

1289

F-1284/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 806853

02.02.22

12.20

[Handwritten signature]

certified that the Document is Admitted to Registration the Signature Sheet and the Endorsements Attached with this Document are the Part of this Document.

A.D.S.R. D...
Bar...
[Handwritten signature]

DEVELOPMENT AGREEMENT

02 FEB 2022

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

[Handwritten signature]
-Adv

1 | Page

Sl No. 5013 Date 31/01/2022
Sold to Shree Chaitanya Developers.
Address D.P. 12.
Value of Stamp 5000/-
Date of Purchase of the stamp
Repar from Treasury 28 JAN 2022
Name of the Treasury from
Durgapur

Chatterjee
Somnath Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur-16
Licence No.-1/2016-17



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

02 FEB 2022

BETWEEN

Mr. BISWAJIT CHATTARAJ [Pan No-ALIPC6499A | Aadhaar No-249360517766] son of Naba Gopal Chattaraj, by Occupation: Business, By Faith : Hindu, Citizen of India, residing at Vill & P.O- Bamunara, Purbachal, P.S- Kanksa, Durgapur-713212, Dist- Paschhim Bardhaman, West Bengal.

Hereinafter referred to and called as "LANDOWNER" (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

SHREE CHAITANYA DEVELOPERS [PAN-AEIFS6782B], A Partnership Firm having its office at C/o Sandip Shyam, Vill & P.O-Bamunara, P.S-Kanksa, Durgapur-713212, Dist-Paschim Bardhaman, West Bengal represented by its **Partners either singly and jointly :-**

[1] **Mr. DEBABRATA ROY** [Pan No- AVPPR3915H] Aadhaar No-820259673931] son of Lakshmikanta Roy, by faith-Hindu, by nationality-Indian, by Occupation—Business residing at Vill+P.O-Bamunara, Durgapur-713212, P.S-Kanksa, Dist: Paschim Bardhaman, West Bengal.

[2] **Mr. SANTANU BHANDARI** [Pan No-BOYPB7248L] Aadhaar No-435775411855] son of Angad Bhandari, by faith-Hindu, by nationality-Indian, by Occupation—Business residing at Vill+P.O-Bamunara, Durgapur-713212, P.S-Kanksa, Dist: Paschim Bardhaman, West Bengal.

[3] **Mr. SOURAV GOSWAMI** [Pan No- BSHPG7463B] | Aadhaar No- 2116 9864 9415], Son of Sri Pranab Goswami, by faith Hindu, by nationality: Indian by Occupation- Business, residing at Vill & P.O- Bamunara, P.S- Kanksa, Durgapur-12, Dist- Paschhim 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 the schedule below land originally belongs to Shibkrishna Chattaraj and thereafter Shibkrishna Chattaraj transferred an area of 5.5 decimal by way of regd deed of sale being no-8235 of 1993 in favour of the present LANDOWNER and his name duly recorded in LR records of rights under khatian no-1638 and from the date of inheritance the present LANDOWNER owning, possessing and seizing the "First schedule property" without any encumbrances from any persons.

AND WHEREAS the land Owner desires to develop the "First Schedule Property" by construction of multistoried building or as per sanction of Gopalpur Gram Panchayat up to maximum limit of floor and order from the office of the Paschim Bardhaman Zila Parishad

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. Biswajit Chattaraj [Pan No-ALIPC6499A [Aadhaar No-249360517766]** son of Naba Gopal Chattaraj, by Occupation: Business, By Faith : Hindu, Citizen of India, residing at Vill & P.O- Bamunara, Purbachal, P.S- Kanksa, Durgapur- 713212, Dist- Paschim Bardhaman, West Bengal.
2. **DEVELOPER:-** Shall mean “**SHREE CHAITANYA DEVELOPERS [PAN-AEIFS6782B]**, A Partnership Firm having its office at C/o Sandip Shyam, Vill & P.O- Bamunara, P.S-Kanksa, Durgapur-713212, Dist-Paschim Bardhaman, West Bengal.
3. **LAND:-** Shall mean the Land as described in schedule below **DANGA Land measuring 5.5 decimal** comprising in Plot No-RS-796, Plot no-LR-580 under Khatian No-LR-1638 within the Mouja of Bamunara, J.L No-LR-58, P.S-Kanksa, 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 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 Gopalpur 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 Gopalpur 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- COMENCMET:- 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 **36 months** which starts from the date of getting approved sanction plan of Gopalpur Gram Panchayat & Burdwan Zilla Parishad with a grace period of **6 month**.

V:- SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of Gopalpur 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 LANDOWNER 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 LANDOWNER'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, 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 "SHREE CHAITANYA 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 LANDOWNER.**
 - d) That land related dispute shall be resolved by the Land owner.
 - e) That GST, stamp duty and registration fees in relation to the LANDOWNER's allocation Flat shall be borne by the LANDOWNER themselves.
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 Gopalpur 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 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 "SHREE CHAITANYA 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 LANDOWNER 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 LANDOWNER 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 **DANGA Land measuring 5.5 decimal** comprising in **Plot No-RS-796, Plot no-LR-580** under **Khatian No-LR-1638** within the Mouja of Bamunara, J.L No-LR-58, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal which is butted and bounded as follows: North : 30 ft wide Shibpur Metal Road. South : Plot no-797, West : RS Plot no-784. East : Plot of Sandip Shyam.

SECOND SCHEDULE ABOVE REFERRED TO
(LANDOWNER ALLOCATION)

It is agreed by the Landowner that he will get as follows :

1. **One 2BHK Flat of more or less 700 sq ft built-up area or 900 sq ft in super built-up area in the 2nd floor south side front.**
2. **ONE commercial shop of built-up area 150 sq ft facing shibpur road with all required electric and water line finishing.**

And whereas the landowner will get together with the undivided imposable proportionate share and/or interest in the said land and the common portions as specified in schedule below **but in no case the Landowner 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 LANDOWNER allocation.**

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of LANDOWNER 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 31st day of January 2022 before the office of the ADSR Durgapur.

WITNESSES: -

1.

BKKA Pat,
Sto. Bandyopadhyay Pat.
Durgapur Court-16
2. Manab Pat.

Biswajit Chatterjee.

Signature of LANDOWNER

SHREE CHAITANYA DEVELOPERS

Debabrata Roy

Partner

SHREE CHAITANYA DEVELOPERS

Santanu Bhattacharya

Partner

SHREE CHAITANYA DEVELOPERS

Suman Chatterjee

Partner

Signature of the Developer

Drafted and typed by me

Santanu Bandyopadhyay.
Advocate, Durgapur Court
En No-WB-733 of 2011



SHREE CHAITANYA DEVELOPERS

Debabrata R07

Partner

SHREE CHAITANYA DEVELOPERS

Santanu Bhattacharya

Partner

SHREE CHAITANYA DEVELOPERS

Souman Chakrabarti

Partner



ভারত সরকার

भारत सरकार

Republic of India

Government of India

ভারতীয় আই ডি / Enrolment No. 13073012062741

To
DEBABRATA ROY
DEBABRATA ROY
870 Lakshminagar Roy
Bansura
Esmanara
Bansura
Kanta Bardhaman
West Bengal 713212
8758773500

কেন্দ্রীয়
আইডি



WD579031783FH



আপনার অফিস সংখ্যা / Your Adhear No. :

8202 5967 3931

আমার আধার, আমার পরিচয়

ভারত সরকার
Government of India



DEBABRATA ROY
DEBABRATA ROY
পিতা : Lakshminagar Roy
Father : Lakshminagar Roy
কোনো / DOB : 30/08/1980
সুন্দর / Male

8202 5967 3931



আমার আধার, আমার পরিচয়

Debabrata Roy





Debabrata Roy





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No 1058/20044/73456

To,
BAMUNARA
BAMUNARA
Bamunara
Bamunara Kanksa Bardhaman
West Bengal 713212
15/08/2014

Ref: 6151/232/751151/752078/P



SE415058878FT



आपका आधार क्रमांक / Your Aadhaar No. :

4357 7541 1855

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



Santanu Bhandari
Father: ANGAD BHANDARI
DOB: 05/02/1987
Male



4357 7541 1855

आधार - आम आदमी का अधिकार

Santanu Bhandari



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANTANU BHANDARI
ANGAD BHANDARI
05/02/1987

Permanent Account Number

EOYPB7246L

Santanu

Bhandari

Signature



Santanu Bhandari





भारत सरकार
Government of India

GOSWAMI GOSWAMI
Father: PRANJAN GOSWAMI
GOSWAMI
DOB: 16/06/1997
Male



2116 9864 9415

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान अधिकरण
Unique Identification Authority of India

Address: GOSWAMI PARA,
BAMUNARA, Bamunanati, Bardhaman
Bardhaman, West Bengal-713012

2116 9864 9415

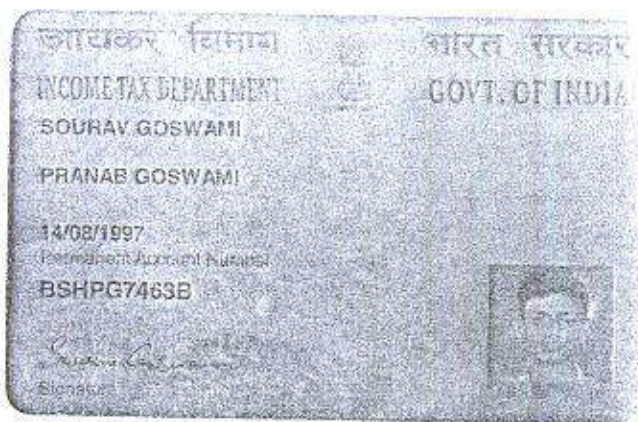
1847
1800 301 1847

help@uidai.gov.in

www.uidai.gov.in

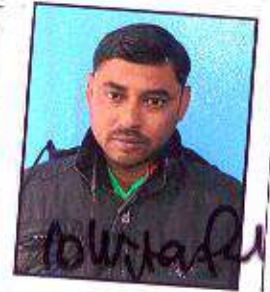
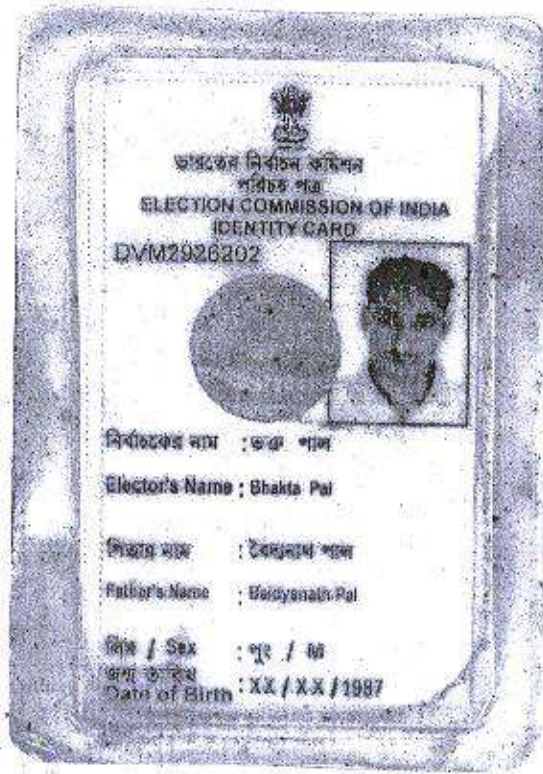
Goswan G...

[Signature]

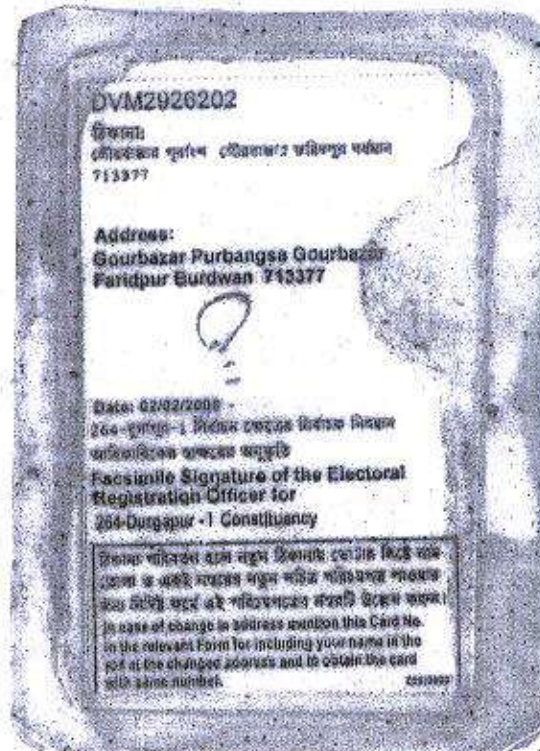


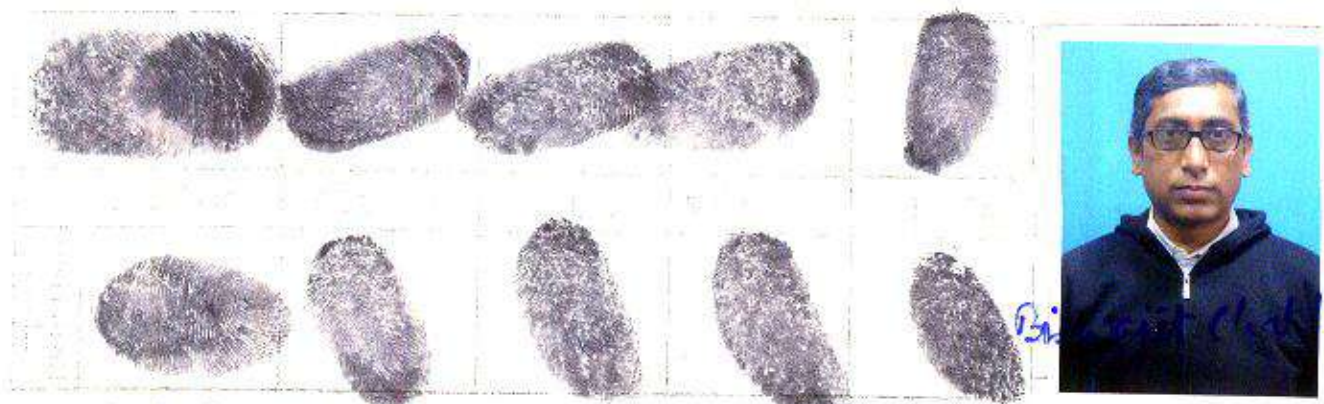
Sourav Goswami

—



Bhakta Pal





উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
 Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর: Arwijit Chatterjee



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
 Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর: Debabrata Roy



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
 Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর: Santanu Bhattacharya



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
 Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর: Soumen Chatterjee



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

GRN Details

GRN: 192021220176104561 Payment Mode: Online Payment
GRN Date: 02/02/2022 10:40:09 Bank/Gateway: State Bank of India
BRN : CKS7102721 BRN Date: 02/02/2022 10:02:47
Payment Status: Successful Payment Ref. No: 2000138078/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: SHREE CHAITANYA DEVELOPERS
Address: BAMUNARA DURGAPUR 713212
Mobile: 8250537504
Depositor Status: Others
Query No: 2000138078
Applicant's Name: Mr Prasanta Bandyopadhyay
Identification No: 2000138078/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000138078/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	10
2	2000138078/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	24

IN WORDS: TWENTY FOUR ONLY.

+ Base
Add
payment

(Live Data As On 02/02/2022,12:56:18)

জে.এল নং (J.L.No.): 058 থানা (P.S.): কাঁকসা

Plot No. দাগ নং	Classification শ্রেণী	Total Area of the Plot(Acre) জমির মোট পরিমাণ(একর)	Plot Map দাগের ম্যাপ
580	ডাঙ্গা	0.11	Click Here

Khatian No. খতিয়ান নং	Owner Name রায়তের নাম	Father/Husband পিতা/স্বামী	Share অংশ	Share Area(Acre) অংশ পরিমাণ(একর)	Remarks মন্তব্য
1638	বিশ্বজিত চট্টরাজ	নবগোপাল	0.5000	0.0500	Nil
1851	সঞ্জিব শ্যাম	নারায়ন দাস	0.2500	0.0300	Nil
1852	সন্দীপ শ্যাম	নারায়ন দাস	0.2500	0.0300	Nil
6481	বাণী চট্টরাজ	নারুগোপাল	0.1667	0.0200	Nil
6482	নবগোপাল চট্টরাজ	শিবকৃষ্ণ	0.1667	0.0100	Nil
6483	আনন্দগোপাল চট্টরাজ	শিবকৃষ্ণ	0.1667	0.0200	Nil
6484	বাসুদেব চট্টরাজ	শিবকৃষ্ণ	0.1667	0.0200	Nil
6485	জয়গোপাল চট্টরাজ	শিবকৃষ্ণ	0.1666	0.0200	Nil
6486	পুতুল চট্টরাজ	ননীগোপাল	0.1666	0.0200	Nil

Major Information of the Deed




Deed No :	I-2306-01284/2022	Date of Registration	02/02/2022
Query No / Year	2306-2000138078/2022	Office where deed is registered	
Query Date	15/01/2022 10:04:46 AM	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. 86,24,880/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: GOPALPUR, Mouza: Bamunara, JI No: 58, 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-580 (RS -796)	LR-1638	Other Commercial Usage	Danga	5.5 Dec		86,24,880/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					5.5Dec	0 /-	86,24,880 /-	



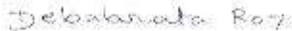
Land Lord Details :







Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Biswajit Chattaraj (Presentant) Son of Mr Naba Gopal Chattaraj Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Office			
	02/02/2022	LTI 02/02/2022		02/02/2022
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.: ALxxxxxx9A, Aadhaar No: 24xxxxxxxx7766, Status :Individual, Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	SHREE CHAITANYA DEVELOPERS C/o Sandip Shyam, Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.: AExxxxxx2B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Debabrata Roy Son of Mr Lakshmi Kanta Roy Date of Execution - 31/01/2022, , Admitted by: Self, Date of Admission: 02/02/2022, Place of Admission of Execution: Office			
	Feb 2 2022 2:01PM	LTI 02/02/2022		02/02/2022
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.: AVxxxxxx5H, Aadhaar No: 82xxxxxxxx3931 Status : Representative, Representative of : SHREE CHAITANYA DEVELOPERS (as Partner)				

2	Name	Photo	Finger Print	Signature
	Mr Santanu Bhandari Son of Mr Angad Bhandari Date of Execution - 31/01/2022, , Admitted by: Self, Date of Admission: 02/02/2022, Place of Admission of Execution: Office			
		Feb 2 2022 2:00PM	LTI 02/02/2022	02/02/2022
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.:: BOxxxxxx8L, Aadhaar No: 43xxxxxxxx1855 Status : Representative, Representative of : SHREE CHAITANYA DEVELOPERS (as Partner)				
3	Name	Photo	Finger Print	Signature
	Mr Sourav Goswami Son of Mr Pranab Goswami Date of Execution - 31/01/2022, , Admitted by: Self, Date of Admission: 02/02/2022, Place of Admission of Execution: Office			
		Feb 2 2022 2:00PM	LTI 02/02/2022	02/02/2022
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.:: BSxxxxxx3B, Aadhaar No: 21xxxxxxxx9415 Status : Representative, Representative of : SHREE CHAITANYA DEVELOPERS (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr Baidyanath Pal Durgapur Court, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN- 713216			
	02/02/2022	02/02/2022	02/02/2022

Identifier Of Mr Debabrata Roy, Mr Santanu Bhandari, Mr Sourav Goswami, Mr Biswajit Chattaraj

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Biswajit Chattaraj	SHREE CHAITANYA DEVELOPERS-5.5 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: GOPALPUR, Mouza: Bamunara, JI No: 58, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 580, LR Khatian No:- 1638	Owner:বিশ্বজিত চট্টরাজ, Gurdian:নবগোপাল , Address:নিজ , Classification:ডাঙ্গা, Area:0.05000000 Acre,	Mr Biswajit Chattaraj

On 02-02-2022

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 12:20 hrs on 02-02-2022, at the Office of the A.D.S.R. DURGAPUR by Mr Biswajit Chattaraj ,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 86,24,880/-

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

Execution is admitted on 02/02/2022 by Mr Biswajit Chattaraj, Son of Mr Naba Gopal Chattaraj, 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: City 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 02-02-2022 by Mr Debabrata Roy, Partner, SHREE CHAITANYA DEVELOPERS, C/o Sandip Shyam, Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

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

Execution is admitted on 02-02-2022 by Mr Santanu Bhandari, Partner, SHREE CHAITANYA DEVELOPERS, C/o Sandip Shyam, Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

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

Execution is admitted on 02-02-2022 by Mr Sourav Goswami, Partner, SHREE CHAITANYA DEVELOPERS, C/o Sandip Shyam, Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, P.O: City 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 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 02/02/2022 10:42AM with Govt. Ref. No: 192021220176104561 on 02-02-2022, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS7102721 on 02-02-2022, Head of Account 0030-03-104-001-16

Online on 02/02/2022 4:47PM with Govt. Ref. No: 192021220176544791 on 02-02-2022, Amount Rs: 0/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS7155918 on 02-02-2022, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 5,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5013, Amount: Rs.5,000/-, Date of Purchase: 31/01/2022, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 02/02/2022 10:42AM with Govt. Ref. No: 192021220176104561 on 02-02-2022, Amount Rs: 10/-, Bank:

State Bank of India (SBIN0000001), Ref. No. CKS7102721 on 02-02-2022, Head of Account 0030-02-103-003-02

Online on 02/02/2022 4:47PM with Govt. Ref. No: 192021220176544791 on 02-02-2022, Amount Rs: 5,000/-, Bank:

State Bank of India (SBIN0000001), Ref. No. CKS7155918 on 02-02-2022, 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 2306-2022, Page from 73642 to 73670
being No 230601284 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.03.10 13:59:52 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/03/10 01:59:52 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 305427

**AGREEMENT TO SALE OF PIECE OF LAND FOR
ROAD**

This agreement to sale of sale of piece of land is made on this
15th day September 2023.

Contd. Page-2

SI No. 7967 Date 27/02/23
Sold to Shree Chaitanya Builders
Address D.M.L.
Value of Stamp 80
Date of Purchase of the stamp
Paper from Treasury

Name of the Treasury from
Durgapur

Chatterjee

Somnath Chatterjee
Stamp Vendor

A.D.S.R. Office, Durgapur-16
Licence No.-1/2016-17

BETWEEN

Debottar Sri Sri Damodar Chandra represented by Sebait Sri Narayan Das Shyam son of Late Sambhunath Shyam, by Occupation: Business, By Faith : Hindu, Citizen of India, residing at Vill & P.O- Bamunara, P.S-Kanksa, Durgapur-713212, Dist- Paschim Bardhaman, West Bengal.(Hereinafter called the Intending Seller)

AND

SHREE CHAITANYA DEVELOPERS [PAN-AEIFS6782B], A Partnership Firm having its office at C/o Sandip Shyam, Vill & P.O-Bamunara, P.S-Kanksa, Durgapur-713212, Dist-Paschim Bardhaman, West Bengal represented by its **Partners** (Hereinafter called the Intending Purchaser)

WHEREAS Intending Seller is the recorded owner under Khatian no-LR-251 within the Mouza-Bamunara, J L No-58 and still un possession till date and his name duly mutated in LR Records.

And Whereas the developer has already entered into a development agreement with the other landowners of this plot and the intending seller agreed to give his consent to use the schedule described land for ingress and egress of the land under plot no-725 shown in yellow color in annexed sketch map which duly accepted by the intending purchaser under the following terms and condition as follows:-

That it has been estimated by the seller that sale value of the schedule land is at a sum of Rs. 40,00,000/- [Rupees Forty Lakh] only.

That the purchaser agreed to pay a sum of Rs. 10,000/- [Rupees Ten Thousand] only in cash on the day of execution of this agreement.

That the intending seller will hand over all records of right, deeds and documents in the hands of intending purchaser for verification of title.

That after verification of title, the intending seller will execute sale deed in favour of intending purchaser on the date and time fixed by the intending purchaser company within 3 years with a grace period of 6 months by paying the rest amount of Rs. 39,90,000/- [Rupees Thirty Nine Lakh & Ninety Thousand] only.

That if the intending seller fails or refuse to execute sale deed within the date and time fixed by purchaser within 3 years with a grace period on that score the purchaser company have every liberty to seek specific performance of contract by depositing the rest amount .

That it is agreed by the intending seller that in his absence his legal heirs have no right to claim any extra amount or any other consideration from the developer .

That it is agreed by the intending seller that he or in his absence his legal heirs will never raise any objection or dispute in future in connection with the ingress and egress of the said plot of land.

SCHEDULE

ALL THAT piece and parcel of Land measuring **6 Decimal** used as ROAD comprising in Plot No-576 and Khatian no-251 within the Mouja of Bamunara, J.L No-LR-58, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal P.O-Durgapur-12 Which is butted and bounded as follows:

North :

West :

East :

South :

IN WITNESSES WHEREOF the intending seller and purchaser put(s) **their** signature in presence of the witnesses on the day, month and year above written.

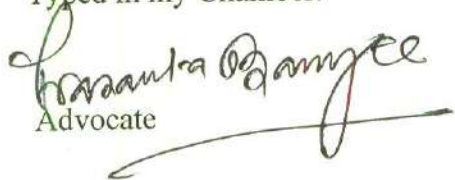
Witnesses :

1.

Signature of the Intending Seller

Signature of the Intending Purchaser

Drafted by me and
Typed in my Chamber.


Advocate

SHREE CHAITANYA DEVLOPERS
Debabrata Roy
Partner

SHREE CHAITANYA DEVLOPERS
Chanda Mukherjee
Partner

SHREE CHAITANYA DEVLOPERS
Soumen Ghosh
Partner

SHREE CHAITANYA DEVLOPERS
Santanu Bhattacharya
Partner

SHREE CHAITANYA DEVLOPERS
Mohali Bhattacharjee
Partner

SHREE CHAITANYA DEVLOPERS
Srija Bhattacharya
Partner

SHREE CHAITANYA DEVLOPERS
Partner

SHREE CHAITANYA DEVLOPERS
Partner

SHREE CHAITANYA DEVLOPERS
Partner

SHREE CHAITANYA DEVLOPERS
Partner