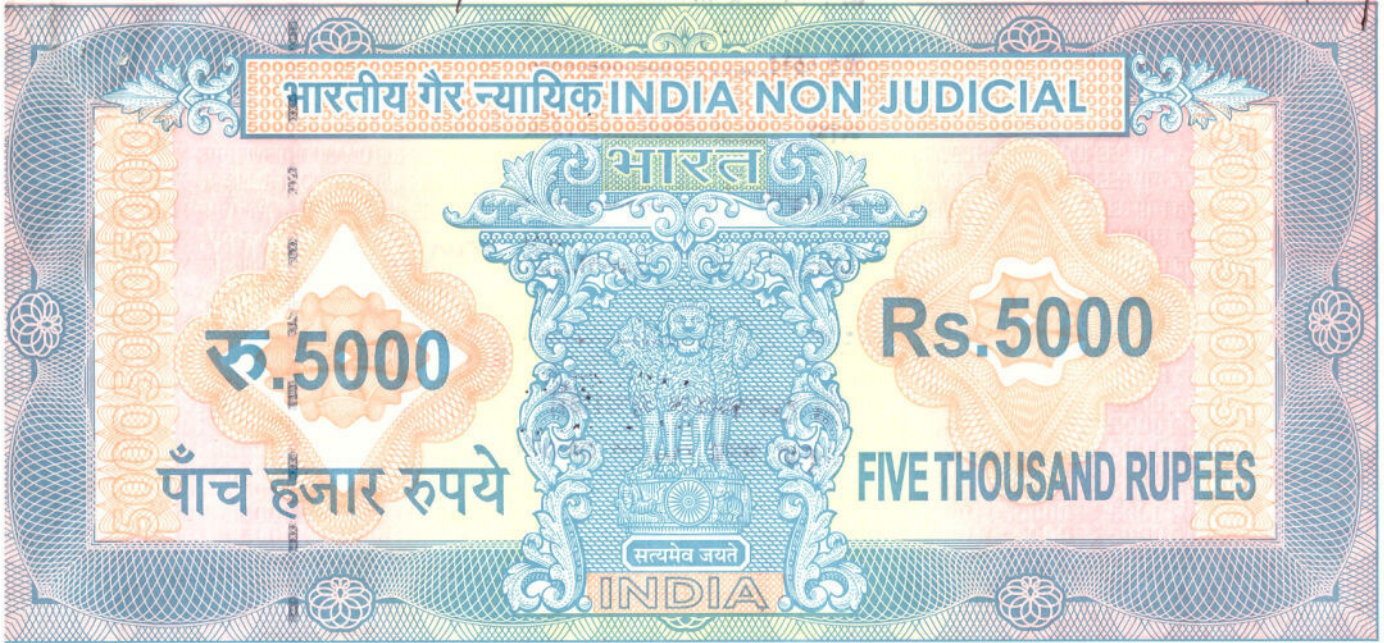


SLR-3347/23

JAY BHOLE

I-010203431/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 963018

0.07.23 13.05 940-2001844213/23

## DEVELOPMENT AGREEMENT

Certified that the document is admitted for registration. The signature sheet and the endorsement sheet (s) attached with the document are the part of this document.

Additional District Sub-Registrar  
Bankura

20 JUL 2023

(Adv)

THIS DEVELOPMENT AGREEMENT is made on the 20<sup>th</sup> Day of JULY, 2023 (Two Thousand Twenty Three).

Contd.....P/2

Deno

2755 Nu- 5000

Alledamy

ক্রমিক নং- 2755

ইং তাং- 19.7.2023

নাম- Padma PAM

বাসস্থান- Patpur

থানা- Buream জেলা- Buream

স্বাক্ষর- 5000

শ্রী দেবদাস মখার্জী

বাকুড়া সদর ১৩১১ পল ভেভার



61

Additional District Sub-Registrar  
Bankura

12 0 JUL 2023

Sumanta Lutter,  
S/O Sasanka Lutter,  
Rajgram Bankura  
722146

BETWEEN

- 1) **MRS. PADMA PAL, Wife of Nanda Dulal 2Pal** resident at Patpur, P.O., P.S. & District – Bankura, Pin 722101, 2) **MRS. RAJASHRI LAHA, Wife of Kashinath Laha** 3) **MRS. NAMITA LAHA, Wife of Bidyut Kumar Laha** both are resident at Cinema Road, P.O., P.S. & District – Bankura, Pin 722101, all are by Nationality Indian, by occupation Housewife, hereinafter referred to as the **LAND OWNER I, LAND OWNER II and LAND OWNER III respectively** (which expression shall unless otherwise excluded by or repugnant to the context shall mean and include their legal heirs, executors, administrators, legal representatives, successors, and assigns) of the **FIRST PART.**

AND

- 1) **RAGHUNATHJEE CONSTRUCTION** having registered office at stall no 5&6, Sammilani Bipani Sambhar, Lokepur, P.O.- Kenduadihi, P.S. & District - Bankura, Pin – 722102 represented by its sole Proprietor **MR. SAUGAT KUNDU (PAN AMAPK1015H), Aadhar No - 2270 2378 2202**, son of Late Mahadeb Kundu, residing at Lokepur Bankura, P.O.- Kenduadihi, P.S.& District - Bankura,, Pin - 722102 hereinafter called the **"DEVELOPER (S)"** (Which expression unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **SECOND PART.**

*(ASW)*

The proportionate share of the landed property of **LAND OWNER I** in District and Police Station Bankura; Mouza Lokepur; J.L. NO. – 216; L.R. Plot No 631, R.S Plot No. 324 was belonged to Satish Gorai, S/O – Jogendra Gorai of Lokepur, Bnakura. In which they was enjoying without any kind of hindrance or interruption. He had executed a sale Deed on I-2988 dated 11/08/2006 at A.D.S.R. Bankura in favour of **MRS PADMA PAL (THE LAND OWNER I OF FIRST PART OF THIS AGREEMENT).**

And said purchased land has already been recorded in her (**LAND OWNER I**) name in the present L.R. Khatian under the provisions of the West Bengal Land Reforms Act 1955 with final publication and preparation of his right there in 0.09 Acres vide L.R. Khatian No 477; Vide L.R Plot No 631 appertaining to Mouza Lokepur, J.L. No 216 within the District and P.S. Bankura.

The proportionate share of the landed property of **LAND OWNER II & III** in District and Police Station at Bankura; Mouza Lokepur; J.L. NO. – 216; L.R. Plot No 636, R.S Plot No. 324 was belonged to Satish Gorai, S/O – Jogendra Gorai of Lokepur, Bnakura. In which he was enjoying without any kind of hindrance or interruption. He had

executed a sale Deed on I-2989 dated 11/08/2006 at A.D.S.R. Bankura in favour of **MRS RAJASHRI LAHA & MRS NAMITA LAHA (THE LAND OWNER II & III OF FIRST PART OF THIS AGREEMENT)**.

And said purchased land has already been recorded in their (**LAND OWNER II & III**) name in the present L.R. Khatian under the provisions of the West Bengal Land Reforms Act 1955 with final publication and preparation of his right there in 0.08 Acres vide L.R. Khatian No 475 & 476; Vide L.R Plot No 636 appertaining to Mouza Lokepur; J.L. No 216 within the District and P.S. Bankura.

**AND WHEREAS** the land owners herein have right to sale, convey, transfer etc. the said property as absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said property is free from all encumbrances charges liens, lis-pendents, attachments, trust whatsoever and paying the Municipal taxes as absolute owners and occupier time to time.

**AND WHEREAS** 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 to as approved by Bankura Municipality or any other competent authority but the owner have not the sufficient time and experience for the development work and for this reason First part could not able to take any steps for the said development and the First Part approached the Second Part.

**AND WHEREAS** the Second Part after considering various aspects of execution of the project and proposals of the owners has decided to construct multi-storied building there at consisting of apartments and flat with the object of selling such flats apartments to the prospective purchaser and the Second Part has accepted the proposal of First Part.

As per Contract Act No ownership is right, title, interest is hereby transferred in favour of the Developer by virtue of this Development Agreement.

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by and between:-

1. DEFINITION:

1.1 OWNERS/LANDLORDS:- Shall mean **MRS PADMA PAL, Wife of Nanda Dulal Pal (LAND OWNER I)** resident at Patpur, P.O , P.S. & District – Bankura, Pin 722101, **MRS RAJASHRI LAHA, Wife of Kashinath Laha (LAND OWNER II)** and **MRS NAMITA LAHA, Wife of Bidyut Kumar Laha (LAND OWNER III)** both resident at resident at Cinema Road, P.O, P.S. & District – Bankura, Pin 722101, by Nationality Indian.

*G. K. (Adv)*

- 2 **DEVELOPER:- RAGHUNATHJEE CONSTRUCTION** having registered office at stall no 5&6, Sammilani Bipari Sambhar, Lokepur, P.O.- Kenduadihi, P.S. & District - Bankura, Pin - 722102 represented by its sole Proprietor **MR. SAUGAT KUNDU (PAN AMAPK1015H), Aadhar No - 2270 2378 2202**, son of Late Mahadeb Kundu, residing at Lokepur Bankura, P.O.- Kenduadihi, P.S.& District - Bankura,, Pin – 722102.
- 2.1 **LAND:-** Shall mean all the "Bastu" Vacant Land adjoining the lands of all of the **LAND OWNERS** measuring an area of 0.17 acres comprising L.R. Khatian No 477, 475 & 476, R.S. Plot No. 259 & 324, L.R. Plot No. 631 & 636 within District, P.S.- Bankura, Mouza Lokepur, J.L. No. 216, at Ward No.16 under Bankura Municipality. The sketch of the adjoining land of the both land owners has been attached with this Development Agreement as 'Plan for Development Agreement' and is part of this Development Agreement.
- 2.2 **BUILDING :-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the land mentioned in the FIRST SCHEDULE.
- 2.3 **ARCHITECT(S) :-** Shall mean such Architect whom the Developer may from time to time, appoint as the Architect(s) of the Building.
- 2.4 **MUNICIPALITY :-** Shall mean the Bankura Municipality and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 2.5 **PLAN :-** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Bankura Municipality and shall also include variations/modifications, alternations 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.
- 2.6 **OWNER'S AREA :-** The **LAND OWNER I** will get flats and car parking's of their share out of the total construction mentioned in the Second Schedule of this agreement and The **LAND OWNER II** will get the flats and car parking's of their share out of the total construction mentioned in the Third Schedule.
- 2.7 **DEVELOPER'S AREA :-** Shall mean entire super built area of other building together with the undivided proportionate interest in the said land and the common portions after providing owners allocation in the Second Schedule and Third Schedule and mentioned in the Fourth Schedule.
- 2.8 **UNIT/FLAT :-** Shall mean any Unit/ Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat, and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/flat.

3/10/2020  
(1/2020)

**1.11 PROJECT :-** Shall mean the work to development undertake and to be done by the Owners 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/Flat(s)/Car Parking space/s and others be taken over the Unit/Flat and occupiers.

**1.12 FORCE MAJURE :-** Shall include natural calamities, at of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air 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 polices 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 estimation of the Developer.

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

**II. DURATION: -** This agreement is made for a period of 24 months from the date of it become effective with a grace period of 6 months.

**III. SCOPE OF WORK: -** The Developer shall constructed a multi-storied building according to sanctioned plan of Bankura Municipality over and above the First Schedule Land.

**IV. OWNER DUTY & LIABILITY:-**

- 1) The owners have offered total bare land of 0.17 acres for development and construction of a housing complex consisting of Flats/ Apartments, Commercial Stalls & Parking space at the instance of the developers respect of which the entire development cost from A to Z construction till finishing touch for placing offer as ready for use and sale the owner will not have to pay any furthering or shoulder any Bank or other financial liability.
- 2) That the Owner shall within 60 (Sixty) days from this agreement shall vacate and deliver the vacant and peaceful possession of the 1<sup>st</sup> schedule property to the second party.

**V. DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-**

The developer mean 1) RAGHUNATHJEE CONSTRUCTION having registered office at stall no 5&6, Sammilani Bipani Sambhar, Lokepur, P.O.- Kenduadihi,

*Shree (Adv)*

**P.S. & Dist.- Bankura, Pin Code- 722102 Proprietor MR. SAUGAT KUNDU**, son of Late Mahadeb Kundu, residing at Lokepur, Bankura, P.O.- Kenduadihi, P.S.& District - Bankura,, Pin - 722102. West Bengal confirms, accepts and assure the owners that they are fully satisfied with the paper/documents related to the ownership, physical measurement of the said land and litigation free possession, suitability of the said land ,viability of the said project and will not raise any objection with thereto.

1. The developer confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and obligations made for execution of the total project within schedule time under this agreement and the owners will not have any liability and/or responsibility of finance for execution of the project as the developers will take all financial and/or Bank liability at their own shoulder.
2. The developer will preserve the right to mortgage the land to any financial institution or Bank for any purpose but the entire liability of the borrowed loan will be shouldered by himself. The land owner could not be liable for any liabilities regarding the mortgage or loan taken by the developer in this purpose of this Agreement.
3. The developer has agreed to carry out the total project at his own 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 multi-storied 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 owners & the Architect before submission to the Corporation/appropriate authority for revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owners and developers.
4. That the Second Part or the Developer shall not raise any question regarding the measurement of the 1st Schedule mentioned property and second 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 proposed flats.

*Received  
(ADU)*

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 during the currency of this Agreement.
7. The First 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 alone be responsible the said incident or damage or loss during construction.
8. That the developer shall be complete the Development work/construction of building/flat at his own cost and expenses in pursuance of the sanctioned plan within 30 months.
9. That the Developer shall not make Owner responsible for any business, loss and/or any damages etc. or due to failure on the part the Developer to correctly construct the Flats and / or to deliver correctly the same to the intending purchasers.

**VI. DEVELOPER ALLOCATION:-**

Developer Allocations Shall mean all entire building including common facilities of the building along with undivided proportionate share of the said property / premises after providing the **LAND OWNERS** allocation as per Second Schedule and Third Schedule mention in this Agreement and the **DEVELOPER ALLOCATION** has been mentioned in the Fourth Schedule.

**VII. CANCELLATION:-**

The Owner have every right to cancel and/or rescind this agreement 24 months, if the Developer shall unable to complete the Construction work for that Owner has to give two month clear notice to the developer.

**VIII. MISCELLANEOUS:-**

- a) Indian Law-This agreement shall be subject to India Law and under the Jurisdiction of Bankura 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 &

*Deemed  
(Adm)*



conciliation Act, 1996 with modification made from time to time. The arbitral shall consist of one arbitrator who shall be an Advocate to be nominated by both the parties and 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 developers to the owners time to time.
- e) The owners can visit the construction site any time 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 ar6 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 risk 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 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 frame work 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 materials and workmanship of the water supply system, sewerage system, electric supply system and to be obtained by the developer and will responsible for any defect and rectification thereof at their cost/expenses 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 fees 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.
- j) The owners shall have no right, title, and interest, claim whatsoever in the consideration received by the developers or its nominees out of the developer's allocation similarly the

*Checked  
(ADW)*

developer shall have no right, title, interest, claim whatsoever in the consideration received by the owner or its nominees out of owner allocation.

- k) The land owners and the developers have entered into their agreement purely as a construct 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 document, if any needed by the developer for the purpose of the sanctioned 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 subject to written consent of the 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) Save and except the conditions and stipulations as mentioned herein the owner shall have every right to terminate the agreement at any moment if any condition and stipulations is violated and in case of termination of agreement the developer cannot claim any damages from the land owner the cost incurred in construction of project, First Schedule above referred to.
- n) If any further construction can be extended after getting permission, form the component authority, the extended construction divided among the land owner and the developer at a same proportionate as the above mentioned ration of present proposed construction area is divided.

## **FIRST SCHEDULE**

### **(DESCRIPTION OF LAND)**

#### **LAND OWNER I (SHOWN IN THE SKETCH MAP AT "A")**

All that piece and parcel of "BASTU" vacant Land measuring an area of 0.09 acres comprising L.R. Khatian No 477, R.S Plot No. 259, L.R. Plot No. 631 within District, P.S.- Bankura, Mouza Lokepur, J.L. No. 216, at Ward No.16 under Bankura Municipality, Lokepur, Khatra Road. The sketch of the land adjoining land of both of the **LAND OWNERS** has been attached with this agreement as '**PLAN FOR DEVELOPMENT AGREEMENT**', which is the part of this agreement.

**LAND OWNER II & III (SHOWN IN THE SKETCH MAP AT "B")**

All that piece and parcel of "BASTU" vacant Land measuring an area of 0.08 acres comprising L.R. Khatian No 475 & 476, R.S Plot No. 324, L.R. Plot No. 636 within District, P.S.- Bankura, Mouza Lokepur, J.L. No. 216, at Ward No.16 under Bankura Municipality, Lokepur, Khatra Road. The sketch of the land adjoining land of both of the LAND OWNERS has been attached with this agreement as 'PLAN FOR DEVELOPMENT AGREEMENT', which is the part of this agreement.

**BUTTED AND BOUNDED AS UNDER**

- ON THE NORTH** : Land of R.S Plot no. 261.  
**ON THE SOUTH** : Land of R.S Plot no. 257.  
**ON THE EAST** : Land of R.S Plot no. 257, 258 & 260.  
**ON THE WEST** : Rajgram Lokepur Road (Khatra Road.)

**Second Schedule above referred to**

**(Description of flats, car parking, bike parking & Commercial Stall Allotted to Land owner & Developer as consideration)**

**Details of flats, car parking & bike parking to be allotted to Land Owner (MRS PADMA PAL)**

- i) Flat no. 3D of 3<sup>rd</sup> floor measuring a super built-up area of 1298 sq. ft.  
ii) Flat no. 2A of 2<sup>nd</sup> floor measuring a super built-up area of 994 sq. ft.  
iii) Flat no. 4B of 4<sup>th</sup> floor measuring a super built-up area of 1002 sq. ft.  
iv) Commercial stall at ground floor measuring 323.285 sq.ft.  
v) 2 nos. of car parking at the ground floor.

**Third Schedule above referred to**

**Details of flats, car parking & bike parking to be allotted to Land Owner (MRS RAJASHRI LAHA & MRS NAMITA LAHA)**

- i) Flat no. 1A of 1<sup>st</sup> floor measuring a super built-up area of 994 sq. ft.  
ii) Flat no. 1B of 1<sup>st</sup> floor measuring a super built-up area of 1002 sq. ft.  
iii) Flat no. 4A of 4<sup>th</sup> floor measuring a super built-up area of 994 sq. ft.  
iv) Commercial stall at ground floor measuring 298.8 sq.ft.  
v) 2 nos. of car parking at the ground floor.

**Fourth Schedule above referred to**

**Details of flats, car parking & bike parking to be allotted to Developer (Raghunathjee Construction)**

- i) Flat no. 1C of 1<sup>st</sup> floor measuring a super built-up area of 1284 sq.ft.

- ii) Flat no. 1D of 1<sup>st</sup> floor measuring a super built-up area of 1298 sq.ft,
- iii) Flat no. 2B of 2<sup>nd</sup> floor measuring a super built-up area of 1002 sq.ft,
- iv) Flat no. 2C of 2<sup>nd</sup> floor measuring a super built-up area of 1284 sq.ft.
- v) Flat no. 2D of 2<sup>nd</sup> floor measuring a super built-up area of 1298 sq.ft.
- vi) Flat no. 3A of 3<sup>rd</sup> floor measuring a super built-up area of 994 sq.ft.
- vii) Flat no. 3B of 3<sup>rd</sup> floor measuring a super built-up area of 1002 sq.ft
- viii) Flat no. 3C of 3<sup>rd</sup> floor measuring a super built-up area of 1284 sq.ft
- ix) Flat no. 4C of 4<sup>th</sup> floor measuring a super built-up area of 1284 sq.ft
- x) Flat no. 4D of 4<sup>th</sup> floor measuring a super built-up area of 1298 sq.ft
- xi) Commercial stall at ground floor measuring 689.39 sq.ft.
- xii) 7 nos. of car parking at the ground floor.

### SPECIFICATION

**Structure** RCC Framed structure with anti-termite treatment in foundation.

**Floor** Vitrified tiles in Drawing Cum Dining area, ceramic, tiles in Bedroom & Varandah, antiskid ceramic tiles in Kitchen & Bathroom.

**Kitchen** Granite platform for cooking with stainless steel sink, feet dodo with glazed tiles over Granite Platform.

**External Wall** Finished with weather coat paint of reputed brand on one coat showmen (wall putty).

**Internal Wall** Plaster of Paris inside the flat Plaster of Paris with a coat of primer in all common areas.

**Doors** Sal wood framed with flush door in all rooms except main door which would be flush door veneer on both sides.

**Windows** Anodized aluminium sliding windows.

**Lift** Passenger lift of reputed make.

**Electrical** Copper wiring with modular switch. One AC point master Bedroom. One T.V. Plug point and a telephone point in Drawing Room, one 15 amp point of fridge in Dining area, one 16 amp point for Geyser in one bathroom, MCB and changeover switches for Reputed Brand.

**Water** Deep tube well with overhead reservoir for 24 hour.

**Supply** water supply at the entire complex.

**Generator** 24 hours power back up for all common services specific back up Power for each fiat, all at extra charges.

Security 24 hours security for the entire complex, video screen& door phone facility.

IN WITNESS WHEREOF, the parties hereto have set their respective hands on these presents on the date, month and year hereinabove first mentioned in the presence of the following witnesses.

WITNESS

1) Sumantra Dutta.  
S/o Sasanka Dutta  
Rajgaram Bankura  
722146

Padma Pat.

2) Sni Koushik Banerjee  
S/o Babid Banerjee  
Jagadala, Bankura  
722146.

Rajashree Laha

Namita Laha

Signature of the LAND OWNER

Photographer and Finger Prints of all parties are affixed in separate sheets which is part of the Deed.

Drafted by:

*Abhishek Chaudhuri*  
ABHISHEK CHAUDHURI  
Advocate  
Judge Court, Bankura  
Enrol. No. - F / 423 / 652 / 2017  
(ADVOCATE)  
Bankura District Court

RAGHUNATHJEE CONSTRUCTION









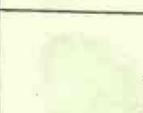

*Rajesh Kumar*

Proprietor  
Signature of the DEVELOPER

Typed by:

*Koushik Banerjee*  
KOUSHIK BANERJEE  
Bankura Court Compound











# SPECIMEN FROM FOR TEN FINGERPRINTS

	Thumb	Fore finger	Middle finger	Ring finger	Little finger
Left hand					
Right hand					



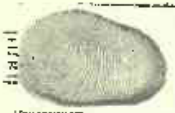









RAGHUNATHJEE CONSTRUCTION

Signature :- Sangat Kunda  
Proprietor

	Thumb	Fore finger	Middle finger	Ring finger	Little finger
Left hand					
Right hand					





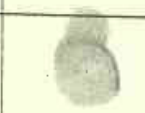







Signature :- Padma Patil

	Thumb	Fore finger	Middle finger	Ring finger	Little finger
Left hand					
Right hand					



Signature :- Rajashree Laha

	Thumb	Fore finger	Middle finger	Ring finger	Little finger
Left hand					
Right hand					



Signature :- Namita Laha

# PLAN FOR DEVELOPMENT AGREEMENT

N

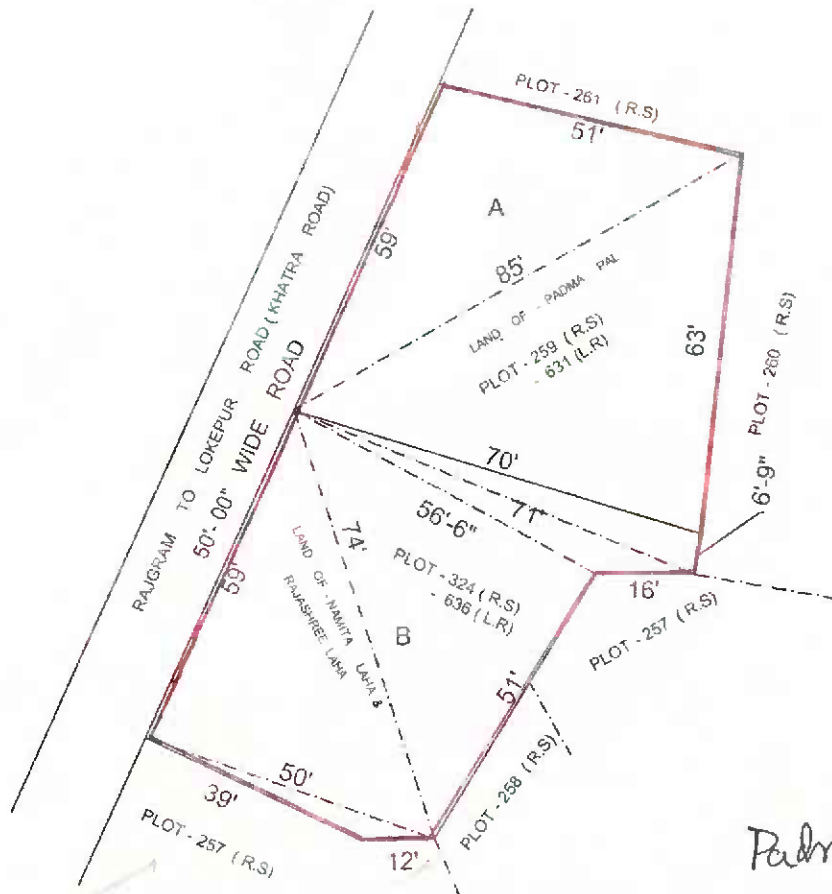
MOUZA - LOKPUR, J.L. NO - 216, PLOT NO - 259, 324 (R.S) 631, 636 (L.R)  
KH. NO - 475, 476, 477 (L.R) P.S + DIST - BANKURA

SCALE - 1" = 33'-00"

AREA OF PLOT

= 0.17 ACRE (7106 S.FT)

AREA SHOWN THUS - 



*Tarun Sindal*  
Tarun Sindal  
SURVEYOR  
R. NO. - L/21783

RAGHUNATHJEE CONSTRUCTION

*Sangar Kumar*  
Proprietor

*Padma Pal*  
*Rajashree Laha*

*Namita Laha*

DRAWN BY  
TARUN SINDAL  
SURVEYOR

SIGNATURE OF DEVELOPER

SIGNATURE OF LAND OWNERS



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



192023240135503801

GRN Details

GRN:	192023240135503801	Payment Mode:	Online Payment
GRN Date:	20/07/2023 11:57:27	Bank/Gateway:	State Bank of India
BRN :	CKX4913599	BRN Date:	20/07/2023 11:58:55
GRIPS Payment ID:	200720232013550379	Payment Init. Date:	20/07/2023 11:57:27
Payment Status:	Successful	Payment Ref. No:	2001844213/2/2023

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	Saugat Kundu
Address:	Lokepur Bankura , West Bengal, 722102
Mobile:	7908975013
Contact No:	9332679822
Depositor Status:	Buyer/Claimants
Query No:	2001844213
Applicant's Name:	Mr Subhas Rana
Identification No:	2001844213/2/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	20/07/2023
Period To (dd/mm/yyyy):	20/07/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001844213/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	15030
2	2001844213/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	28
			<b>Total</b>	<b>15058</b>

IN WORDS: FIFTEEN THOUSAND FIFTY EIGHT ONLY.



## Major Information of the Deed



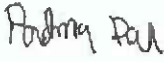


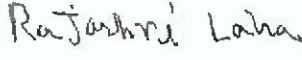


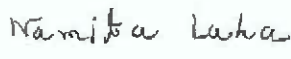
Deed No :	I-0102-03431/2023	Date of Registration	20/07/2023
Query No / Year	0102-2001844213/2023	Office where deed is registered	
Query Date	19/07/2023 7:52:01 PM	A.D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Subhas Rana Cinema Road Bankura,Thana : Bankura, District : Bankura, WEST BENGAL, Mobile No. : 9332679822, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 3]		
Set Forth value	Market Value		
Rs. 50,00,000/-	Rs. 1,22,40,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,030/- (Article:48(g))	Rs. 28/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Unnamed Road, Road Zone : (Ward no 16 -- Ward no 16) , Mouza: Lokpur, JI No: 216, Pin Code : 722102

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-631 (RS :- )	LR-477	Commercial	Baide	0.09 Acre	30,00,000/-	64,80,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-636 (RS :- )	LR-475	Commercial	Baide	0.04 Acre	10,00,000/-	28,80,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L3	LR-636 (RS :- )	LR-476	Commercial	Baide	0.04 Acre	10,00,000/-	28,80,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					17Dec	50,00,000 /-	122,40,000 /-	
<b>Grand Total :</b>					17Dec	50,00,000 /-	122,40,000 /-	


**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<p><b>Mrs Padma Pal (Presentant)</b>                      Wife of Nanda Dulal Pal                      Executed by: Self, Date of Execution: 20/07/2023                      , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Office</p>	 20/07/2023	 LTI 20/07/2023	 20/07/2023
Patpur Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: arxxxxx5n, Aadhaar No: 67xxxxxxxx3503, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Office				
2	<p><b>Mrs Rajashri Laha</b>                      Wife of Kashinath Laha                      Executed by: Self, Date of Execution: 20/07/2023                      , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Office</p>	 20/07/2023	 LTI 20/07/2023	 20/07/2023
Cinema Road Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: atxxxxx6k, Aadhaar No: 56xxxxxxxx5623, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Office				
3	<p><b>Mrs Namita Laha</b>                      Wife of Bidyut Kumar Laha                      Executed by: Self, Date of Execution: 20/07/2023                      , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Office</p>	 20/07/2023	 LTI 20/07/2023	 20/07/2023
Cinema Road Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: atxxxxx2k, Aadhaar No: 78xxxxxxxx9394, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Office				

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Raghunathjee Construction</b> Sammilani Bipanani Stall No 5 And 6 Lokpur, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102 , PAN No.:: amxxxxx5h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Saugat Kundu</b> Son of Late Mahadeb Kundu Date of Execution - 20/07/2023, , Admitted by: Self, Date of Admission: 20/07/2023, Place of Admission of Execution: Office			
		Jul 20 2023 3:51PM	LTI 20/07/2023	20/07/2023
Lokpur, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: amxxxxx5h, Aadhaar No: 22xxxxxxxx2202 Status : Representative, Representative of : Raghunathjee Construction (as Proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sumanta Dutta</b> Son of Mr Sasanka Dutta Rajagram, City:- Bankura, P.O:- Rajagram, P.S:-Bankura, District:- Bankura, West Bengal, India, PIN:- 722146			
	20/07/2023	20/07/2023	20/07/2023
Identifier Of Mrs Padma Pal, Mrs Rajashri Laha, Mrs Namita Laha, Mr Saugat Kundu			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Padma Pal	Raghunathjee Construction-0.09 Acre

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mrs Rajashri Laha	Raghunathjee Construction-0.04 Acre

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mrs Namita Laha	Raghunathjee Construction-0.04 Acre

## Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Unnamed Road, Road Zone : (Ward no 16 -- Ward no 16) , Mouza: Lokpur, JI No: 216, Pin Code : 722102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 631, LR Khatian No:- 477	Owner:পদ্মা পাল, Gurdian:নন্দদুলাল , Address:পাটপুর , Classification:বাইদ, Area:0.09000000 Acre,	Mrs Padma Pal
L2	LR Plot No:- 636, LR Khatian No:- 475	Owner:রাজশ্রী লাহা, Gurdian:কাশীনাথ , Address:সিনেমারোড বাঁকুড়া , Classification:বাইদ, Area:0.04000000 Acre,	Mrs Rajashri Laha
L3	LR Plot No:- 636, LR Khatian No:- 476	Owner:নমিতা লাহা, Gurdian:বিদ্যুত , Address:সিনেমারোড বাঁকুড়া , Classification:বাইদ, Area:0.04000000 Acre,	Mrs Namita Laha

On 20-07-2023

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

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

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

Presented for registration at 13:05 hrs on 20-07-2023, at the Office of the A.D.S.R. BANKURA by Mrs Padma Pal , 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 1,22,40,000/-

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

Execution is admitted on 20/07/2023 by 1. Mrs Padma Pal, Wife of Nanda Dulal Pal, Patpur Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession House wife, 2. Mrs Rajashri Laha, Wife of Kashinath Laha, Cinema Road Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession House wife, 3. Mrs Namita Laha, Wife of Bidyut Kumar Laha, Cinema Road Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession House wife Indetified by Mr Sumanta Dutta, , Son of Mr Sasanka Dutta, Rajagram, P.O: Rajagram, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722146, by caste Hindu, by profession Business

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

Execution is admitted on 20-07-2023 by Mr Saugat Kundu, Proprietor, Raghunathjee Construction, Sammilani Bipanani Stall No 5 And 6 Lokpur, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102

Indetified by Mr Sumanta Dutta, , Son of Mr Sasanka Dutta, Rajagram, P.O: Rajagram, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722146, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 28.00/- ( E = Rs 28.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/07/2023 11:58AM with Govt. Ref. No: 192023240135503801 on 20-07-2023, Amount Rs: 28/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKX4913599 on 20-07-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,030/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,030/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 2755, Amount: Rs.5,000.00/-, Date of Purchase: 19/07/2023, Vendor name: Debdas Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/07/2023 11:58AM with Govt. Ref. No: 192023240135503801 on 20-07-2023, Amount Rs: 15,030/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKX4913599 on 20-07-2023, Head of Account 0030-02-103-003-02



Partha Bairaggya  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BANKURA  
Bankura, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0102-2023, Page from 55494 to 55515

being No 010203431 for the year 2023.



Digitally signed by PARTHA BAIRAGGYA  
Date: 2023.07.21 11:42:44 +05:30  
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2023/07/21 11:42:44 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BANKURA  
West Bengal.

(This document is digitally signed.)

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