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RS 341/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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 07.06.22
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It is certified that the Document
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07 JUN 2022 A.S.R. Dargaper
 Sarawan

DEVELOPMENT AGREEMENT

This Development Agreement made on the day, month and
 year as written below.

Contd. Page-02

0008
St No. 603 Date 03/06/2022
Sold to Kedar Nath Real Estate
Address D.G.P-12
Value of Stamp 5000



Date of Purchase of the stamp
Prepar from Treasury 79 MAY 2022
Name of the Treasury from
Durgapur

Chatterjee
Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur. 18
Licence No.-1/2014



810973

[Signature]
Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

07 JUN 2022

B E T W E E N

SRI PURNA CHANDRA PAUL (PAN No-ALVPP1215C) son of Late Gobardhan Paul, by Nationality: Indian, by faith: Hindu, by occupation: Business residing at Vill-Bamunara, Post Office-Bamunara, Pin-713212, Police Station-Kanksa, District: Paschim Bardhaman, West Bengal.

(Hereinafter called the **LANDOWNER**) (which such expression shall unless inconsistent with or repugnant to the context mean and include his respective legal heirs, executors, administrators, successors and/or assigns) of the **First Part**.

A N D

KEDARNATH REALESTATE, [Pan No- AAYFK0408Q] a Partnership Firm incorporated under Indian Partnership Act Having its registered office at the Village+P.O-Bamunara, P.S-Kanksa, District : Paschim Bardhaman, Pin-713212, West Bengal **represented by its Partners**

[1] **Mr. BISWABIJOY SUTTRADHAR (Pan No-BEPPS5320M , Aadhaar No-494694708781)** son of Rasamay Sutradhar, by faith: Hindu, by occupation: Business, by nationality: Indian, residing at 5/8 Mahiskapur Road, P.O-Durgapur-05, P.S-Durgapur, District-Paschim Bardhaman, West Bengal, Pin-713205.

[2] **Mr. ARUP KUMAR ROY (Pan No-ATKPR8573J)** son of Shyama Pada Roy, by faith: Hindu, by occupation: Business, by nationality: Indian, residing at Vill+P.O-Bamunara, P.S-Kanksa, District-Paschim Bardhaman, West Bengal.

(Hereinafter called the **Developer**)(Which such expression shall unless inconsistent with or repugnant to the context mean and include its representatives, successor or successors in office and/or assigns) of the **SECOND PART**.

WHEREAS the present landowner acquired the " A " Schedule landed property originally belonged to Lal Chand Roy and Manik Chandra Chattraj and they transferred the same by regd deed of sale being no-681 Of 1955 in favour Of Banshidhar Mukhapadhyay and said Banshidhar Mukhapadhyay whose name duly mutated in LR Records Of Right under LR Khatian No-252 and he died leaving behind his only son Tapan Kumar Mukherjee whose name duly mutated in LR khatian No-2114 .

AND Whereas Tapan Kumar Mukherjee further transferred the A schedule property by regd deed of sale being no-1983 Of 2018 in favour Of present Land Owner whose name duly mutated in LR Khatian No- 2141 and paid relevant land revenue upto 1425 and peacefully enjoyed the same without any disturbances from anybody whatsoever or litigation or sub-judice before any court of law or any forum or Tribunal.



AND WHEREAS knowing the intention of the owner, the Second Part of this Agreement being the Developer proposed to develop the said land.

AND WHEREAS the owner agreed to the proposal of the Developer and to avoid any litigation in future both the parties of this agreement is entering into the instant agreement for development on the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH as follows: -

- i) **PREMISES:** As described in schedule-A for the sake of brevity herein after called the said property.
- ii) **BUILDING:** shall mean the residential housing complex with necessary additional structures like pump-house, garage security house etc. as may be decided by the Developer approved by the Jemua Gram Panchyat and/or any other appropriate authority for the purpose of construction of the said building in and over the land as described in the Schedule "A".
- iii) **COMMON AREAS:** shall include corridors, hallway, staircase, stair landing and other space and facilities required or necessary for the establishment location enjoyment provisions maintenance and/or management of the building and/or common facilities or any of them thereon as the case may be.
- iii) **OWNER:** shall include their nominee or nominees or legal heirs .
- iv) **DEVELOPER:** shall include the Developer as also its respective transferees/ nominees/assignees.
- v) **SALEABLE SPACE:** shall mean the space in the building, Parking Space which available for independent use and occupation after making due provision for common facilities and the space required thereof.
- vi) **DEVELOPER'S ALLOCATION:** shall mean the total constructed area and built up area, Ground Floor including common space of the proposed building after providing the owners' allocation i.e. 27% of this agreement.
- vii) **ARCHITECTS:** shall mean any qualified person or persons of firm or firms appointed or nominated by the Developer as Architects of the proposed building to be constructed as the said premises.
- viii) **BUILDING PLAN:** shall mean the plan for construction of the proposed building to be submitted to the **Paschim Bardhaman Zilla Parishad, P & RD & Jemua Gram Panchayat** for sanction of the proposed building and shall include any amendments thereto and improvement thereon and/or modification thereof.



ix) FLOOR AREA RATIO: shall mean floor area ratio available for construction in and over the premises according to relevant Panchayat Rules and law.

x) TRANSFEREE: shall mean a person to whom any space in the building has been agreed to be transfer.

xi) FLAT: shall mean the flats and/or other space or spaces intended to be built and constructed and/or constructed/covered area capable of being occupied with Car Parking Space .

1. That the owners authorize the Developer to construct a multi storied building on said property according to the sanction plan and also as per this agreement and general specification of this agreement.
2. That the Developer shall draw a building plan through a licensed Architect and send to the owners for their signatures and the owners shall sign it and return the same to the developer for submitting the same before the **Paschim Bardhaman Zilla Parishad P&RD and Jemua Gram Panchyat** and/or any other appropriate authority for sanction the plan of the proposed building.
3. That in consideration of the said property the owner shall be entitled to get 27% of total construction area which will construct in and over the land as described in the **Schedule "A"** herein after written with proportionate share of land together with all easement in and over land. And the said owners' allocation shall be constructed as per General Specification of this agreement described in the **Schedule "B "**.
4. That the owners shall hand over peaceful vacant possession of the said land to the Developer within 3 months from the date of executing of this agreement for the purpose of development.
5. The developer at its own cost shall clear all unwanted structure or remove any kinds of materials for purpose of layout plan and drawing.
6. That the developer shall complete the paper works within 12 month and Construction of the building /Project within **48** months from date of signing and execution of this agreement and further 6 Months for any unseen problems .
7. That in lieu of the cost and expenses the Developer shall be entitled to the balance constructed area including super built area as described in the schedule "C" of this Agreement hereinafter written.
8. That the Developer shall construct the building on the said property at its own cost and expenses and the owner shall not be liable to pay any amount for the said construction.

Handwritten signature and initials in the bottom left corner of the page.

. That the Owner shall be liable to pay taxes in any office or local bodies before the date of giving possession of the said land and after taking possession of the same by the Developer the developer shall be liable to pay taxes of the said property on and from earth cutting .

10. That the Developer shall be liable to pay taxes after taking possession of the said property till completion of the entire project.

11. That the owner shall render all co-operation to the Developer to facilitate the construction and shall not create any bar or impediment including to deliver the original papers on receipt in respect of the said property and owner will be liable for any kinds of agitation or dispute or obstruction from his co-share or any legal heirs if raise during construction period and also be liable for any kinds of damages if construction works is stopped by any person claiming any kinds of right .

12. That the Developer shall have every right to put into physical possession to the intending purchaser(s) in the Developer's allocation in the newly constructed building.

13. That the Developer shall construct the building on the said property in most workmen like manner according to this agreement.

14. That the owner shall not be liable for any consequences relating to bad workmanship regarding construction and the deviation from sanctioned or any accidental incident occurred Or plan the Developer shall be solely responsible for it. The owners shall have no right to interfere regarding construction work saving any illegal construction and with sub-standard materials.

15. That the Promoter/Developer shall not start any work of development on the said property unless the building plan(s) is/are sanctioned by the appropriate authority.

16. That the Owner gives license and permission to the Developer to enter upon the said property described in the Schedule hereunder or any part thereof as aforesaid with full right and authority to commence, carry on and complete development thereof.

17. That the Developer entitled to carry out at its own costs, charges and expenses in all respects all or any item or work for development of the said property including laying of drainage, cable, water pipes and other connections and lighting of roads and other items as per terms and conditions imposed by the Panchayat authority while sanctioning the layout scheme and the paid plan(s) and also other items of works as may be required to carry out for the purpose of making the said property fit for construction of buildings and structures therein.

18. All Cost towards construction of Work shall be provided and borne and paid by the Developer alone.



9. That the Developer shall be entitled to put up and permit to be put up advertisement boards upon the said property, but without involving the name of the owners in any manner, and which the owners will be entitled to remove forthwith if the developer has committed any breach of this Agreement.

20. The Owner declare that no notice from the Government or any civil court Or any local body or authority including the **Paschim Bardhaman Zilla Parishad , P&RD and Jemua Gram Panchyat** or ADDA has been received by or served upon the owners or any person interested in the said property.

21. The Owners declares: -

a/ That the Owner is entitled to enter into this agreement with the developer and he has full right and absolute authority to sign and execute the same.

b/ That the owner has not agreed, committed or contracted or entered into any agreement for sale or lease of the said property or any part thereof any person or persons other than the Developer and that they have not created any mortgage, charge or any other encumbrances on the said property as mentioned herein.

c/ That the Owner has not done any act, deed, matter, or thing whereby or by reason whereof, the development of the said property may be prevented or affected in any manner.

d/ The owner undertake that he shall not enter into any agreement in connection with land as described in the Schedule "A" nor sell the said property during subsisting of this agreement.

22/ The developer shall be entitled to enter into separate contracts in its own name with building contractor, architects and others for carrying out the said development at its risk and costs.

23/ That the owner shall execute General Power of Attorney in favour of the developer authorizing thereto represent the Gram Panchayat, Government or Semi Government offices and to negotiate for sell and enter into agreement for sale, and to receive advances, to execute necessary deed of conveyance, to present and register the documents in favour of the intending purchaser **only in respect of the developer's allocation in the proposed building** and balance consideration money from the intending Purchaser and to sell the Developer's allocation.

24/ The owner shall execute registered Deed of Conveyance in favour of the intending Purchaser(s) of flat/flats and/or space and/or shop and/or garage and/or space whatever may be called upon to do so by the Developer in respect of the space allocated to the Developer in the proposed building in respect of its share along with proportionate share of land below.


Adv

25/ That the Developer will obtained necessary for construction within 12 months from the date of this agreement.

26/ That the Developer shall complete the construction within 48 months which starts from the date of this development agreement The time shall be extended for a period of 6 months for any cause done by force majeure, acts of God and other reasonable grounds beyond the control of the Developer.

27/ The Owners shall sign all necessary papers declaration and documents as may be required for the construction of the development as and when required to do so and hand over the original documents relating to the land to developer at the time of execution of the development agreement.

28/ That if any dispute arises during construction by landowner that will be adjudicated by Sole Arbitrator appointed by Developer.

29/ **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 "**KEDARNATH REALESTATE**" either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
- c) 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, Govt. stamp duty and Govt. registration fees in relation to the Landowners' allocation Flat shall be borne by the Landowner himself alongwith other ensuing cost for registration @ 1 % will be paid by the Landowner in the hands of the developer.
- f) That Development Charges in relation to the Landowners' allocation Flat will be paid by the developer after receiving the same from the intending purchaser.
- g) That in case of landowner his 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.
- h) That Development Charges @ Rs. 35,000/- each in relation to the Landowners' allocation Flat will be paid by the developer after receiving the same from the intending purchaser.


Adv

SCHEDULE "A"

All That the BASTU Land measuring about more or less 36.65 Satak Or 22.17 Cattah under Mouza: Kaliganj, J. L No-110 comprising in Dag No-RS No- 1117, Dag No LR-1347, LR Khatian no-2141, Under Jemua Gram Panchyat , P.S-Newtownship, District -Paschim Bardhaman, West Bengal Pin-713206 Which is butted and bounded by: - On the North: Panch Pukuria. On the South:16 Feet Road . On the East: LR Plot No-1118, On the West: Mouja- Panch pukuria.

SCHEDULE "B" (Owners Allocation)

All that A piece and Parcel 27% Of Constructed Area , Including Parking Spacing and common Spaces Of Total project which will be erected as per approved plan in and over land as described in the Schedule "A" of this agreement herein above with refundable advance of Rs. 11,00,000/- [Rupees Eleven Lakh] only and Rs. 4,00,000/- [Rupees Four Lakh] only within two months from the date of this agreement.

SCHEDULE "C" (Developer's allocation)

All That balance constructed area 73% of the proposed project to be constructed in and over the land as described in the Schedule "A" after providing the owners' allocation as mentioned in the Schedule "B" of this agreement and all other space after constructing the proposed buildings in and over the land as described in the Schedule "A" are the developer's allocation.

Both party agrees that any fluctuation area is shown in respect of any allotted flat or Garage on that score each other will pay Rs. 1700/- per Sq. ft for the shortage area or excess area .

And booking of Flat by any party will be started after sanction plan .

SCHEDULE "D" (GENERAL SPECIFICATION)

1. STRUCTURE: - Reinforced concrete framed structure with R.C.C. footing, columns, beams and slabs, grade of concrete will be used as per design requirements and **ISI certified Quality assured** iron rod will be used (as per sanction plan).

2. FLOORS: including, verandah shall finished with vitrified tiles.



3. KITCHEN: one self of black stone for cooking platform. One black stone sink matched with the shelf wall behind the cooking platform will be finished with glazed tiles (15" X 10") up to a height of 3' above the platform. One Tap/Babcock in the sink and one tap at the bottom of the sink for washing purpose to be provided.
4. TOILET: the wall will be finished with glazed tiles up to a height of 7 feet ' above the floor all water lines and soil line will be concealed with PVC pipe.
5. FINISHING: all internal walls will be finished with wall putti. All internal doors will be of flash doors with laminated including the main entrance. All windows will be finished with aluminum siding with glass and grill.
6. ELECTRICAL: one 440 service meter/connection will be provided for the common uses of the building. All wiring will be concealed and to be drawn from mains to point by standard copper wire. No fittings will be provided but P.V.C. standard switch board (white) with switches (white) will be provided. Electric connection to respective flats.
7. WATER SUPPLY: One source of supply of water will be provided by installing the deep tube well, connected with suitable pump and motor combination. An over-head water tank will be provided on the top of the roof and the supply to kitchen and toilet will be drawn from the over-head tank through distribution one-work.
8. ROOF: The roof will be finished with cement plaster.
9. Specification of Garage: As per provided by the developer.
10. The Floor of the garage shall be finished with net cement, wall shall be finished with cement plaster and Electric points shall be provided .
11. But no right, title or ownership of land be transferred in favour of Developer by force of this development agreement.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of LANDOWNERS 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.

A handwritten signature in black ink, appearing to be 'A. K. V.', is written over a horizontal line. There are some scribbles and a small circle above the signature.

IN WITNESS WHEREOF the Parties put their respective hands and seal this
7th day Of June 2022 before the office of the ADSR Office.

WITNESSES :

1. *Pranita Paul.*
Sp - Anindya Paul,
Impm ext-16

2. *Subhadeep Ray*
Sp - Lalbahadur Ray
Bomurara - 12,
Durgapur - 713212

Purna Chandra Paul.
Signatures of the Landowner

KEDARNATH REAL ESTATE
Biswa Bhowmik
Partner

KEDARNATH REAL ESTATE
Anup Roy
Partner

Signature of the Developer

Drafted by me

Pranita Dandipachay
Advocate, Durgapur Court
Regd No- WB-733 of 2011.

Print and Photo

	Thums	Index Finger	Middle Finger	Ring Finger	Small Finger
Right Hand					



Purna Chandra Paul

Passport size photograph and finger print of both hand attested by me.

Signature..... Purna Chandra Paul

Fingers Print and Photo

Left Hand					
	Thums	Index Finger	Middle Finger	Ring Finger	Small Finger
Right Hand					



Biswajit Das

Passport size photograph and finger print of both hand attested by me.

Signature..... Biswajit Das

Fingers Print and Photo

Left Hand					
	Thums	Index Finger	Middle Finger	Ring Finger	Small Finger
Right Hand					



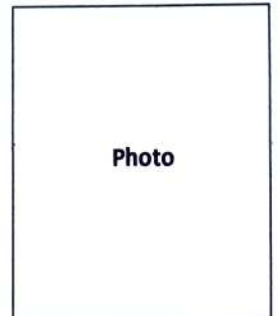
Anup Roy

Passport size photograph and finger print of both hand attested by me.

Signature..... Anup Roy

Fingers Print and Photo

Left Hand					
	Thums	Index Finger	Middle Finger	Ring Finger	Small Finger
Right Hand					



Photo

Passport size photograph and finger print of both hand attested by me.

Signature.....



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

GRN Details

GRN: 192022230044219491 Payment Mode: Online Payment
GRN Date: 07/06/2022 10:30:21 Bank/Gateway: State Bank of India
BRN : CKT8715449 BRN Date: 07/06/2022 10:32:09
Payment Status: Successful Payment Ref. No: 2001676429/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: KEDARNATH REALESTATE Co.
Address: 5/8 Mahiskapur Road DURGAPUR 713205
Mobile: 9476229899
Depositor Status: Others
Query No: 2001676429
Applicant's Name: Mr Prasanta Bandyopadhyay
Identification No: 2001676429/3/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

SL No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001676429/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	2011
2	2001676429/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	15014
			Total	17025

IN WORDS: SEVENTEEN THOUSAND TWENTY FIVE ONLY.

Major Information of the Deed

No / Year	I-2306-05941/2022	Date of Registration	07/06/2022
Registration Date	2306-2001676429/2022	Office where deed is registered	
Applicant Name, Address Other Details	05/06/2022 7:33:59 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Transaction	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 8250537504, Status : Advocate		
[0110] Sale, Development Agreement or Construction agreement	Additional Transaction [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
Set Forth value	Market Value Rs. 45,92,963/-		
Stampduty Paid(SD) Rs. 7,011/- (Article:48(g))	Registration Fee Paid Rs. 15,014/- (Article:E, E, B)		
Remarks			




Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Kaliganj, JI No: 110, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1347 (RS :-1117)	LR-2141	Vastu	Baid	36.65 Dec		45,92,963/-	Width of Approach Road: 16 Ft.,
Grand Total :					36.65Dec	0 /-	45,92,963 /-	

Word Details :



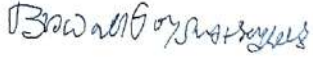


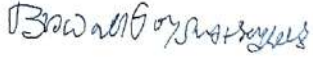


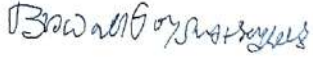
Name,Address,Photo,Finger print and Signature




Name	Photo	Finger Print	Signature
Mr Purna Chandra Paul (Presentant) Son of Late Gobardhan Paul Executed by: Self, Date of Execution: 07/06/2022 , Admitted by: Self, Date of Admission: 07/06/2022 ,Place : Office	 07/06/2022	 LTI 07/06/2022	 07/06/2022
Bamunara, City:- Not Specified, 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.:: ALxxxxxx5C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/06/2022 , Admitted by: Self, Date of Admission: 07/06/2022 ,Place : Office			

Developer Details :



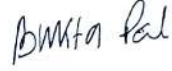
SI No	Name,Address,Photo,Finger print and Signature
1	KEDARNATH REALESTATE 5/8 Mahiskapur Road,, City:- Durgapur, P.O:- B Zone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205 , PAN No.:: AAXxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI 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> Mr Biswabijoy Suttradhar Son of Mr Rasamay Sutradhar Date of Execution - 07/06/2022, , Admitted by: Self, Date of Admission: 07/06/2022, Place of Admission of Execution: Office </td> <td>  Jun 7 2022 3:55PM </td> <td>  LTI 07/06/2022 </td> <td>  07/06/2022 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Biswabijoy Suttradhar Son of Mr Rasamay Sutradhar Date of Execution - 07/06/2022, , Admitted by: Self, Date of Admission: 07/06/2022, Place of Admission of Execution: Office	 Jun 7 2022 3:55PM	 LTI 07/06/2022	 07/06/2022
Name	Photo	Finger Print	Signature						
Mr Biswabijoy Suttradhar Son of Mr Rasamay Sutradhar Date of Execution - 07/06/2022, , Admitted by: Self, Date of Admission: 07/06/2022, Place of Admission of Execution: Office	 Jun 7 2022 3:55PM	 LTI 07/06/2022	 07/06/2022						
5/8 MAHISKAPUR ROAD, B- ZONE, City:- Durgapur, P.O:- B ZONE, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BExxxxxx0M, Aadhaar No: 49xxxxxxxx8781 Status : Representative, Representative of : KEDARNATH REALESTATE (as Partner)									

Name	Photo	Finger Print	Signature
Arup Kumar Roy Son of Mr Shyamapada Roy Date of Execution - 07/06/2022, Admitted by: Self, Date of Admission: 07/06/2022, Place of Admission of Execution: Office	 Jun 7 2022 3:58PM	 LTI 07/06/2022	 07/06/2022
Bamunara, City:- Not Specified, 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.:: ATxxxxxx3J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KEDARNATH REALESTATE (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr Baidyanath Pal Durgapur Court, City:- Durgapur, P.O:- Cit Centre, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216	 07/06/2022	 07/06/2022	 07/06/2022
Identifier Of Mr Purna Chandra Paul, Mr Biswabijoy Sutradhar, Mr Arup Kumar Roy			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Purna Chandra Paul	KEDARNATH REALESTATE-36.65 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Kaliganj, JI No: 110, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1347, LR Khatian No:- 2141	Owner:পূর্নচন্দ্র পাল, Gurdian:গোবর্দ্ধন , Address:নিজ , Classification:বাইদ, Area:0.37000000 Acre,	Mr Purna Chandra Paul

2022

State 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 Indian Stamp Act 1899.

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

Presented for registration at 12:38 hrs on 07-06-2022, at the Office of the A.D.S.R. DURGAPUR by Mr Purna Chandra Paul ,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 45,92,963/-

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

Execution is admitted on 07/06/2022 by Mr Purna Chandra Paul, Son of Late Gobardhan Paul, Bamunara, P.O: Bamunara, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Indetified by Mr Bhakta Pal, , , Son of Mr Baidyanath Pal, Durgapur Court, P.O: Cit Centre, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 07-06-2022 by Mr Biswabijoy Sutradhar, Partner, KEDARNATH REALESTATE (Partnership Firm), 5/8 Mahiskapur Road,, City:- Durgapur, P.O:- B Zone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205

Indetified by Mr Bhakta Pal, , , Son of Mr Baidyanath Pal, Durgapur Court, P.O: Cit Centre, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-06-2022 by Mr Arup Kumar Roy, Partner, KEDARNATH REALESTATE (Partnership Firm), 5/8 Mahiskapur Road,, City:- Durgapur, P.O:- B Zone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205

Indetified by Mr Bhakta Pal, , , Son of Mr Baidyanath Pal, Durgapur Court, P.O: Cit Centre, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,014/- (B = Rs 15,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/06/2022 10:32AM with Govt. Ref. No: 192022230044219491 on 07-06-2022, Amount Rs: 15,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKT8715449 on 07-06-2022, Head of Account 0030-03-104-001-16

Stamp Duty

at required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by Stamp Rs 5,000/-,
= Rs 2,011/-

ion of Stamp

ip: Type: Impressed, Serial no 603, Amount: Rs.5,000/-, Date of Purchase: 03/06/2022, Vendor name:

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te Bank of India (SBIN0000001), Ref. No. CKT8715449 on 07-06-2022, Head of Account 0030-02-103-003-02



Santanu Pal

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

Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2022, Page from 161879 to 161897
being No 230605941 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.06.15 13:01:12 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/06/15 01:01:12 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)