

9172

R-8902/21



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 804086

certified that the Document
is Admitted to Registration, the
Signature Sheet and the End-
orsements Attached with this
Document are the Part of this
Document

A. D. S. D. Registrar
Burdwan

DEVELOPMENT AGREEMENT

16 NOV 2021

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

Contd. Page-02

[Handwritten signature]
Adv

S.No. 6143 Date 12/11/2021
Sold to Shree Chaitanya Developers
Address DGR-12
Value of Stamp 5000
Date of Purchase of the stamp
Paper from Treasury
Name of the Treasury from
Durgapur

01 NOV 2021

Chatterjee

Bomnath Chatterjee
Stamp Vendor
A.O.S.R. Office, Durgapur-18
Licence No. 1/2016-17



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

16 NOV 2021

BETWEEN

[1] SANJIB SHYAM [Pan No-ATUPS1567P] [Aadhaar No-576451966413] son of Narayan Das 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.

[2] SANDIP SHYAM [Pan No-BPOPS5349A [Aadhaar No-268612409253] son of Narayan Das 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 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

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 Bardhhaman, West Bengal represented by its Partners either jointly or singly:-

[1] Mr. DEBABRATA ROY [Pan No- AVPPR3915H] 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 Barddhaman, West Bengal.

[2] Mr. SANTANU BHANDARI [Pan No-BOYPB7248L] 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 Barddhaman, West Bengal.

[3] SANDIP SHYAM [Pan No-BPOPS5349A [Aadhaar No-268612409253] son of Narayan Das Shyam by Occupation: Business, By Faith : Hindu, Citizen of India, residing at Vill & P.O- Bamunara, P.S- Kanksa, Durgapur-713212, Dist- Paschhim Bardhaman, West Bengal.

[4] JOYDEB CHATTERJEE [Pan No-AMNPC8191M [Aadhaar No-426460836479] son of Lakshmi Kanta Chatterjee, by Occupation: Business, By Faith : Hindu, Citizen of India, residing at Vill & P.O- Bamunara, P.S- Kanksa, Durgapur-713212, 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.

A handwritten signature and the initials 'ADW' are present in the bottom left corner of the page.

And whereas the schedule below land originally belongs to Susanta Goswami & Pranab Goswami which they acquired by way of succession & inheritance and thereafter Susanta Goswami & Pranab Goswami transferred an area of 8 decimal of land comprising in plot no-RS-797 & LR-581 by way of regd deed of sale being no-3146 of 2000 in favour of Triguneshanand Maharaj.

and thereafter Triguneshanand Maharaj transferred an area of 3 decimal of land by way of regd deed of sale being no-6697 of 2016 and an area of 2 decimal of land by way of regd deed of sale being no-153 of 2017 and an area of 3 decimal of land by way of regd deed of sale being no-6591 of 2016 in favour of both the landowners.

And whereas Shibkrishna Chattaraj transferred an area of 5.5 decimal of land comprising in plot no-RS-796 & LR-580 by way of regd deed of sale being no-8234 of 1993 in favour of both the landowners.


And whereas Biswanath Roy, Tinkari Roy, Laxmikanta Roy transferred an area of 5 decimal of land comprising in plot no-RS-792 & 793 corresponding to plot no-LR-577 by way of regd deed of sale being no-7317 of 2012 in favour of both the landowners.

And name of the present landowners duly recorded in LR records of rights under LR Khatian No-1852, 1851 and from the date of inheritance the present LANDOWNERS 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 Parisad and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient time the Landowner 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 **SANDIP SHYAM and SANJIB SHYAM both are** son of Narayan Das 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.

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 land measuring an area **Land measuring 18.5 decimal** 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.


-Adv

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 **60 months** which starts from the date of getting approved sanction plan of Gopalpur Gram Panchayat 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 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 .
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 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 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.

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

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 Land area measuring 18.5 decimal within the Mouja of Bamunara, J.L No-LR-58, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal P.O-Durgapur-12 comprising in Plot No and Khatian no as follows:

Plot No-RS	Plot No-LR	Nature of Land	Khatian No LR	Area
792	577 ✓	Danga	1852	2 decimal ✓
793	577 ✓	Danga	1851	3 decimal ✓
796	580 ✓	Danga	1852	3 decimal ✓
796	580 ✓	Danga	1851	2.5 decimal ✓
797	581 ✓	Kanali	1852	4 decimal ✓
797	581 ✓	Kanali	1851	4 decimal ✓

Which is butted and bounded as follows:

North : Plot no-798, Minati Chattopadhyay.

West : Shibpur Road.

East : Plot no- 791, Narayan Das Shyam.

South : Plot no- 785, Doba.

SECOND SCHEDULE ABOVE REFERRED TO

(LANDOWNERS ALLOCATION)

LANDOWNERS will get 35 % 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.**

Handwritten signature/initials

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 16th day of November 2021 before the office of the ADSR Durgapur.

WITNESSES: -

1.

Bhupendra Pal,
S/o - Bandyopadhyay Pal.
Durgapur Court-16

Sanjib Sheyam
Sandip Sheyam

Signature of LANDOWNERS

2. Abhi Banerjee
PgP-16

SHREE CHAITANYA DEVELOPERS
Debaburata Roy
Partner

SHREE CHAITANYA DEVELOPERS
Santana Bhattacharya
Partner

SHREE CHAITANYA DEVELOPERS
Sandip Sheyam
Partner

SHREE CHAITANYA DEVELOPERS
Sandeep Sheyam
Partner

Signature of the Developer

Drafted and typed by me

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

आयकर विभाग

INCOME TAX DEPARTMENT

DEBABRATA ROY

LAKSHMIKANTA ROY



भारत सरकार

GOVT. OF INDIA

30/08/1985

Permanent Account Number

AVPPR3915H

Debabrata Roy

Signature



Debabrata Roy

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AEIFS6782B

नाम / Name
SHREE CHAITANYA DEVELOPERS

गठन / गठन की तारीख
Date of Incorporation/Formation
15/01/2021

56188



SHREE CHAITANYA DEVELOPERS
Debabrata Roy
Partner

SHREE CHAITANYA DEVELOPERS
Santam Bhandari
Partner

SHREE CHAITANYA DEVELOPERS
Sandeep Shyam
Partner

SHREE CHAITANYA DEVELOPERS
Ajay Singh
Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANJIB SHYAM

NARAYAN DAS SHYAM

04/10/1976
Permanent Account Number
ATUPS1567P

Sanjib Shyam
Signature



27032019

Sanjib Shyam



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANDIP SHYAM
NARAYAN DAS SHYAM

05/12/1977

Permanent Account Number

BPOPS5349A

Sandip Shyam

Signature



Sandip Shyam.




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANTANU BHANDARI
ANGAD BHANDARI
05/02/1987

Permanent Account Number
BOYPB7248L

Santanu Bhandari
Signature



Santanu Bhandari

—

आयकर विभाग
INCOME TAX DEPARTMENT
JOYDEB CHATTERJEE
LAKSHMI KANTA CHATTERJEE

भारत सरकार
GOVT. OF INDIA

16/01/1972
Permanent Account Number
AMNPC8191M

Joydeb Chatterjee
Signature



Joydeb Chatterjee



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

GRN Details

GRN: 192021220113735991 Payment Mode: Online Payment
GRN Date: 15/11/2021 21:26:21 Bank/Gateway: State Bank of India
BRN : CKR9762915 BRN Date: 15/11/2021 21:11:44
Payment Status: Successful Payment Ref. No: 2002346117/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: SHREE CHAITANYA DEVELOPERS
Address: VILL BAMUNARA DURGAPUR 713212
Mobile: 9126665561
Depositor Status: Buyer/Claimants
Query No: 2002346117
Applicant's Name: Mr Prasanta Bandyopadhyay
Identification No: 2002346117/2/2021
Remarks: Sale, Development Agreement or Construction agreement


Payment Details



Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002346117/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	2010
2	2002346117/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	2024

IN WORDS: TWO THOUSAND TWENTY FOUR ONLY.



Ashoka Pal.


 ভারতের নির্বাচন কমিশন
 পশ্চিম পূর্ব
ELECTION COMMISSION OF INDIA
IDENTITY CARD
 DVM2926202





নির্বাচকের নাম : ভক্ত পাল
Elector's Name : Bhakta Pal
 পিতার নাম : বৈদ্যনাথ পাল
Father's Name : Baidyanath Pal
 লিঙ্গ / Sex : পুরু / M
 জন্ম তারিখ : XX / XX / 1987
Date of Birth : XX / XX / 1987

DVM2926202

ঠিকানা:
 গৌরভাজার পুরানো, বৌদ্যনাথের পরিষদ, পশ্চিম
 713377

Address:
Gourbazar Purbangsa Gourbazar
Faridpur Burdwan 713377


 -

তারিখ: 03/02/2008
 264-দুর্গাপুর - I নির্বাচন এলাকা নির্বাচন নিয়ন্ত্রক
 পশ্চিমবঙ্গের পূর্ববঙ্গ অঞ্চল

Facsimile Signature of the Electoral
Registration Officer for
264-Durgapur - I Constituency

বিধান পরিষদের কোন সদস্য নির্বাচনের কোনো নির্দিষ্ট সময়
 কোনো ও সঠিক মতোতে মতামত প্রদানের ক্ষমতা রাখেন।
 অন্য নির্দিষ্ট সময় এই পরিষদের কোনো নির্দেশ থাকবে।
 In case of change is necessary mention the Card No.
 in the relevant Form and including your name in the
 list at the change station and to obtain the card
 with same number.



হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Sajib Shyam

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature Sajib Shyam

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Sandeep Shukla

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature Sandeep Shukla

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Debabrata

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature Debabrata R07

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Sandam Choudhary


উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature Sandam Choudhary

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						 Sandeep Shyam
	বৃদ্ধাঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						


উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature.....Sandeep Shyam

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						 Sandeep Shyam
	বৃদ্ধাঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature.....Sandeep Shyam

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						ফটো PHOTO
	বৃদ্ধাঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature.....

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						ফটো PHOTO
	বৃদ্ধাঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature.....

Major Information of the Deed







Deed No :	I-2306-08902/2021	Date of Registration	16/11/2021
Query No / Year	2306-2002346117/2021	Office where deed is registered	
Query Date	14/11/2021 8:11:27 PM	2306-2002346117/2021	
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. 6/-	Rs. 58,02,192/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
11	LR-577 (RS-792)	LR-1852	Vastu	Danga	2 Dec	1/-	6,27,264/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
12	LR-577 (RS-793)	LR-1851	Vastu	Danga	3 Dec	1/-	9,40,896/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
13	LR-580 (RS-796)	LR-1852	Vastu	Danga	3 Dec	1/-	9,40,896/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
14	LR-580 (RS-796)	LR-1851	Vastu	Danga	2.5 Dec	1/-	7,84,080/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
15	LR-581 (RS-797)	LR-1852	Vastu	Kanali	4 Dec	1/-	12,54,528/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
16	LR-581 (RS-797)	LR-1851	Vastu	Kanali	4 Dec	1/-	12,54,528/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
TOTAL :					18.5Dec	6 /-	58,02,192 /-	
Grand Total :					18.5Dec	6 /-	58,02,192 /-	



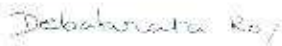


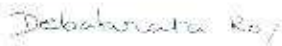


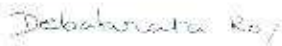




















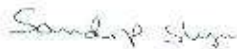


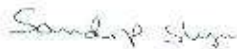


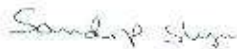
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Sanjib Shyam Son of Narayan Das Shyam Executed by: Self, Date of Execution: 16/11/2021 , Admitted by: Self, Date of Admission: 16/11/2021 ,Place : Office	Photo  16/11/2021	Finger Print  LTI 16/11/2021	Signature  16/11/2021
Vill 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.:: ATxxxxxx7P, Aadhaar No: 57xxxxxxxx6413, Status :Individual, Executed by: Self, Date of Execution: 16/11/2021 , Admitted by: Self, Date of Admission: 16/11/2021 ,Place : Office				
2	Name Mr Sandip Shyam (Presentant) Son of Narayan Das Shyam Executed by: Self, Date of Execution: 16/11/2021 , Admitted by: Self, Date of Admission: 16/11/2021 ,Place : Office	Photo  16/11/2021	Finger Print  LTI 16/11/2021	Signature  16/11/2021
Vill 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.:: BPxxxxxx9A, Aadhaar No: 26xxxxxxxx9253, Status :Individual, Executed by: Self, Date of Execution: 16/11/2021 , Admitted by: Self, Date of Admission: 16/11/2021 ,Place : Office				

Developer Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	SHREE CHAITANYA DEVELOPERS Vill 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	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Debabrata Roy Son of Lakshmikanta Roy Date of Execution - 16/11/2021, , Admitted by: Self, Date of Admission: 16/11/2021, Place of Admission of Execution: Office </td> <td>  Nov 16 2021 3:42PM </td> <td>  LTI 16/11/2021 </td> <td>  16/11/2021 </td> </tr> <tr> <td colspan="4"> Vill 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 Not Provided by UIDAI Status : Representative, Representative of : SHREE CHAITANYA DEVELOPERS (as partner) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Debabrata Roy Son of Lakshmikanta Roy Date of Execution - 16/11/2021, , Admitted by: Self, Date of Admission: 16/11/2021, Place of Admission of Execution: Office	 Nov 16 2021 3:42PM	 LTI 16/11/2021	 16/11/2021	Vill 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 Not Provided by UIDAI Status : Representative, Representative of : SHREE CHAITANYA DEVELOPERS (as partner)			
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Name	Photo	Finger Print	Signature										
Mr Joydeb Chatterjee Son of Lakshmi Kanta Chatterjee Date of Execution - 16/11/2021, , Admitted by: Self, Date of Admission: 16/11/2021, Place of Admission of Execution: Office	 Nov 16 2021 3:42PM	 LTI 16/11/2021	 16/11/2021										
Vill 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.: AMxxxxxx1M, Aadhaar No: 42xxxxxxx6479 Status : Representative, Representative of : SHREE CHAITANYA DEVELOPERS (as partner)													
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Name	Photo	Finger Print	Signature										
Mr Sandip Shyam Son of Narayan Das Shyam Date of Execution - 16/11/2021, , Admitted by: Self, Date of Admission: 16/11/2021, Place of Admission of Execution: Office	 Nov 16 2021 3:43PM	 LTI 16/11/2021	 16/11/2021										

Vill 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.: BPxxxxxx9A, Aadhaar No Not Provided by UIDAI 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 Centre, City:- Not Specified, P.O:- Durgapur, P.S:-Durgapur, District -Paschim Bardhaman, West Bengal, India, PIN - 713216			
	16/11/2021	16/11/2021	16/11/2021

Identifier Of Sanjib Shyam, Mr Sandip Shyam, Mr Debabrata Roy, Mr Santanu Bhandari, Mr Joydeb Chatterjee, Mr Sandip Shyam

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sandip Shyam	SHREE CHAITANYA DEVELOPERS-2 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Sanjib Shyam	SHREE CHAITANYA DEVELOPERS-1.5 Dec
2	Mr Sandip Shyam	SHREE CHAITANYA DEVELOPERS-1.5 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Sandip Shyam	SHREE CHAITANYA DEVELOPERS-3 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Sanjib Shyam	SHREE CHAITANYA DEVELOPERS-2.5 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr Sandip Shyam	SHREE CHAITANYA DEVELOPERS-4 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Sanjib Shyam	SHREE CHAITANYA DEVELOPERS-2 Dec
2	Mr Sandip Shyam	SHREE CHAITANYA DEVELOPERS-2 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:- 577, LR Khatian No:- 1852		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 577, LR Khatian No:- 1851		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 580, LR Khatian No:- 1852		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 580, LR Khatian No:- 1851		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 581, LR Khatian No:- 1852		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 581, LR Khatian No:- 1851		Seller is not the recorded Owner as per Applicant.

On 16-11-2021

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 13:46 hrs on 16-11-2021, at the Office of the A.D.S.R. DURGAPUR by Mr Sandip Shyam, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 58,02,192/-

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

Execution is admitted on 16/11/2021 by 1. Sanjib Shyam, Son of Narayan Das Shyam, Vill Bamunara, P.O Bamunara, Thana: Kanksa, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 2. Mr Sandip Shyam, Son of Narayan Das Shyam, Vill 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, 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 16-11-2021 by Mr Debabrata Roy, partner, SHREE CHAITANYA DEVELOPERS, Vill 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, 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 16-11-2021 by Mr Santanu Bhandari, partner, SHREE CHAITANYA DEVELOPERS, Vill 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, 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 16-11-2021 by Mr Joydeb Chatterjee, partner, SHREE CHAITANYA DEVELOPERS, Vill 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, 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 16-11-2021 by Mr Sandip Shyam, Partner, SHREE CHAITANYA DEVELOPERS, Vill 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, 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 15/11/2021 9:29PM with Govt. Ref. No: 192021220113735991 on 15-11-2021, Amount Rs: 14/-, Bank State Bank of India (SBIN0000001), Ref. No. CKR9762915 on 15-11-2021, 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 5,000/- by online = Rs 2,010/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 6143, Amount: Rs.5,000/-, Date of Purchase: 12/11/2021, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 15/11/2021 9:29PM with Govt. Ref. No: 192021220113735991 on 15-11-2021, Amount Rs: 2,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKR9762915 on 15-11-2021, Head of Account 0030-02-103-003 02



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGA PUR
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 230608902 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA
Date: 2022.01.04 11:50:11 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2022/01/04 11:50:11 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)