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D 5834/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 178067

11:00 AM
 19:06:12
 OTC. (2) 1434925/12
 Mr = 21/60/0001
 Commission K fee

Whereof that the Document
 is Admitted to Registration the
 Signature Sheet and the Endr-
 ovements Attached with the
 Documents are the Part of the
 Document

21 JUN 2023

A.D.S.R. Law Officer
Bardwan

DEVELOPMENT AGREEMENT

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

[Handwritten Signature]
 Adv

Sl. No. 6411 Date 15/06/2023
Sold to Tara Shree Builders & Developers
Address Shankar Pur
Value of Stamp 5000/-
Date of Purchase of this
Stamp Paper from Treasury 08 JUN 2023
Name of this Treasury where
Stamp Paper Purchase-Durgapur

Khudiram Mondal

KHUDIRAM MONDAL
Stamp Vendor
Durgapur Court
City Centre, Durgapur-16
L.No.1



1249

Adl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

19 JUN 2023

Sachin Ghosh

*S. B. Mishra,
S. Bandyopadhyay,
Durgapur Court*

BETWEEN

Mr. SADHIN GHOSH son of Lambodhar Ghosh, by faith: Hindu, by occupation: Business, by Nationality: Indian, residing at near Shankarpur, P.O-Arraha Durgapur-713212, P.S-Newtownship, Dist-Paschim Bardhaman, Pin- 713212, West Bengal.

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

AND

TARA SHREE BUILDERS AND DEVELOPERS [PAN-AAQFT3522N], A Partnership Firm having its office at C/o Avijit Ghosh, Shankarpur, P.S-Newtownship, P.O-Arraha Durgapur-12, Dist- Paschim Bardhhaman, West Bengal represented by its **Partners either singly and jointly :-**

[1] **Mr. AVIJIT GHOSH [PAN- BJDPG1855J]** Son of Gajanan Ghosh, by faith: Hindu, by Occupation: Business, residing at Vill-Shankarpur, P.S-Newtownship, P.O-Arraha Durgapur-12, Dist- Paschhim Bardhaman, West Bengal

[2] **Mr. PRANABENDU MISRA [Pan No-BIFPM6479P]** son of Rasamoy Misra, By Faith : Hindu, by Occupation: Business, Citizen of India, residing at Mrityunjoy Housing Complex, ITI Complex, P.S- Newtownship, P.O-Durgapur-12, Dist- Paschim Bardhaman, 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 SECOND PART.

And WHEREAS schedule below property originally belongs to Bibhuti Bhusan Bhattacharya and thereafter Bibhuti Bhusan Bhattacharya transferred an area of 12 Decimal comprising in Plot no-RS-306/517, under Khatian No-RS- 311 in favour of the Bhagyabati Ghosh.

And whereas Bhagyabati Ghosh have already executed a deed of gift in favour of the donor being no-633 of 2012 in which Bhagyabati Ghosh have already transferred an area of 12 decimal of land in respect of plot no-LR-545 but the RS plot number has wrongly been written as RS-306/516 **in place of 306/517** against the LR- plot no- 545 in the said gift deed and whereas name of the LANDOWNERS duly recorded in LR records of rights under Khatian no-LR-1805 and thereafter further executed deed of Gift in favour of the present landowner vide Gift deed no-2827 of 2023 duly registered before ADSR office at Durgapur.

And whereas the landowner is owning, possessing and seizing the schedule below property without any encumbrances from any person.

AND WHEREAS the landowner desires to develop the "First Schedule Property" by construction of multistoried building or as per sanction of Jemua

Gram Panchayat up to maximum limit of floor and order from the office of the Paschim Bardhaman Zila Parisad and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient times the Land Owner could not be able to take any steps for the said development and as such the Land Owner are searching a Developer for the said development works.

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

I-DEFINITION

1. **OWNER/LANDLORDS:-** Shall mean **Mr. SADHIN GHOSH** son of Lambodhar Ghosh, by faith: Hindu, by occupation: Business, by Nationality: Indian, residing at near Shankarpur, P.O-Arraha Durgapur-713212, P.S- Newtownship, Dist-Paschim Bardhaman, Pin- 713212, West Bengal.
2. **DEVELOPER:-** Shall mean **"TARA SHREE BUILDERS AND DEVELOPERS"** [PAN-AAQFT3522N], A Partnership Firm having its office at C/o Avijit Ghosh, Vill-Shankarpur, P.O-Arrha, P.S- Newtownship, Durgapur-12, Dist- Paschim Bardhaman, West Bengal.
3. **LAND:-** Shall mean land measuring an area A piece and Parcel of BAID Land Area 12 Decimal comprising in **Plot no-RS-306/517, under Khatian No-RS- 311**, within the Mouja of Shankarpur, J.L No-95, J.L No-LR- 109, Plot no-LR- 545, Khatian no-LR-1805 within Jemua Gram Panchayat P.S- Newtownship, Dist-Paschim Bardhaman, West Bengal which is Butted & Bounded as follows: North : Agriculture Land, East : Agriculture Land, West : Agriculture Land, South : Agriculture Land.
4. **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owner herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.
5. **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
6. **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 and shall also include variations/modifications, alterations therein that may be made by the Owner 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 Owner herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/ Flat/ s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.

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 Gram Panchayat or any other statutory Body or any Court, Government Regulations, new and/or changes in any Panchayat or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.

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

A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;

B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns.

C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;

D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;

E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.

1. **Masculine gender:** Shall include the feminine and neuter gender and vice versa.

2. **Singular number:** Shall include the plural and vice-versa.

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

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

IV: - **DURATION:** - This agreement is made for a period of **42 months** which starts from the date of getting approved sanction plan of Jemua Gram Panchayat with a grace period of **6 month**.

A handwritten signature in black ink, with the initials 'Adv' written below it in green ink.

V:- SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of Jemua Gram Panchayat over and above the Land as described in First Schedule.

VI: - OWNER DUTY & LIABILITY:-

1. The owner will delivered the First Schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.
 2. That owner 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 owner is answerable for the same and if any land related dispute is found in future that also shall be meet up by the LANDOWNERS at his own cost and if the Developer agrees to bear the cost or expenses for the same on that score that will be deducted from the LANDOWNERS's Allocation.
 3. That the Owner shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the first Schedule property in the hands of the developer and also shall supply all the original land related documents which includes LR Parcha, RS Parcha, Khazna.
- 4. The Owner hereby declared that :-**
- a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no agreement between the Owner and any other party except **"TARA SHREE BUILDERS & DEVELOPERS"** 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 LANDOWNERS.
 - d) That land related dispute shall be resolved by the Land owner.
 - e) That GST, stamp duty and registration fees in relation to the LANDOWNERS's allocation Flat shall be borne by the LANDOWNERS himself.
5. That the Owner 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 Owner 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


Adv

of development and construction if any legal action is taken against land owner 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 “ **TARA SHREE BUILDERS & DEVELOPERS**” is fully acquainted with, aware of the process/formalities related to similar project in this area.
2. The developer confirms and assures the Owner 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 owner 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 Owner & 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 Owner 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 Owner and Developers.
4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and second party shall take all the necessary step to save the property from any kind of encroachment by the adjacent 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 and the Owner 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 Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible the said incident or damage or loss during construction.
7. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan.
8. That the Developer shall not make 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.

X-Cancellation :

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

2. XI-Miscellaneous :-

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- b) Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) Dispute- That all disputes and differences arising out of this agreement shall be referred to Arbitrator for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.
- 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 Owner time to time.
- e) The Owner can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.



- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.
- g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney but the LANDOWNERS is not liable to make payment of any kind of loan liability of the developer.
- h) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- k) The LANDOWNERS and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- l) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land 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.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

A piece and Parcel of BAID Land Area **12 Decimal** comprising in **Plot no-RS-306/517, under Khatian No-RS- 311**, within the Mouja of Shankarpur, J.I. No-95, J.I. No-LR- 109, Plot no-LR- 545, Khatian no-LR-1805 within Jemua Gram Panchayat P.S- Newtownship, Dist-Paschim Bardhaman, West Bengal which is Butted & Bounded as follows: North : Agriculture Land, East : Agriculture Land, West : Agriculture Land, South : Agriculture Land.

SECOND SCHEDULE ABOVE REFERRED TO

(LANDOWNERS ALLOCATION)



LANDOWNERS will get 30 % of the total construction area together with the undivided importable proportionate share and/or interest over the land as described in Schedule-A and the common portions as specified in schedule below **but in no case the LANDOWNERS shall have any right to claim any other consideration in any manner whatsoever except the above.**

THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION shall mean all entire building including common facilities common parties and common facilities of the building along with undivided proportionate share of the "said property / premises" absolutely shall be the property of the Developer **except 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.

IN WITNESS WHEREOF the parties hereto have executed these presents on this 19th day of June 2023 before the office of the ADSR Durgapur.

WITNESSES: -

1. *Omrao Pal*
Sp. - Banishyanti Pal
Durgam Court
2. *Ranjid Pal*
Durgapur 16

Sachin Ghosh
Signature of LANDOWNERS

TARASHREE BUILDERS & DEVELOPERS
Avinil Ghosh
Partner

TARASHREE BUILDERS & DEVELOPERS
Pranabendu Misra
Partner






Signature of the Developer

Drafted and typed by me
Aravindra Banishyapathy ay.
Advocate, Durgapur Court
En No-WB-733 of 2011


FINGER PRINT & PHOTOCOPY

Left hand						 <i>Sachin Ghosh</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Sachin Ghosh*

Left hand						 <i>Anirudh Ghosh</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Anirudh Ghosh*

Left hand						 <i>Pranabendu Misra</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Pranabendu Misra*

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Bhakta Pal
2. FATHER/ HUSBAND NAME : Baidyath Pal
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Law Clerk
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Gourbari
POST OFFICE (পোস্ট অফিস) Gourbari
POLICE STATION (থানা) Barisal PIN 713377
DISTRICT(জেলা) Barisal STATE (রাজ্য) W.B
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Friend
6. AADHAR NO 469809749013
PAN B10PP2265F
EPIC NO DVM2926202

আমি (শনাক্তকারী) _____ অত্র দলিলের (Query No.)
_____ বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, _____ as identifier identifying the executants
of the concerned deed (Query No.) 2001434925/23.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Bhakta Pal

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)





Government of West Bengal

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

OFFICE OF THE A.D.S.R. DURGAPUR, District Name :Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23062001434925/2023

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 SADHIN GHOSH SHANKARPUR, City:- Not Specified, P.O:- ARRAH, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212	Land Lord	 <i>Sadhin Ghosh</i>	<i>19/6/23</i> 	<i>Sadhin Ghosh</i> <i>19/6/23</i>
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr BHAKTA PAL Son of Mr BAIDYANATH PAL GOURBAZAR, City:- Not Specified, P.O:- GOURBAZAR, P.S:- Faridpur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713377	Mr SADHIN GHOSH, , Mr AVIJIT GHOSH, Mr PRANABE MISRA, , , ,	 <i>Bhakta Pal</i>		<i>Bhakta Pal</i> <i>19/6/23</i>

19.06.23
(Santanu Pal)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
DURGAPUR
Paschim Bardhaman, West
Bengal



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



192023240102704748

GRN Details

GRN: 192023240102704748 Payment Mode: SBI Epay
GRN Date: 19/06/2023 10:34:29 Bank/Gateway: SBIEpay Payment Gateway
BRN : 6799910210129 BRN Date: 19/06/2023 10:34:46
Gateway Ref ID: CHM8996932 Method: State Bank of India NB
GRIPS Payment ID: 190620232010270473 Payment Init. Date: 19/06/2023 10:34:29
Payment Status: Successful Payment Ref. No: 2001434925/2/2023

[Query No*/Query Year]

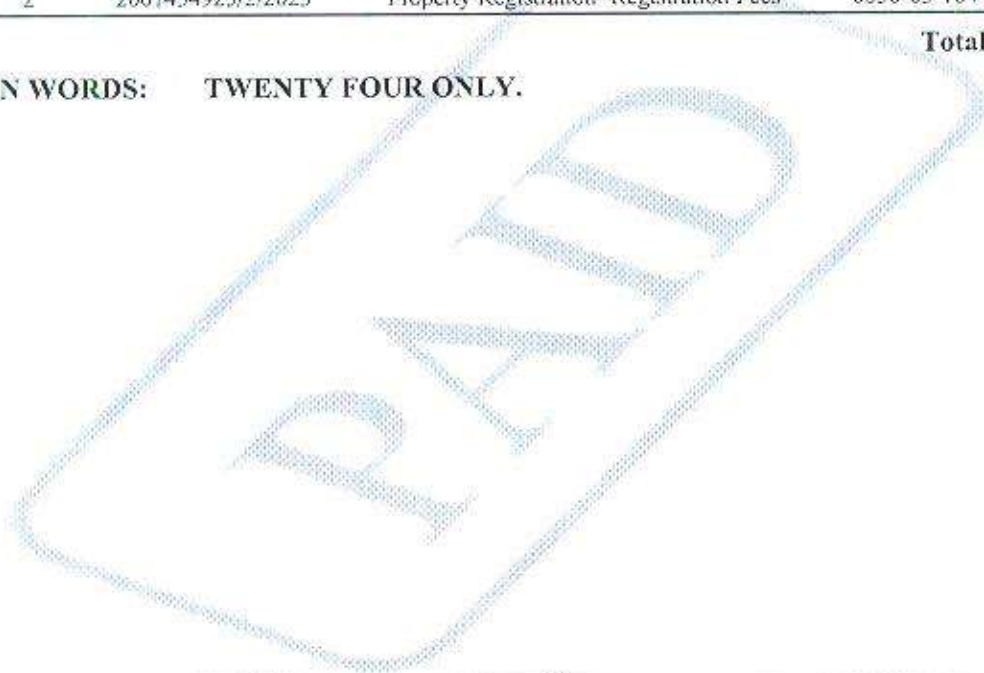
Depositor Details

Depositor's Name: Mr TARA SHREE BUILDERS AND DEVELOPERS
Address: SHANKARPUR, ARRAH
Mobile: 8250537504
Period From (dd/mm/yyyy): 19/06/2023
Period To (dd/mm/yyyy): 19/06/2023
Payment Ref ID: 2001434925/2/2023
Dept Ref ID/DRN: 2001434925/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001434925/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	10
2	2001434925/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				24

IN WORDS: TWENTY FOUR ONLY.



Major Information of the Deed

Deed No :	I-2306-05834/2023	Date of Registration	21/06/2023
Query No / Year	2306-2001434925/2023	Office where deed is registered	
Query Date	04/06/2023 8:49:41 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 8250537504, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
		Rs. 21,60,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,010/- (Article:48(g))		Rs. 14/- (Article:E, E)	
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713212

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-545 (RS :-306/517)	LR-1805	Vastu	Baid	12 Dec		21,60,000/-	
Grand Total :					12Dec	0 /-	21,60,000 /-	



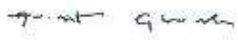



Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr SADHIN GHOSH Son of Mr LAMBODHAR GHOSH SHANKARPUR, City:- Not Specified, P.O:- ARRAH, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aixxxxx9r,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/06/2023 , Admitted by: Self, Date of Admission: 19/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/06/2023 , Admitted by: Self, Date of Admission: 19/06/2023 ,Place : Pvt. Residence</p>

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>TARA SHREE BUILDERS AND DEVELOPERS C/O AVIJIT GHOSH, SHANKARPUR, ARRAH, City:- Not Specified, P.O:- ARRAH, P.S:-Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AAxxxxx2N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>Mr AVIJIT GHOSH (Presentant) Son of Mr GAJANAN GHOSH Date of Execution - 19/06/2023, , Admitted by: Self, Date of Admission: 19/06/2023, Place of Admission of Execution: Office</p>	 <small>Jun 19 2023 2:21PM</small>	 <small>LTI 19/06/2023</small>	 <small>19/06/2023</small>
	<p>ARRAH,, City:- Not Specified, P.O:- ARRAH, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BJxxxxx5J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TARA SHREE BUILDERS AND DEVELOPERS (as Partner)</p>			
2	Name	Photo	Finger Print	Signature
	<p>Mr PRANABENDU MISRA Son of Mr RASAMOY MISRA Date of Execution - 19/06/2023, , Admitted by: Self, Date of Admission: 19/06/2023, Place of Admission of Execution: Office</p>	 <small>Jun 19 2023 2:22PM</small>	 <small>LTI 19/06/2023</small>	 <small>19/06/2023</small>
	<p>MRITYUNJOY HOUSING COMPLEX, ITI COMPLEX, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:- New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Blxxxxx9P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TARA SHREE BUILDERS AND DEVELOPERS (as Partner)</p>			

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr BHAKTA PAL Son of Mr BAIDYANATH PAL GOURBAZAR, City:- Not Specified, P.O:- GOURBAZAR, P.S:-Faridpur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713377</p>	 <small>19/06/2023</small>	 <small>19/06/2023</small>	 <small>19/06/2023</small>

Identifier Of Mr SADHIN GHOSH, , Mr AVIJIT GHOSH, Mr PRANABENDU MISRA, , , ,

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SADHIN GHOSH	TARA SHREE BUILDERS AND DEVELOPERS-12 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 545, LR Khatian No:- 1805	Owner:স্বামীন কুমার ঘোষ, Gurdian:লক্ষ্মদর , Address:নিজ , Classification:বাইদ, Area:0.12000000 Acre,	Mr SADHIN GHOSH

On 19-06-2023

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

Presented for registration at 11:00 hrs on 19-06-2023, at the Office of the A.D.S.R. DURGAPUR by Mr AVIJIT GHOSH .

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 21,60,000/-

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

Execution is admitted on 19-06-2023 by Mr AVIJIT GHOSH, Partner, TARA SHREE BUILDERS AND DEVELOPERS, C/O AVIJIT GHOSH, SHANKARPUR, ARRAH, City:- Not Specified, P.O:- ARRAH, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr BHAKTA PAL, , Son of Mr BAIDYANATH PAL, GOURBAZAR, P.O: GOURBAZAR, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713377, by caste Hindu, by profession Law Clerk

Execution is admitted on 19-06-2023 by Mr PRANABENDU MISRA, Partner, TARA SHREE BUILDERS AND DEVELOPERS, C/O AVIJIT GHOSH, SHANKARPUR, ARRAH, City:- Not Specified, P.O:- ARRAH, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr BHAKTA PAL, , Son of Mr BAIDYANATH PAL, GOURBAZAR, P.O: GOURBAZAR, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713377, by caste Hindu, by profession Law Clerk

Endorsement for issuing commission Case No:- 000484 of 2023

A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to DIPAK MURMU, Upper Division Clerk for the purpose of enquiring whether this document has been executed by Mr SADHIN GHOSH, , Son of Mr LAMBODHAR GHOSH, SHANKARPUR, P.O: ARRAH, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business by whom it purports to have been executed

Endorsement by Commissioner after execution of Visit Commission Case No:-000484 of 2023

Having visited the residence of Mr SADHIN GHOSH, , Son of Mr LAMBODHAR GHOSH, SHANKARPUR, P.O: ARRAH, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business I have this day examined the said Mr SADHIN GHOSH who has been identified to my satisfaction by Mr BHAKTA PAL, , Son of Mr BAIDYANATH PAL, GOURBAZAR, P.O: GOURBAZAR, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713377, by caste Hindu, by profession Law Clerk AND the said Mr SADHIN GHOSH has admitted the execution of this document



Mr DIPAK MURMU
Upper Division Clerk
A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/06/2023 10:34AM with Govt. Ref. No: 192023240102704748 on 19-06-2023, Amount Rs: 14/-, Bank: SBI EPay (SBlePay), Ref. No. 6799910210129 on 19-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 10/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6411, Amount: Rs.5,000.00/-, Date of Purchase: 15/06/2023, Vendor name: KHUDIRAM MONDAL

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/06/2023 10:34AM with Govt. Ref. No: 192023240102704748 on 19-06-2023, Amount Rs: 10/-, Bank: SBI EPay (SBlePay), Ref. No. 6799910210129 on 19-06-2023, Head of Account 0030-02-103-003-02

Santanu Pal

Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

On 21-06-2023

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.

Endorsement by a Registering Officer ON receipt of Commissioner' s report Case No:- 000484 of 2023

From the above report I am satisfied that this document has been executed by the said Mr SADHIN GHOSH AND I accordingly admit it to registration

Santanu Pal

Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2023, Page from 99424 to 99444

being No 230605834 for the year 2023.



Digitally signed by SANTANU PAL
Date: 2023.06.23 18:15:12 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2023/06/23 06:15:12 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)