



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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19/4/2023  
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RA

8-2000996415/2023

Certified that the document is admitted to registration. The signature sheet and the endorsement sheets attached with document are the part of this Document.

District Sub-Registrar  
Bankura

20 APR 2023

S. Mallick  
Adv

## DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on 19<sup>th</sup> day of April 2023,

BETWEEN

(1) Sri Bipul Bhattacharya, Son of – Late Madhusudan Bhattacharya, by faith – Hindu, Citizenship – Indian, by occupation – Business, having residence at – Bamunara, P.O. – Bamunara, P.S. – Kaksha, Dist – Paschim Burdwan.

(2) Smt. Mohali Bhattacharjee, Wife of – Sri Kuntal Bhattacharjee, Daughter of – Bimal Banerjee, by faith – Hindu, Citizenship – Indian, by occupation – Business, having residence at – Bamunara, P.O. – Bamunara, P.S. – Kaksha, Dist – Paschim Burdwan.

(3) Sri Debashis Shyam, Son of – Sri Lakshmikanta Shyam, by faith – Hindu, Citizenship – Indian, by occupation – Service, having residence at – Bamunara, P.O. – Bamunara, P.S. – Kaksha, Dist – Paschim Burdwan.

(4) Sri Santanu Mondal, Son of – Dayamoy Mondal, by faith – Hindu, Citizenship – Indian, by occupation – Service, having residence at – Bamunara, P.O. – Bamunara, P.S. – Kaksha, Dist – Paschim Burdwan.

Hereinafter jointly and severally called the Owner.

(which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives, nominees and assigns) of the FIRST PART;

-:AND:-

Shree Laxmi Builders & Developers, a partnership firm, having its office at Village & P.O. - Bamunara under P.S. – Kaksha within Dist – Paschim Bardhaman – Hereby amongst its partners for and on behalf of all the partners representing through:-

(1) Sri Kuntal Bhattacharjee, son of – Bamadas Bhattacharjee, by religion – Indian Hindu, by occupation – Business, having residence at – Bamunara, under P.O. – Bamunara, P.S. – Kanksa, Dist – Burdwan.

(2) Sri Bipul Bhattacharya, Son of – Late Madhusudan Bhattacharya, by faith – Hindu, Citizenship – Indian, by occupation – Business, having residence at – Bamunara, P.O. – Bamunara, P.S. – Kaksha, Dist – Paschim Burdwan.

*S. Mallick*  
*Adv* Hereinafter called and referred to as the DEVELOPER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office and assigns) of the SECOND PART ;

**NOW THIS AGREEMENT WITNESSES, RECORDS, GOVERNS AND BINDS THE PARTIES AS FOLLOWS:-**

WHERE AS NCC 53 Battalion was acquired title of the 100 decimal land in RS plot no. 238 corresponding to LR plot no. 556 of Turki Sitarampur Mouza having

JL no. 100 under P.S. – Bishnupur, Dist - Bankura through Deed of Gift registered at office of ADSR, Bishnupur being no. 3432 of the year 1983;

AND WHEREAS in course of time it was found that the property left in useless condition for which the Officer Commanding 53 Battalion of NCC on his official capacity on behalf of Director NCC West Bengal, Sikim and Andaman Ministry of Defence transferred the property to 'Hari Bhajan Sebak Sangha' through Deed of Gift registered at office of ADSR, Bishnupur being no. 442 of the year 2006.

AND WHEREAS 'Hari Bhajan Sebak Sangha' resolved through Meeting that to raise fund and utilize it for the purpose of 'Asram' the properties at Bishnupur to be sold out in exchange of consideration.

AND WHEREAS as per resolution the President of 'Hari Bhajan Sebak Sangha' in exchange of consideration transferred demarcated 10 decimal land to Karabi Dey, Wife of – Prasanta Kumar Dey through Deed of sale registered at office of ADSR, Bishnupur being no. 5817 of the year 2006 and demarcated  $8\frac{1}{4}$  (08.25) decimal land to Prasanta Dey, Son of – Baidyanath Dey through Deed of sale registered at office of ADSR, Bishnupur being no. 5862 of the year 2006.

AND WHEREAS the properties appertain to Deed of sale registered at office of ADSR, Bishnupur being no. 5817 of the year 2006 & Deed of sale registered at office of ADSR, Bishnupur being no. 5862 of the year 2006 is adjacent to each other.

AND WHEREAS Karabi Dey and Prasanta Dey during their enjoyment and possession, by dint of Power of Attorney registered at office of ADSR, Bishnupur being no. 2114 of the year 2021 appointed (1) Sri Bikash Ghosh, (2) Sukanta Sarkar & (3) Subhas Mukherjee as their attorney through which Karabi Dey and Prasanta Dey conferred power upon the appointed attorney to sale by executing and registering deed of sale on their behalf.

AND WHEREAS the appointed attorney on behalf of their principal transferred demarcated 18.25 decimal land from RS plot no. 238 corresponding to LR plot no. 556 of Turki Sitarampur Mouza having JL no.100 under P.S. - Bishnupur & Dist - Bankura to the present owner (1) Bipul Bhattacharya, (2) Mohali Bhattacharjee, (3) Debashis Shyam & (4) Santanu Mondal through Deed of sale registered at office of ADSR, Bishnupur being no. 010302386 of the year 2021.

AND WHEREAS in accordance to their right, title, interest and possession their name has been recorded under LR ror being no. 3961, 3962, 3963 & 3964 of Turki Sitarampur Mouza having JL no.100 under P.S. - Bishnupur & Dist - Bankura .

HENCE FORTH (1) Bipul Bhattacharya, (2) Mohali Bhattacharjee, (3) Debashis Shyam & (4) Santanu Mondal i.e. the above named land owner to this deed being the present owner having marketable title and are in exclusive possession over and upon the demarcated 18.25 decimal land in RS plot no. 238 corresponding to LR plot no. 556 as recorded in LR ror being no. 3961, 3962, 3963 & 3964 of Turki Sitarampur Mouza having JL no.100 under P.S. - Bishnupur & Dist - Bankura, which more fully and specifically described in the 1<sup>st</sup> Schedule of this Deed.

AND WHEREAS the land owner herein has 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 property as described in the 1<sup>st</sup> Schedule of this deed in 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 etc. 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-storeyed 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.

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

**1.-DEFINITION :**

**OWNER/LANDLORD :-** Shall mean :-

(1) Sri Bipul Bhattacharya, Son of – Late Madhusudan Bhattacharya, by faith – Hindu, Citizenship – Indian, by occupation – Business, having residence at – Bamunara, P.O. – Bamunara, P.S. – Kaksha, Dist – Paschim Burdwan.

(2) Smt. Mohali Bhattacharjee, Wife of – Sri Bipul Bhattacharya, Daughter of – Bimal Banerjee, by faith – Hindu, Citizenship – Indian, by occupation – Business, having residence at – Bamunara, P.O. – Bamunara, P.S. – Kaksha, Dist – Paschim Burdwan.

(3) Sri Debashis Shyam, Son of – Sri Lakshmikanta Shyam, by faith – Hindu, Citizenship – Indian, by occupation – Service, having residence at – Bamunara, P.O. – Bamunara, P.S. – Kaksha, Dist – Paschim Burdwan.

(4) Sri Santanu Mondal, Son of – Dayamoy Mondal, by faith – Hindu, Citizenship – Indian, by occupation – Service, having residence at – Bamunara, P.O. – Bamunara, P.S. – Kaksha, Dist – Paschim Burdwan.

**1.2. DEVELOPER:-** Shall mean Shree Laxmi Builders & Developers, a partnership firm, having its office at Village & P.O. - Bamunara under P.S. – Kaksa within Dist – Paschim Bardhaman.

**1.3. LAND:-** Shall mean all the piece and parcel of demarcated 18.25 decimal land in RS plot no. 238 corresponding to LR plot no. 556 as recorded in LR ror being no. 3961, 3962, 3963 & 3964 of Turki Sitarampur Mouza having JL no.100 under P.S. - Bishnupur & Dist - Bankura – which is more specifically described in the 1<sup>st</sup> schedule of this Deed.

**1.4. BUILDING :-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the land mentioned in the FIRST SCHEDULE.

**1.5. ARCHITECT(S) :-** Shall mean such architect whom the developer may from time to time, appoint as the Architect(s) of the Building.

**1.6. PANCHYET/ Municipality:-** Shall mean the appropriate authority and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.

**1.7. PLAN :-** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Municipality/ Panchyet or other competent authority 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 ail revisions, renewals and extensions thereof, if any.

**1.8. OWNER'S AREA :**

Shall mean shall mean 25% (Twenty Five) of saleable area of Super build-up area from total construction area of the first floor to top floor, from anywhere of the said building in proportion to which the owner agreed to accept the units as described and specified in the 2<sup>nd</sup> schedule of this deed.

*S. Mallick*  
*Adv*  
**1.9. DEVELOPER'S AREA:-** Shall mean shall mean 75% (Seventy Five) of saleable area of Super build-up area from total construction area of the first floor to top floor, from anywhere of the said building which left after allocation of the owner. Together with the undivided impracticable proportionate interest in the said kind and the common portions.

**1.10. UNIT/FLAT :-** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.

**1.11. PROJECT :-** Shall mean the work 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. Be it mentioned here that proposed plan of the project is attached herewith as part of this agreement. Be it further mentioned that required modification is permissible during sanction of plan and construction to be constructed in accordance to sanctioned plan.

**1.12. FORCE MAJEURE:-** 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/ Panchayet 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 reasonable 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 mentioned hereinabove at the commencement of this agreement.

**II. SCOPE OF WORK:** The Developer shall construct a multi-storeyed building according to sanctioned plan over and above the First Schedule Land.

**III. DURATION :-** As the proposed project is vast and the completion of project depends upon sanction of plan from concerned authority it is settled and agreed between the parties that this agreement shall remain in force still completion of project by way of completion of construction of multi-storeyed apartment in accordance to sanction plan.

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

1. The Owners have offered total bare land of 18.25 decimal land for development and construction of a housing complex consisting of Flats/Apartments & Parking space at the instance of the developers in respect of which the entire development cost from A to Z construction till finishing touch for placing offer as read 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 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the 1st schedule property to the second party.

#### **V.- OWNERS ALLOCATIONS OR CONSIDERATION :**

Considering that the owners having agreed to enter in to the Development Agreement with the developer on the said property described in the First Schedule hereunder written and knowing the developers rights, powers, privileges and benefits, as mentioned herein, agreed to take satisfactorily the units as described in the second schedule under owner's allocation in proportion to his share of 25% (Twenty Five) saleable area of Super build-up area from total construction area of the first floor to top floor, from anywhere of the said building along with parking space (i.e. at any floor and or any size and or any side facing), with the undivided impartibly proportionate share in the land with all the common rights.

#### **VI.-DEVELOPER DUTY, LIABILITY & RESPONSIBILITY :**

1. The developer mean Shree Laxmi Builders & Developers, a partnership firm, having its office at Village & P.O. - Bamunara under P.S. – Kaksa within Dist – Paschim Bardhaman representing through its partners confirms, accepts and assure the owners that they are fully acquainted with, aware of the process/formalities related to similar project in Corporation area and fully satisfied with the papers/documents related to the ownership, physical measurement of the said land and litigation free possession, suitability of the said land viability of the said project and will not raise any objection with regard 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 other 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 risk 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

S. Mallick  
Adv

the multi-storeyed 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 subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owners and developers.

4. That the second party 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 during the currency of this Agreement. 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.

7. 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.

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.

#### **VIII. DEVELOPER ALLOCATION :**

Developer/ Allocations Shall mean save and except the Owners Allocation, the remaining 75% (Seventy Five) of Total Sanction Area of the said proposed building to be constructed in the said premises with all the car parking spaces with the undivided importable proportionate share in the land with all the common rights; which is particularly mentioned and described in the Second Schedule. Together with the undivided impracticable proportionate interest in the said kind and the common portions.

#### **IX. - Miscellaneous :**

S. Mallick  
Adv



- a) Indian Law-This agreement shall be subject to Indian 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 & 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 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 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/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 frame work of Power of Attorney, be it mentioned here that in case of default no liability should confer upon the borrower and the developer should be personally liable for the loan.
- 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 the lifts 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, interest, claim whatsoever in the consideration received by the developers or its nominees out of the developers allocation similarly the 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 documents, 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) If any further construction can be extended after getting permission from the component authority, the extended construction will be divided among the land owner and the developer at a same proportionate as the above mentioned ration of present proposed construction area is divided.

#### FORCE MAJEURE

S. Malik  
Adv The Parties hereto shall not to be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligations during the tenure of the force majeure.

Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout and/or any other act or commissions beyond the control of the parties hereto

**(FARST SCHEDULE)**  
**DESCRIPTION OF LAND**

ALL THAT the piece and parcel of land measuring 18.25 decimal land having present classification as 'Danga' useable as 'Bastu' in RS plot no. 238 corresponding to LR plot no. 556 splitted in LR ror as 05 decimal under LR Kh no. 3961, 05 decimal under LR Kh no. 3962, 5.25 decimal under LR Kh no. 3963 & 03 decimal under LR Kh no. 3964 of Turki Sitarampur Mouza having JL no.100 under P.S. - Bishnupur & Dist - Bankura - which is butted and bounded by - North - Rest portion of the Same plot of land, Souht - Property of Turki Asram, East - 12 ft wide road, West - Property of Bankim Lohar - The specific location of the property has specifically shown with red ink in the map attached to this development agreement, considered as part of this development agreement. The road for ingress to and egress from the property has been shown in the map.

**Second Schedule above referred to**  
**:-Details of Land Owners Allocation:-**

In ratio of 25% share of owner's allocation the owner agreed to receive the following units as his allocation satisfactorily:-

Out of apartment building to be constructed upon the 1<sup>st</sup> Schedule land the owner's should get in their allocation the following units in the following manner :-

(1) Owner no. 01 Bipul Bhattacharya in ratio of his share should get in his allocation a 2BHK self contain residential unit in 3<sup>rd</sup> floor having specific identity as 3E.

(2) Owner no. 02 Mohali Bhattacharjee in ratio of her share should get in her allocation a 2BHK self contain residential unit in 2<sup>nd</sup> floor having specific identity as 2E

(3) Owner no. 03 Debashis Shyam in ratio of his share should get in his allocation a 2BHK self contain residential unit in 4<sup>th</sup> floor having specific identity as 4E.

(4) Owner no. 04 Santanu Mondal in ratio of his share should get in his allocation a 2BHK self contain residential unit in 5<sup>th</sup> floor having specific identity as 5E

S. Mallick  
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**:-Details of Developers Allocation:-**

Save and except owner's allocation the rest portion of the apartment building should come under developer's allocation.

IN WITNESS WHEREOF both the parties to this deed put their respective hand on the day, month and year first above written, after being well versed about the contents herein.

**SIGNED AND DELIVERED** by the OWNER & DEVELOPER at Bankura.

Witness

Totan Nandi  
S/o - Chitta Nandi  
R/o - Mobroek PVT  
P.O - Sendra  
P.S + Dist - Bankura

Bijab sutradhar  
S/o Ramdhan sutradhar  
P.O. Panchbater  
P.S + Dist - Bankura

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

Drafted by :

Sukumar Mallick  
Advocate, Bankura

Typed by :

Kanchan Maitra  
Bankura Court Compound

Bipul Bha...  
Mohali Bhattacharjee  
Debasis Shyam  
Sankar Mondal.

(OWNER)

SHREE LAXMI BUILDERS AND DEVELOPERS

Kuntal Bha...  
Partner

SHREE LAXMI BUILDERS AND DEVELOPERS

Bipul Bha...  
(DEVELOPER)  
Partner

দাখিলকারক ও দাতা :

	বৃহদঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					



আমার পুরা নাম, পাসপোর্ট সাইজ ছবি ও দশ আঙ্গুলের টিপ ছাপ - আমার দ্বারা প্রত্যয়িত হইল।

দাতা / গ্রহীতার নাম Ripul Bhattacharya স্বাক্ষর Ripul Bhattacharya

	বৃহদঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					



আমার পুরা নাম, পাসপোর্ট সাইজ ছবি ও দশ আঙ্গুলের টিপ ছাপ - আমার দ্বারা প্রত্যয়িত হইল।

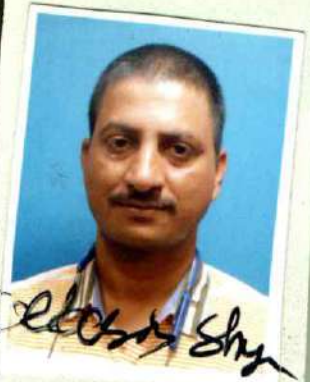
দাতা / গ্রহীতার নাম Mehali Bhattacharyya স্বাক্ষর Mehali Bhattacharyya

	বৃহদঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					



দাতা / গ্রহীতার নাম ...Lankames Mondal... স্বাক্ষর ...Lankames Mondal...

	বৃহদাঙ্গুল	তর্জনী	মধ্যমা	অণামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					



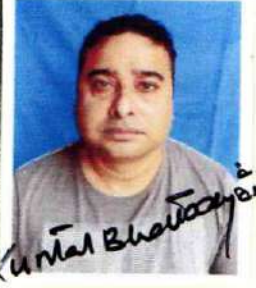
আমার পুরা নাম, পাসপোর্ট সাইজ ছবি ও দশ আঙ্গুলের টিপ ছাপ - আমার দ্বারা প্রত্যয়িত হইল।

দাতা / গ্রহীতার নাম ...Debasish Shy... স্বাক্ষর ...Debasish Shy...

... 55 Battalion was acquired title of the 100 decimal land in RS plot no. 238 corresponding to LR plot no. 556 of Turki Sitarampur Mouza having

খিলকারক ও দাতা :

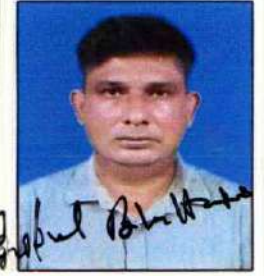
	বৃদ্ধাঙ্গুল	তজনী	মধ্যমা	অণামিকা	কনিষ্ঠা
বাম হাত					
ডান হাত					



আমার পুরা নাম, পাসপোর্ট সাইজ ছবি ও দশ আঙ্গুলের টিপ ছাপ আমার দ্বারা প্রত্যয়িত হইল।

দাতা / গ্রহীতার নাম Kuntal Bhattacharya স্বাক্ষর Kuntal Bhattacharya

	বৃদ্ধাঙ্গুল	তজনী	মধ্যমা	অণামিকা	কনিষ্ঠা
বাম হাত					
ডান হাত					



আমার পুরা নাম, পাসপোর্ট সাইজ ছবি ও দশ আঙ্গুলের টিপ ছাপ আমার দ্বারা প্রত্যয়িত হইল।

দাতা / গ্রহীতার নাম Bipul Bhattacharya স্বাক্ষর Bipul Bhattacharya

	বৃদ্ধাঙ্গুল	তজনী	মধ্যমা	অণামিকা	কনিষ্ঠা
বাম হাত					
ডান হাত					

ফটো

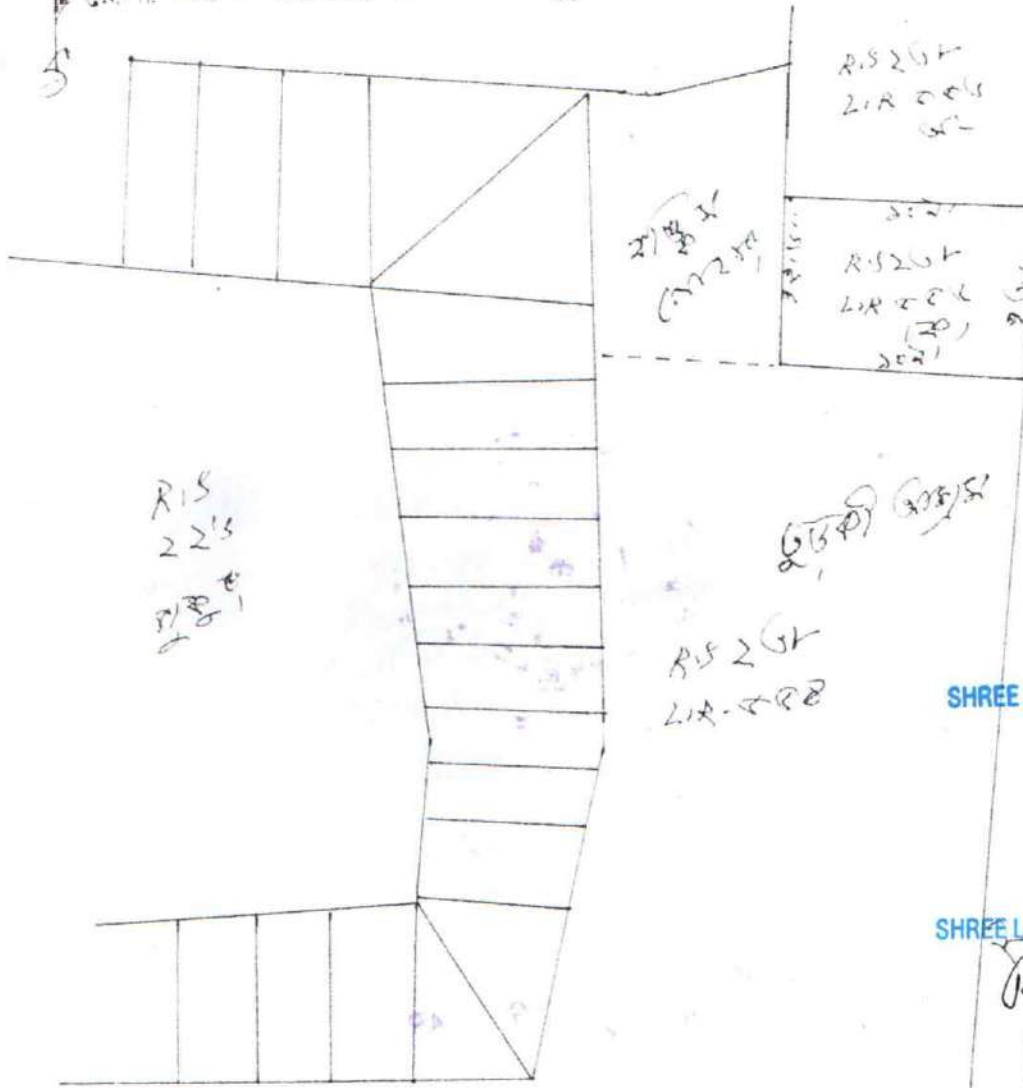
আমার পুরা নাম, পাসপোর্ট সাইজ ছবি ও দশ আঙ্গুলের টিপ ছাপ আমার দ্বারা প্রত্যয়িত হইল।

দাতা / গ্রহীতার নাম ..... স্বাক্ষর .....

	বৃদ্ধাঙ্গুল	তজনী	মধ্যমা	অণামিকা	কনিষ্ঠা
বাম হাত					
ডান হাত					

ফটো

মৌজা - তুড়কী সীতারামপুর, সীট নং- ১, জে.এল. নং- ১০০, থানা - বিষ্ণুপুর  
 রে.সা. নং - ১৬৬৬, জেলা - বাঁকুড়া, স্কেল ৬৪ ইঞ্চি = ১ মাইল।



Ripul Bhattacharya  
 Mohali Bhattacharya  
 Debasi Sanyal  
 Santanu Mondal

SHREE LAXMI BUILDERS AND DEVELOPERS

Kuntal Bhattacharya

Partner

SHREE LAXMI BUILDERS AND DEVELOPERS

Ripul Bhattacharya

Partner

নব্বায় অঙ্কিত 'ক' চিহ্নিত আর.এস. দাগ নং- ২৩৮, এল.আর. দাগ নং- ৫৫৬,  
 পরিমান ০.১৮২৫ একর বা ১৮.২৫ শতক বা এগারো কাঠা বিক্রিত জায়গা।  
 যাহার মাপ :-

উত্তর বাহু ১০৯ ফুট  
 পূর্ব বাহু ৭৩ ফুট

দক্ষিণ বাহু ১০৯ ফুট  
 পশ্চিম বাহু ৭২ ফুট ৬ ইঞ্চি

যাহার চৌহদ্দি :-

উত্তরে এই দাগের বিক্রিত জায়গা, দক্ষিণে তুড়কী আশ্রম এর জায়গা, পূর্বে সরকারি  
 রাস্তা, পশ্চিমে বক্ষিম লোহার এর জায়গা।

গ্রহীতা :- বিপুল ভট্টাচার্য দিা

Surveyor  
 Govt. Reg. No.- S/000082  
 Reg. No.- WB/12345  
 Madhusudan De (Ami)  
 Bishnupur, Bankura, West Bengal



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



192023240019564991

GRN Details

GRN: 192023240019564991 Payment Mode: Online Payment  
GRN Date: 19/04/2023 16:03:35 Bank/Gateway: IDBI Bank  
BRN : 2804047240 BRN Date: 19/04/2023 16:04:43  
GRIPS Payment ID: 190420232001956498 Payment Init. Date: 19/04/2023 16:03:35  
Payment Status: Successful Payment Ref. No: 2000996415/1/2023  
[Query No./Query Year]

Depositor Details

Depositor's Name: Shree Laxmi Builders & Developers (Partnership Firm)  
Address: Bamunara, Kanksa, Paschim Bardhaman  
Mobile: 8617411212  
Depositor Status: Others  
Query No: 2000996415  
Applicant's Name: Mr Totan Nandi  
Identification No: 2000996415/1/2023  
Remarks: Sale, Development Agreement or Construction agreement  
Period From (dd/mm/yyyy): 19/04/2023  
Period To (dd/mm/yyyy): 19/04/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000996415/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	30
2	2000996415/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	28
			<b>Total</b>	<b>58</b>

IN WORDS: FIFTY EIGHT ONLY.

PAID



Government of West Bengal  
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0101000143/2023	Date of Application	19/04/2023
Query No / Year	01012000996415/2023		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Mr Totan Nandi		
Stampduty Payable	Rs.5,030/-		
Registration Fees Payable	Rs.28/-		
Applicant Name of the Visit Commission	Mr TOTAN NANDI		
Applicant Address	Bankura		
Place of Commission	MACHANTALA BANKURA		
Expected Date and Time of Commission	19/04/2023 4:40 PM		
Fee Details	J1: 250/-, J2: 250/-, PTA-J(2): 80/-, Total Fees Paid: 580/-		
Remarks			





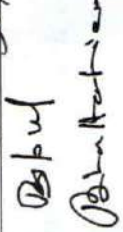


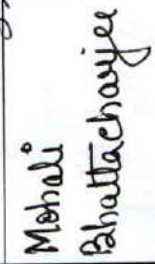


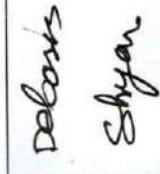
Government of West Bengal

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









OFFICE OF THE D.S.R. BANKURA, District Name :Bankura

Signature / LTI Sheet of Query No/Year 01012000996415/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Bipul Bhattacharya Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	Land Lord		 391	
2	Smt Mohali Bhattacharjee Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	Land Lord		 392	
3	Mr Debasis Shyam Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	Land Lord		 393	

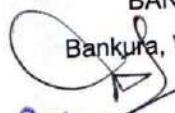
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Santanu Mondal Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	Land Lord			394 Santanu Mondal.
5	Mr Kuntal Bhattacharjee Village:- Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212	Represent ative of Developer [Shree Laxmi Builders & Developer s]			395 Kuntal Bhattacharjee
6	Mr Bipul Bhattacharya Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	Represent ative of Developer [Shree Laxmi Builders & Developer s]			396 Bipul Bhattacharya
SI No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Totan Nandi Son of Mr Chitta Nandi Mobarakpur, Village:- Mobarakpur, P.O:- Sandra, P.S:- Bankura, District:- Bankura, West Bengal, India, PIN:- 722155	Mr Bipul Bhattacharya, Smt Mohali Bhattacharjee, Mr Debasis Shyam, Mr Santanu Mondal, Mr Kuntal Bhattacharjee, Mr Bipul Bhattacharya			397 Totan Nandi

(Subhankar Pal)

District Sub-Registrar  
Bankura

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

  
District Sub-Registrar  
Bankura

19 APR 2023

## Major Information of the Deed

Deed No :	I-0101-02142/2023	Date of Registration	20/04/2023
Query No / Year	0101-2000996415/2023	Office where deed is registered	
Query Date	19/04/2023 2:30:41 PM	D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Totan Nandi Mobarockpur, Thana : Bankura, District : Bankura, WEST BENGAL, PIN - 722155, Mobile No. : 7029485386, 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. 28,82,587/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,030/- (Article:48(g))	Rs. 60/- (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:- Bishnupur, Municipality: BISHNUPUR, Mouza: Turkisitarampur, JI No: 100, Pin Code : 722122

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-556 (RS :-)	LR-3961	Bastu	Danga	5 Dec		7,89,750/-	Width of Approach Road: 12 Ft.,
L2	LR-556 (RS :-)	LR-3962	Bastu	Danga	5 Dec		7,89,750/-	Width of Approach Road: 12 Ft.,
L3	LR-556 (RS :-)	LR-3963	Bastu	Danga	5.25 Dec		8,29,237/-	Width of Approach Road: 12 Ft.,
L4	LR-556 (RS :-)	LR-3964	Bastu	Danga	3 Dec		4,73,850/-	Width of Approach Road: 12 Ft.,
		<b>TOTAL :</b>			<b>18.25Dec</b>	<b>0 /-</b>	<b>28,82,587 /-</b>	
		<b>Grand Total :</b>			<b>18.25Dec</b>	<b>0 /-</b>	<b>28,82,587 /-</b>	

**And Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Bipul Bhattacharya (Presentant )</b> Son of Late Madhusudan Bhattacharya Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: asxxxxx8m, Aadhaar No: 51xxxxxxx0069, Status :Individual, Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Pvt. Residence
2	<b>Smt Mohali Bhattacharjee</b> Daughter of Bimal Banerjee Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AZxxxxx6C, Aadhaar No: 81xxxxxxx6125, Status :Individual, Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Pvt. Residence
3	<b>Mr Debasis Shyam</b> Son of Mr Lakshmikanta Shyam Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: bkxxxxx7d, Aadhaar No: 72xxxxxxx9143, Status :Individual, Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Pvt. Residence
4	<b>Mr Santanu Mondal</b> Son of Dayamoy Mondal Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: azxxxxx3b, Aadhaar No: 87xxxxxxx8123, Status :Individual, Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Pvt. Residence

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shree Laxmi Builders &amp; Developers</b> Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: aexxxxx8k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Kuntal Bhattacharjee</b> Son of Bamadas Bhattacharjee Village:- Bamunara, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: akxxxxx5f, Aadhaar No: 90xxxxxxx7682 Status : Representative, Representative of : Shree Laxmi Builders & Developers (as Partner)
2	<b>Mr Bipul Bhattacharya</b> Son of Late Madhusudan Bhattacharya Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: asxxxxx8m, Aadhaar No: 51xxxxxxx0069 Status : Representative, Representative of : Shree Laxmi Builders & Developers (as Partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Totan Nandi</b> Son of Mr Chitta Nandi Mobarakpur, Village:- Mobarakpur, P.O:- Sandra, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722155			
Identifier Of Mr Bipul Bhattacharya, Smt Mohali Bhattacharjee, Mr Debasis Shyam, Mr Santanu Mondal, Mr Kuntal Bhattacharjee, Mr Bipul Bhattacharya			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr Bipul Bhattacharya	Shree Laxmi Builders & Developers-5 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Smt Mohali Bhattacharjee	Shree Laxmi Builders & Developers-5 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Mr Debasis Shyam	Shree Laxmi Builders & Developers-5.25 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Mr Santanu Mondal	Shree Laxmi Builders & Developers-3 Dec

**Land Details as per Land Record**

District: Bankura, P.S:- Bishnupur, Municipality: BISHNUPUR, Mouza: Turkisitarampur, JI No: 100, Pin Code : 722122

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 556, LR Khatian No:- 3961	Owner:বিপুল ভট্টাচার্য্য, Gurdian:মধুসূধন , Address:নিজ , Classification:ডাঙ্গা, Area:0.05000000 Acre,	Mr Bipul Bhattacharya
L2	LR Plot No:- 556, LR Khatian No:- 3962	Owner:মহালী ভট্টাচার্য্য, Gurdian:কুন্তল , Address:নিজ , Classification:ডাঙ্গা, Area:0.05000000 Acre,	Smt Mohali Bhattacharjee
L3	LR Plot No:- 556, LR Khatian No:- 3963	Owner:দেবাসীষ শ্যাম, Gurdian:লক্ষীকান্ত , Address:নিজ , Classification:ডাঙ্গা, Area:0.05000000 Acre,	Mr Debasis Shyam
L4	LR Plot No:- 556, LR Khatian No:- 3964	Owner:শান্তনু মন্ডল, Gurdian:দয়াময় , Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Mr Santanu Mondal



Endorsement For Deed Number : I - 010102142 / 2023

On 19-04-2023

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

Presented for registration at 18:15 hrs on 19-04-2023, at the Private residence by Mr Bipul Bhattacharya , 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 28,82,587/-

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

Execution is admitted on 19/04/2023 by 1. Mr Bipul Bhattacharya, Son of Late Madhusudan Bhattacharya, Bamunara, P.O: Bamunara, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 2. Smt Mohali Bhattacharjee, Daughter of Bimal Banerjee, Bamunara, P.O: Bamunara, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 3. Mr Debasis Shyam, Son of Mr Lakshmikanta Shyam, Bamunara, P.O: Bamunara, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Service, 4. Mr Santanu Mondal, Son of Dayamoy Mondal, Bamunara, P.O: Bamunara, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Service

Indetified by Mr Totan Nandi, , , Son of Mr Chitta Nandi, Mobarakpur, P.O: Sandra, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722155, by caste Hindu, by profession Others

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

Execution is admitted on 19-04-2023 by Mr Kuntal Bhattacharjee, Partner, Shree Laxmi Builders & Developers (Partnership Firm), Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Totan Nandi, , , Son of Mr Chitta Nandi, Mobarakpur, P.O: Sandra, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722155, by caste Hindu, by profession Others

Execution is admitted on 19-04-2023 by Mr Bipul Bhattacharya, Partner, Shree Laxmi Builders & Developers (Partnership Firm), Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Totan Nandi, , , Son of Mr Chitta Nandi, Mobarakpur, P.O: Sandra, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722155, by caste Hindu, by profession Others



Subhankar Pal  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. BANKURA  
Bankura, West Bengal

On 20-04-2023

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 60.00/- ( E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 28/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 19/04/2023 4:04PM with Govt. Ref. No: 192023240019564991 on 19-04-2023, Amount Rs: 28/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 2804047240 on 19-04-2023, Head of Account 0030-03-104-001-16

**Statement of Stamp Duty**

certified that required Stamp Duty payable for this document is Rs. 5,030/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 30/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 2298, Amount: Rs.5,000.00/-, Date of Purchase: 19/04/2023, Vendor name: Pranab Kumar Haldar

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/04/2023 4:04PM with Govt. Ref. No: 192023240019564991 on 19-04-2023, Amount Rs: 30/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 2804047240 on 19-04-2023, Head of Account 0030-02-103-003-02



**Subhankar Pal**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. BANKURA**  
**Bankura, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0101-2023, Page from 36448 to 36474  
being No 010102142 for the year 2023.



Digitally signed by SUBHANKAR PAL  
Date: 2023.04.20 12:11:12 +05:30  
Reason: Digital Signing of Deed.

(Subhankar Pal) 2023/04/20 12:11:12 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. BANKURA  
West Bengal.

(This document is digitally signed.)