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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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 A.D.S.R. Durgapur
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12 MAR 2021

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE BEFORE
 A.D.S.R. OFFICE , DURGAPUR.

Contd...P/2

Size: 12863 Date: 09/03/2021
Sold to: Land Stars Builders & Developer.
Address: D.G.P.O.6.

Value of Stamp

Date of Purchase of the stamp

Paper has been

Name of the

02 MAR 2021

Chatterjee

Baranath Chatterjee

Baranath Chatterjee

A.D.M.H. Office, Burdwan-18
Lithonia



Addl. Dist. Sub-Registrar
Burdwan, Paschim Bardhaman

02 MAR 2021

BETWEEN

[1] ~~SURAJIT BANIK | Pan No-BBWPB9675C~~ | son of Subhash Chandra Banik, by faith-Hindu, by nationality-Indian, by Occupation-Business residing at 111, Sukanta Pally, Mamra, P.O-Durgapur-713206, P.S-Newtownship, District-Paschim Bardhaman, West Bengal.

[2] ~~SAMARPITA SAHA BANIK | Pan No-GOFPS2498H~~ | wife of Litan Saha, by faith-Hindu, by nationality-Indian, by Occupation-Business residing at ward no-2 Sachin Kargupta Road, Hatthuba, Habra, Dist-24 Pargana (N) Pin-743263, West Bengal.

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

AND

~~LAND STAR BUILDERS & DEVELOPER | Pan No-AAHFL5897P~~ | being a Partnership Firm, having its registered office at 111, Sukanta Pally, Mamra, P.O-Durgapur-713206, P.S-Newtownship, District-Paschim Bardhaman, West Bengal represented by one of its Partners [1]

~~SURAJIT BANIK | Pan No-BBWPB9675C~~ | son of Subhash Chandra Banik, by faith-Hindu, by nationality-Indian, by Occupation-Business residing at 111, Sukanta Pally, Mamra, P.O-Durgapur-713206, P.S-Newtownship, District-Paschim Bardhaman, West Bengal. [2] ~~SAMARPITA SAHA~~

~~BANIK | Pan No-GOFPS2498H~~ | wife of Litan Saha, by faith-Hindu, by nationality-Indian, by Occupation-Business residing at ward no-2 Sachin Kargupta Road, Hatthuba, Habra, Dist-24 Pargana (N) Pin-743263, West Bengal.

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

AND WHEREAS the schedule below Land originally belongs to the landowners which they acquired by way of regd deed of sale being no-2917 of 2018, 6429 of 2018 and their names duly recorded in LR records of rights under Khatian no-LR- 1972,1980 and they obtained conversion certificate from the office of the BL & LRO and obtained landuse NOC from the office of the ADDA and obtained construction permission from the office gram panchayat and zilla parishad and from the date of purchase they are owning, possessing and seizing the schedule below land without any encumbrances.

AND WHEREAS the LANDOWNERS desires to develop the "First Schedule Property" by construction of multistoried building or as per sanction of Jemua Gram Panchayat up to maximum limit of floor as per sanction plan of the Jemua Gram Panchayat and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient time the LANDOWNERS could not be able to take any steps for the said development and as such the LANDOWNERS is searching a Developer for the said development works.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

I-DEFINITION

1. **LANDOWNERS/LANDLORDS:-** Shall mean [1] SURAJIT BANIK [Pan No-BBWPB9675C] son of Subhash Chandra Banik, by faith-Hindu, by nationality-Indian, by Occupation-Business residing at 111, Sukanta Pally, Mamra, P.O-Durgapur-713206, P.S-Newtownship, District-Paschim Bardhaman, West Bengal. [2] SAMARPITA SAHA BANIK [Pan No-GOFPS2498H] wife of Litan Saha, by faith-Hindu, by nationality-Indian, by Occupation-Business residing at ward no-2 Sachin Kargupta Road, Hatthuba, Habra, Dist-24 Pargana (N) Pin-743263, West Bengal.
2. **DEVELOPER:-** Shall mean **LAND STAR BUILDERS & DEVELOPER** [Pan No-AAHFL5897P] being a Partnership Firm, having its registered office at 111, Sukanta Pally, Mamra, P.O-Durgapur-713206, P.S-Newtownship, District-Paschim Bardhaman, West Bengal.
3. **LAND:-** Shall mean **Bastu Land** measuring area of **10 Katha** comprising in Plot No-RS-43/67 Plot No-LR-191,192 under LR Khatian No- 1972,1980 Mouza-Tetikhola, JL No-111, P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal.
4. **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Developer herein in the Land mentioned in the **FIRST SCHEDULE**.
5. **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
6. **Gram Panchayat :-** Shall mean the Jemua Gram Panchayat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
7. **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Jemua Gram Panchayat & Paschim Bardhaman Zilla Parishad and shall also include variations/ modifications, alterations therein that may be made by the LANDOWNERS herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
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.
9. **PROJECT:** Shall mean the work of development undertake and to be done by the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/ Flat/ s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.

3
Adv

10. **Force Majeure:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockdown, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.

11. **PURCHASER/S** shall mean and include:

- A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
- D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- E) If it be a Trust then its Trustees for the time being and their successor(s)-in-interest and assigns.
 1. **Masculine gender:** Shall include the feminine and neuter gender and vice versa.
 2. **Singular number:** Shall include the plural and vice-versa.

12. **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.

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

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

15. **SCOPE OF WORK:-** The Developer shall construct a multistoried building according to sanctioned plan of Jemua Gram Panchayat & Paschim Bardhaman Zilla Parishad over and above the Land as described in First Schedule.

16. **- LANDOWNERS DUTY & LIABILITY:-**

1. The LANDOWNERS will deliver the First Schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That LANDOWNERS hereby declare that the Schedule mentioned land is free from all encumbrances and if any question regarding ownership of the land is arises on that score the LANDOWNERS are answerable for the same and if any land related disputes are found in future that also shall be meet up by the LANDOWNERS at their own cost and if the Developer agrees to bear the cost or expenses for the same on that score that will be deducted from the LANDOWNERS's Allocation.

3. That the LANDOWNERS shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the first Schedule property in the hands of the developer and also shall supply all the original land related documents and Uptodate Khazna Receipt .

4. The LANDOWNERS hereby declared that :-

- (i) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
- (ii) There is no agreement between the LANDOWNERS and any other party except "LAND STAR BUILDERS & DEVELOPER" either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
- (iii) Sec-202 of Indian contract Act will be taken into consideration in case of death of the LANDOWNERS.
- (iv) That land related dispute shall be resolved by the LANDOWNERS.

5. That the LANDOWNERS also agreed that they will execute a power of attorney and appointed the developer party to do & execute all lawful acts, deeds things for the LANDOWNERS and on their behalf in respect of all activities related to developing and construction of a housing complex on the said land i.e receive sanctioned plan from the Jemua Gram Panchayat, such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc. to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against LANDOWNERS in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed in favour of intending customer.
6. That in no case ownership is transferred in favour of the developer by force of this development agreement.

VIII- DEVELOPER DUTY, LIABILITY & Responsibility:-

1. The developer "LAND STAR BUILDERS & DEVELOPER" is fully acquainted with, aware of the process/formalities related to similar project in this area.
2. The developer confirms and assures the LANDOWNERS that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the LANDOWNERS do not have any liability and or responsibility to finance and execute the project or part thereof.

3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. agencies. Any variation/ alteration/ modification from the original approved drawing/plan needs approval of the LANDOWNERS & 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 the developer only. 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 LANDOWNERS and DEVELOPER.
4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and second party shall take the entire necessary step to save the property from any kind of encroachment by the adjacent LANDOWNERS.
5. That the Developer shall be responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the LANDOWNERS shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement. The LANDOWNERS shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second party shall be responsible for the said incident or damage or loss during construction.
7. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan.
8. That the Developer shall not make LANDOWNERS responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers.

X. Cancellation :

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

2. XI-Miscellaneous :-

- 1) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.

- D) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the LANDOWNERS without reimbursement of the same and the LANDOWNERS shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

ALL THAT piece and parcel of **Bastu Land** measuring area of **10 Katha** comprising in Plot No-RS-43/67 Plot No-LR-191,192 under LR Khatian No- 1972,1980 Mouza-Tetikhola, JL No-111, P.S- Newtownship, Dist-Paschim Barddhaman, West Bengal which is butted and bounded as follows:

West: Plot no-43/67.

South: Plot no-43/67.

North: 12 ft wide Pucca Road.

East : 38 ft wide Pucca Road.

SECOND SCHEDULE ABOVE REFERRED TO

(LANDOWNERSS' ALLOCATION)

LANDOWNERS will get 30 % of the total construction area of Flat & Car Parking Space together with the undivided importable proportionate share and/or interest in the said land and the common portions as specified in schedule below but in no case the LANDOWNERS shall have any right to claim any other consideration/claim in any manner whatsoever except the above.

THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION shall mean the entire building including common facilities common areas and common facilities of the building along with undivided proportionate share of the "Said property / premises" absolutely shall be the property of the Developer except LANDOWNERS allocation.

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 and the initials 'Aad' are present in the bottom left corner of the page.

IN WITNESS WHEREOF the parties hereto have executed these presents on this 12th day of March 2021 before the office of the ADSR Durgapur.

WITNESSES: -

1. Balwant Lal
S/o B. Nigantyalal,
Durgapur - 713016

— Sunajit Banik.

— Samarapita Saha Banik.

Signature of LANDOWNERS

2. Prasanta Banjee
S/o K. B. Banjee,
D.A.P. City Centre.

— LAND STAR BUILDERS & DEVELOPER
Sunajit Banik.
PARTNER

— LAND STAR BUILDERS & DEVELOPER
Samarapita Saha Banik.
PARTNER

Signature of the Developer

Drafted and typed by me

Prasanta Banjee Padhyay

Advocate, Durgapur Court

En No-WB-733 of 2011

FINGER PRINT & PHOTOCOPY

Left hand	 Little	 Ring	 Middle	 fore	 Thumb	 <i>Sunajit Banik.</i>
Right hand	 Thumb	 fore	 Middle	 Ring	 Little	

Sunajit Banik.

Signature & Photograph is duly attested by me

Left hand	 Little	 Ring	 Middle	 fore	 Thumb	 <i>Samarpita Saha Banik.</i>
Right hand	 Thumb	 fore	 Middle	 Ring	 Little	

Samarpita Saha Banik.

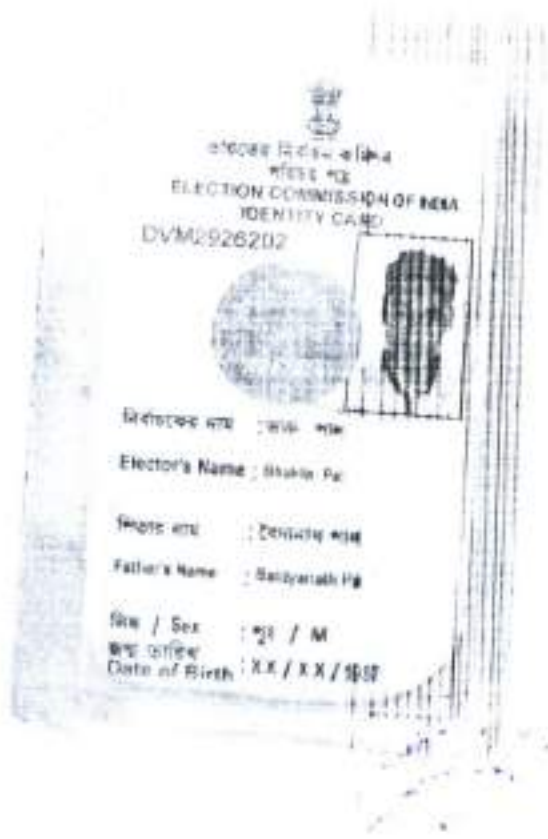
Signature & Photograph is duly attested by me

Left hand						
Right hand						

Signature & Photograph is duly attested by me

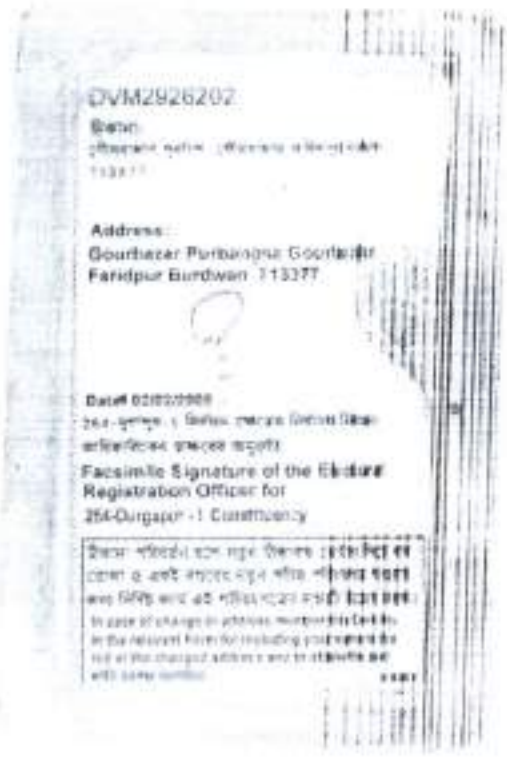
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Signature & Photograph is duly attested by me



Pal

Shakti Pal.





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

GRN Details

GRN: 192020210243660611 Payment Mode: Online Payment
GRN Date: 12/03/2021 11:20:40 Bank/Gateway: State Bank of India
BRN : CKP8156505 BRN Date: 12/03/2021 11:03:34
Payment Status: Successful Payment Ref. No: 2000513982/3/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: LAND STAR BUILDERS AND DEVELOPERS
Address: ,111, Sukanta Pally, Mamra DURGAPUR-713206
Mobile: 9476229899
Depositor Status: Others
Query No: 2000513982
On Behalf Of: Mr Prasanta Bandyopadhyay
Identification No: 2000513982/3/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000513982/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	6010
2	2000513982/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				6024

IN WORDS: SIX THOUSAND TWENTY FOUR ONLY.



LAND STAR BUILDERS & DEVELOPER
Surojit Banik.
PARTNER

LAND STAR BUILDERS & DEVELOPER
Samarpita Saha Banik.
PARTNER

Government of West Bengal

Office of the Block Land & Land Reforms Officer

ফরিদপুর-দুর্গাপুর, পশ্চিম বর্ধমান

To

পূরিত বনিক

পিতা/স্বামীর নাম: SUBHASH CHANDRA BANIK

111 SUKANTA PALLY MAMRA.DGP 713206

P.S.: নিউটাউন দুর্গাপুর

District: পশ্চিম বর্ধমান

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 17/02/2020



In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 08/07/2020 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2020/2302/283)

Mouza With JL No. & PS	Khatian No. (LR)	Plot No.	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
টেটিখোলা, 111, নিউটাউন দুর্গাপুর	1972	191	5278	0.0450	ভাঙ্গা	কমার্শিয়াল বাস্তু
টেটিখোলা, 111, নিউটাউন দুর্গাপুর	1972	192	4000	0.0400	ভাঙ্গা	কমার্শিয়াল বাস্তু

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act , 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being issued in accordance with the notification bearing no. 4296 LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published on-24.09.2009 in-the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.

Collector u/s 4C of the WBLR Act, 1955

Block Land & Land
Reforms Officer
Faridpur - Durgapur

Block Land & Land Reforms Officer

Memo: 678/FD/B.L.&L.R.O/2020

Dated: 08/07/2020

- (i) The RI, of the প্রতাপ পুর for information and taking necessary action.
(ii) Office copy of the certificate to be kept with the relevant case Record

Block Land & Land Reforms Officer

Block Land & Land
Reforms Officer
Faridpur - Durgapur



आयकर विभाग

INCOME TAX DEPARTMENT

SURAJIT BANIK

SUBHASH CHANDRA BANIK

12/07/1985

BBWPB9675C

Surajit Banik

भारत सरकार

GOVT. OF INDIA



Surajit Banik

Government of West Bengal

Office of the Block Land & Land Reforms Officer
ফরিদপুর-দুর্গাপুর, পশ্চিম বর্ধমান



To

সমর্পিতা সাহা বণিক

দিতা/স্বামী নাম: LITAN SAHA

WORD NO 2 SACHIN KAR GUPTA ROAD SEBHA SANGHA, HATTHUBA, P.S HABRA DIST 24 PARGANA PIN

P.S.: নিউটাউন দুর্গাপুর

District: পশ্চিম বর্ধমান

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 17/02/2020

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 08/07/2020 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2020/230(2/284)

Mouza With JL No. & PS	Khatian No. (LR)	Plot No.	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
টেটিখোলা, 111, নিউটাউন দুর্গাপুর	1980	191	5278	0.0450	ডাঙ্গা	কমার্শিয়াল বাস
টেটিখোলা, 111, নিউটাউন দুর্গাপুর	1980	192	4000	0.0400	ডাঙ্গা	কমার্শিয়াল বাস

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act , 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
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- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.

Authd 8.7.2020
Collector u/s 4C of the W.B.L.R. Act, 1955
Block Land & Land Reforms Officer
Faridpur - Durgapur

Memo: 525/FD/B.L.S.L.R.-0/2020

Dated: 08/07/2020

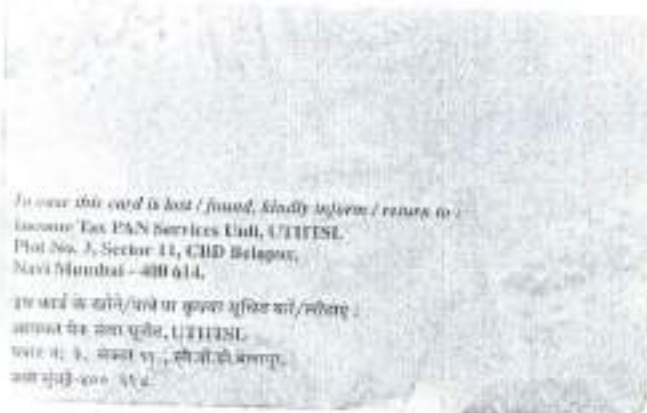
- (i) The RI. of the প্রতাপ পুর for information and taking necessary action.
(ii) Office copy of the certificate to be kept with the relevant case Record

Authd 8.7.2020
Block Land & Land Reforms Officer
Block Land & Land Reforms Officer
Faridpur - Durgapur





Samarpita Saha Banik



Major Information of the Deed



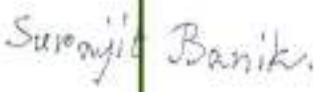



Deed No :	I-2306-02152/2021	Date of Registration	12/03/2021
Query No / Year	2306-2000513982/2021	Office where deed is registered	
Query Date	06/03/2021 1:16:01 PM	2306-2000513982/2021	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9476229899, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 58,65,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,010/- (Article.48(g))	Rs. 14/- (Article.E, E)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S.- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, JI No: 111, Pin Code : 713206

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-191 (RS -43/67)	LR-1972	Vastu	Danga	4.5 Dec	1/-	15,52,500/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L2	LR-191 (RS -43/67)	LR-1980	Vastu	Danga	4.5 Dec	1/-	15,52,500/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L3	LR-192 (RS -43/67)	LR-1972	Vastu	Danga	4 Dec	1/-	13,80,000/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L4	LR-192 (RS -43/67)	LR-1980	Vastu	Danga	4 Dec	1/-	13,80,000/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
		TOTAL :			17Dec	4 /-	58,65,000 /-	
		Grand Total :			17Dec	4 /-	58,65,000 /-	







Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SURAJIT BANIK Son of SUBHASH CHANDRA BANIK Executed by: Self, Date of Execution: 12/03/2021 , Admitted by: Self, Date of Admission: 12/03/2021 ,Place : Office	 12/03/2021	 LTI 12/03/2021	 12/03/2021
	111, Sukanta Pally, Mamra, P.O:- DURGAPUR, P.S:- New Township, District:-Paschim Bardhaman, West Bengal, India, PIN - 713206 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BBxxxxxx5C,Aadhaar No Not Provided by UIDAI, Status : Individual, Executed by: Self, Date of Execution: 12/03/2021 , Admitted by: Self, Date of Admission: 12/03/2021 ,Place : Office			
2	Name SAMARPITA SAHA BANIK Wife of LITAN SAHA Executed by: Self, Date of Execution: 12/03/2021 , Admitted by: Self, Date of Admission: 12/03/2021 ,Place : Office	 12/03/2021	 LTI 12/03/2021	 12/03/2021
	Ward No 2 Sachin Kargupta Road, Hatthuba, Habra, P.O:- HABRA, P.S:- Habra, District:-North 24-Parganas, West Bengal, India, PIN - 743263 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: GOxxxxxx8H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/03/2021 , Admitted by: Self, Date of Admission: 12/03/2021 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	LAND STAR BUILDERS AND DEVELOPER 111, Sukanta Pally, Mamra, P.O:- Durgapur, P.S:- New Township, District:-Paschim Bardhaman, West Bengal, India, PIN - 713206 , PAN No.:: AAxxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SURAJIT BANIK Son of SUBHASH CHANDRA BANIK Date of Execution - 12/03/2021, , Admitted by: Self, Date of Admission: 12/03/2021, Place of Admission of Execution: Office	 Mar 12 2021 3:18PM	 LTI 12/03/2021	 12/03/2021
	111, Sukanta Pally, Mamra, P.O.- DURGAPUR, P.S.- New Township, District:-Paschim Bardhaman, West Bengal, India, PIN - 713206, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BBxxxxx5C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : LAND STAR BUILDERS AND DEVELOPER (as partner)			
	Name SAMARPITA SAHA (Presentant) Wife of LITAN SAHA Date of Execution - 12/03/2021, , Admitted by: Self, Date of Admission: 12/03/2021, Place of Admission of Execution: Office	 Mar 12 2021 3:19PM	 LTI 12/03/2021	 12/03/2021
Ward No 2 Sachin Kargupta Road, Hatthuba, Habra, P.O:- HABRA, P.S:- Habra, District:-North 24-Parganas, West Bengal, India, PIN - 743263, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: GOxxxxx8H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : LAND STAR BUILDERS AND DEVELOPER (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr Baidyanath Pal Durgapur Court, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN - 713216 .	 12/03/2021	 12/03/2021	 12/03/2021
Identifier Of Mr SURAJIT BANIK, SAMARPITA SAHA BANIK, Mr SURAJIT BANIK, SAMARPITA SAHA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SURAJIT BANIK	LAND STAR BUILDERS AND DEVELOPER-4.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SAMARPITA SAHA BANIK	LAND STAR BUILDERS AND DEVELOPER-4.5 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr SURAJIT BANIK	LAND STAR BUILDERS AND DEVELOPER-4 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	SAMARPITA SAHA BANIK	LAND STAR BUILDERS AND DEVELOPER-4 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, JI No: 111, Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 191, LR Khatian No:- 1972	Owner:সুব্রজিত বণিক, Gurdian:SUBHASH CHANDRA BANIK, Address:111 SUKANTA PALLY MAMRA.DGP 713206, Classification:ভাঙ্গা, Area:0.04500000 Acre,	Mr SURAJIT BANIK
L2	LR Plot No:- 191, LR Khatian No:- 1980	Owner:সম্প্রতিতা সর্মা বণিক, Gurdian:LITAN SAHA, Address:WORD NO 2 SACHIN KAR GUPTA ROAD SEBHA SANGHA,HATTHUBA.P.S HABRA DIST 24 PARGANA PIN 743263, Classification:ভাঙ্গা, Area:0.04500000 Acre,	SAMARPITA SAHA BANIK
L3	LR Plot No:- 192, LR Khatian No:- 1972	Owner:সুব্রজিত বণিক, Gurdian:SUBHASH CHANDRA BANIK, Address:111 SUKANTA PALLY MAMRA.DGP 713206, Classification:ভাঙ্গা, Area:0.04000000 Acre,	Mr SURAJIT BANIK
L4	LR Plot No:- 192, LR Khatian No:- 1980	Owner:সম্প্রতিতা সর্মা বণিক, Gurdian:LITAN SAHA, Address:WORD NO 2 SACHIN KAR GUPTA ROAD SEBHA SANGHA,HATTHUBA.P.S HABRA DIST 24 PARGANA PIN 743263, Classification:ভাঙ্গা, Area:0.04000000 Acre,	SAMARPITA SAHA BANIK

On 12-03-2021

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 12.31 hrs on 12-03-2021, at the Office of the A.D.S.R. DURGAPUR by SAMARPITA SAHA .

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 58,65,000/-

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

Execution is admitted on 12/03/2021 by 1. Mr SURAJIT BANIK, Son of SUBHASH CHANDRA BANIK, 111, Sukanta Pally, Mamra, P.O: DURGAPUR, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Business, 2. SAMARPITA SAHA BANIK, Wife of LITAN SAHA, Ward No 2 Sachin Kargupta Road, Hatthuba, Habra, P.O: HABRA, Thana: Habra, , North 24-Parganas, WEST BENGAL, India, PIN - 743263, by caste Hindu, by Profession Business

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: 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 12-03-2021 by Mr SURAJIT BANIK, partner, LAND STAR BUILDERS AND DEVELOPER, 111, Sukanta Pally, Mamra, P.O:- Durgapur, P.S:- New Township, District-Paschim Bardhaman, West Bengal, India, PIN - 713206

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

Execution is admitted on 12-03-2021 by SAMARPITA SAHA, partner, LAND STAR BUILDERS AND DEVELOPER, 111, Sukanta Pally, Mamra, P.O:- Durgapur, P.S:- New Township, District-Paschim Bardhaman, West Bengal, India, PIN - 713206

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: 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 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/03/2021 11:22AM with Govt. Ref. No: 192020210243660611 on 12-03-2021, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKP8156505 on 12-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 6,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 12863, Amount: Rs. 1,000/-, Date of Purchase: 09/03/2021, Vendor name: Somnath Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/03/2021 11:22AM with Govt. Ref. No: 192020210243660611 on 12-03-2021, Amount Rs: 6,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKP8156505 on 12-03-2021, Head of Account 0030-02-103-003-02



Partha Bairaggya
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 2306-2021, Page from 69828 to 69854
being No 230602152 for the year 2021.



Digitally signed by PARTHA BAI RAGGYA
Date: 2021.04.06 15:18:56 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/04/06 03:18:56 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)