Admission of Execution: Office	 Sep 6 2022 12:25PM	 L1 06/09/2022	 06/09/2022
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: Hindu, 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 Debabrata Pandey Son of Mr. Krishna Pandey S P 7/12, Saptarshi Park, Sankarpur, City:- Not Specified, P.O:- Durgapur, P.S.- New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	 06/09/2022	 06/09/2022	 06/09/2022
Identifier Of Mrs Niyati Rani Panday, Md Nasim Khan, Mr Manoj Choudhury			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Niyati Rani Panday	K C ASSOCIATES-5.775 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 271, LR Khatian No:- 2014	Owner:নিয়তি পাণ্ডে, Gurdian:কৃষ্ণ , Address:নিজ , Classification:বাইদ, Area:0.06000000 Acre,	Mrs Niyati Rani Panday

06/09/2022

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

Admitted for registration under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 of Indian Stamp Act 1899.

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

Presented for registration at 11:32 hrs on 06-09-2022, at the Office of the A.D.S.R. DURGAPUR by Mrs Niyati Rani Panday Alias Mrs Niyati Panday, 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 17,21,420/-

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

Execution is admitted on 06/09/2022 by Mrs Niyati Rani Panday, Alias Mrs Niyati Panday, Wife of Mr Krishna Kumar Pandey, SP 7/12, Saptarshi Park, Sankarpur, P.O: Durgapur, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife

Identified by Mr Debabrata Pandey, . . Son of Mr Krishna Pandey, S P 7/12, Saptarshi Park, Sankarpur, P.O: Durgapur, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

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

Execution is admitted on 06-09-2022 by Md Nasim Khan, Partner, K C ASSOCIATES, Shyam Complex, Benachity, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr Debabrata Pandey, . . Son of Mr Krishna Pandey, S P 7/12, Saptarshi Park, Sankarpur, P.O: Durgapur, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

Execution is admitted on 06-09-2022 by Mr Manoj Choudhury, Partner, K C ASSOCIATES, Shyam Complex, Benachity, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr Debabrata Pandey, . . Son of Mr Krishna Pandey, S P 7/12, Saptarshi Park, Sankarpur, P.O: Durgapur, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 45,014/- (B = Rs 45,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 45,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/09/2022 10:18PM with Govt. Ref. No: 192022230115035538 on 05-09-2022, Amount Rs: 45,014/-, Bank: SBI EPay (SBlePay), Ref. No. 8453970683725 on 05-09-2022, 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 7991, Amount: Rs.5,000/-, Date of Purchase: 06/09/2022, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/09/2022 10:18PM with Govt. Ref. No: 192022230115035538 on 05-09-2022, Amount Rs: 11/-, Bank: SBI EPay (SBlePay), Ref. No. 8453970683725 on 05-09-2022, 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 224479 to 224496
being No 230609616 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.09.07 12:48:23 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/09/07 12:48:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)