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D-6324/23.



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

K 177870

Handwritten notes in red ink:
12-15 to
04-07-22
Osw. (M) 1291288/23
Smt. = 187300/01

**Certified that the Document
is Admitted to Registration the
Signature Sheet and the End-
orsements attached to the
Documents are the Part of this
Document**

**A.D.S.R. Dargawan
Bardhaman**

04 JUL 2023

Development Agreement
Query No-2001691785/2023

This Development Agreement is made on this the 4th day of July, 2023

Dist- Paschim Bardhaman.

P.S- New Township

Mouza- Tetikhola

Area of Land- 06 Decimals

Under Jemua Gram Panchayat Area

Handwritten signature in black ink.

No. No. 3290 Date: 28/06/23
Sold to: Sankalpa Real Estate Developers
Address: Durgapur - 12
Value of Stamp: 5000/-
Date of Purchase of the Stamp
Paper from Treasury: 31 MAY 2023
Name of the Treasury from where
Purchase: Durgapur

Ram Prasad Banerjee
Stamp Vender
A.D.S.R. Office, Durgapur-16
Licence No-1/93



Adl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

04 JUL 2023

BETWEEN

(1) Dr. KAUSHIK BASU, [PAN-ARBPB4303M], [Aadhaar No-727817318314],
 (2) Mr. KAUSTAV BASU, [PAN-AYDPB4112D], [Aadhaar No-470974905087],
 Both are S/O. SANTOSH KUMAR BASU, by faith -Hindu, by Nationality -Indian, by occupation-Professionals & Business respectively, Both are Resident of Shishubagan P N Malia Road, Raniganj, Post-Raniganj, P.S-Raniganj, District-Paschim Bardhaman, West Bengal, India, Pin No-713347. Hereinafter referred to and called as the "**FIRST PARTIES/LANDOWNERS**" (which expression shall includes his/her/their legal heirs, executors, assigns, administrators successors and legal representative unless contrary to and repugnant to the context) of the **FIRST PART.**

AND

SANKALPA REAL ESTATE DEVELOPERS, Being a Partnership firm, (PAN-AERFS5926E), having its registered office at-C-1, Imon Kalyan Sarani, Bidhannagar, P.O- Bidhannagar, P.S- New Township, District- Paschim Bardhamana, Pin No-713212, West Bengal, India. Hereinafter referred to as "**THE DEVELOPERS**" represented by some of its partners (1) Mr. SOMNATH CHOWDHURY,[PAN-AHTPC5596M], [Aadhaar-327174488405], S/O. NIRMALENDU CHOWDHURY, by faith-Hindu, by Nationality-Indian, by occupation-Business, Resident of- RA-18, Collins Path, D.D.A Market, Durgapur, P.O.-Bidhannagar, P.S.-New Township, District- Paschim Bardhaman, West Bengal, India, Pin No-713212. (2) Mr. KUMAR PRATICHA PRASAD, [PAN-AVQPP6285M], [Aadhaar-920520648770], S/O. RACHANDRA PRASAD, by faith- Hindu, by Nationality Indian, by occupation-Business, Resident of-Q-96, Sagarbhanga, Durgapur, P.O-Sagarbhanga Colony, P.S-Coke-Oven, District-Paschim Bardhaman, West Bengal, India, Pin No-713211. (3) Mr. RAJU GORAI, [PAN- BHWPG4090C], [Aadhaar-688993031123], S/O. NIMAI GORAI, by faith- Hindu, by Nationality Indian, by occupation- Business, Resident of-Tetikhola, Durgapur, P.O.- Arrah, P.S.- New Township, District- Paschim Bardhaman, West Bengal, India, Pin No-713212. Hereinafter referred to and called as the "**SECOND PARTIES/DEVELOPERS**" (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.**

Whereas the present landowners owning and possessing the schedule mentioned below land at Mouza- Tetikhola measuring about 06 Decimals under the jurisdiction of Jemua Gram Panchayat, Dist-Paschim Bardhaman, and the aforesaid land owners occupied the same by dint of a Registered Deed of sale vide No- I-230601811/2023 of A.D.S.R.O Durgapur. And their name duly been recorded in present L.R.R.O.R.

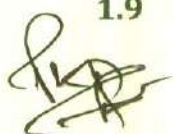
AND WHEREAS the First Parties occupying Schedule below property and they desire to develop the schedule below property by construction of a multi storied building up to maximum limit of floor consisting of so many flats and parking space etc as approved by Jemua Gram Panchayat or any other competent authority. The owners have not sufficient time/ funds for the development work and for this reason First Part could not able to take any steps for the said development and as such the First Part is in search of a Developer for the said development work.

AND WHEREAS the First Part herein has approached the Second Part And whereas the Second part after considering various aspects of execution of the project and proposals of the Owners, has decided to construct multistoried building there- at, consisting of apartments and flat, car parking space etc. with the object of selling such flats/apartments car parking space etc. to the prospective purchasers and the Second Part has accepted the proposal of First Part.

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by and between the parties hereto as follows: -

I-Definition

- 1.1 OWNERS/LANDLORD :-** Shall mean **(1) Dr. KAUSHIK BASU, [PAN-ARBPB4303M], [Aadhaar No-727817318314], (2) Mr. KAUSTAV BASU, [PAN-AYDPB4112D], [Aadhaar No-470974905087], Both are S/O. SANTOSH KUMAR BASU, by faith -Hindu, by Nationality -Indian, by occupation-Professionals & Business, Both are Resident of-Shishubagan P N Malia Road, Raniganj, Post-Raniganj, P.S-Raniganj, District-Paschim Bardhaman, West Bengal, India, Pin No-713347.**
- 1.2 DEVELOPER:-** Shall mean **"SANKALPA REAL ESTATE DEVELOPERS"** Being a Partnership firm, **(PAN-AERFS5926E)**, having its registered office at-C-1, Imon Kalyan Sarani, Bidhannagar, P.O- Bidhannagar, P.S- New Township, District- Paschim Bardhaman, Pin No-713212, West Bengal, India. Hereinafter referred to as **"THE DEVELOPERS"** represented by some of its partners **(1) Mr. SOMNATH CHOWDHURY,[PAN-AHTPC5596M], [Aadhaar-327174488405], S/O. NIRMALENDU CHOWDHURY, by faith-Hindu, by Nationality-Indian, by occupation-Business, Resident of- RA-18, Collins Path, D.D.A Market, Durgapur, P.O.-Bidhannagar, P.S.-New Township, District- Paschim Bardhaman, West Bengal, India, Pin No-713212. (2) Mr. KUMAR PRATICHA PRASAD, [PAN-AVQPP6285M], [Aadhaar-920520648770], S/O. RACHANDRA PRASAD, by faith- Hindu, by Nationality Indian, by occupation- Business, Resident of-Q-96, Sagarbhanga, Durgapur, P.O-Sagarbhanga Colony, P.S-Cock-Oven, District-Paschim Bardhaman, West Bengal, India, Pin No-713211. (3) Mr. RAJU GORAI, [PAN- BHWPG4090C], [Aadhaar-688993031123], S/O. NIMAI GORAI, by faith- Hindu, by Nationality Indian, by occupation- Business, Resident of- Tetikhola, Durgapur, P.O.- Arrah, P.S.- New Township, District-Paschim Bardhaman, West Bengal, India, Pin No-713212.**
- 1.3 LAND:-** Shall mean land measuring about 06 Decimals under Mouza-Tetikhola, J.L No- 111, R.S. Plot- 43/67, L.R. Plot- 197, L.R. Khatian No-2246 & 2248, under the jurisdiction of Jemua Gram Panchayat, Dist- Paschim Bardhaman, Pin No-713212, West Bengal, India.
- 1.4 BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developers herein in the Land mentioned in the **FIRST SCHEDULE**.
- 1.5 ARCHITECT (S):** Shall mean such Architect(s) whom the Developers may from time to time, appoint as the lawful Architect(s) of the Building.
- 1.6 GRAM PANCHYAT MEANS:-** 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.
- 1.7 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 Owners herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any
- 1.8 OWNERS AREA/ALLOCATION:-** developer shall have to provide 3811 Sq. Ft super built-up area at any floor and a medium size car parking, area approx 120 Sq. Ft more or less as per sanctioned building plan which is going to be constructed over and above First Schedule mentioned land, together with the undivided importable proportionate share and/or interest in the said land.
- 1.9 DEVELOPER'S AREA:** Shall mean entire area of the building/s together with the undivided importable proportionate share and/or interest in the said



land and the common portions after providing owners consideration as mentioned in clause 1.8 written above.

1.10 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.

1.11 PROJECT: Shall mean the work of development undertake and to be done by the Owners herein or the Developers 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/etc. and Others be taken over by the Unit/Flat and occupiers.

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

1.13 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.

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

1.15 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 3 (Three) years from the date of approval of the project by sanctioning authority with a period six months as grace period.



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

VI:- OWENER DUTY & LIABILITY:-

1. The owners have offered total land of 06 Decimals for development and construction of a housing complex consisting of flats / apartments & parking spaces etc.
2. That the Owners shall within 30(Thirty) days from this agreement shall vacate and deliver the vacant and peaceful possession of the Schedule property to the second party
3. **The Owners hereby declared that:-**
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) The said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.
 - c) There is no agreement between the Owners and any other party (except **"SANKALPA REAL ESTATE DEVELOPERS"** either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
4. That the Owners have agreed that they are personally present before the Registering Authority to sign all the agreement for sale and all deeds of conveyance for selling the Flats to the prospective buyer as Land Owners or they will execute and registered Development power of attorney in favor of developer for selling's of flats, car parking spaces, etc.
5. That the Owners also agreed that they give full authority & power to Second Part to do & execute all lawful acts, deeds things for the owners 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 and 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, sign all papers affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sign agreement for sale or sale deed on behalf of the land owners of flats/apartments/parking space etc to the prospective buyers and produce the same before the registering authority 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 and the owners shall agreed to ratify all acts and things lawfully done by the developer but the Owners shall not be responsible for any unlawful activities of the Developer.
6. The owners/vendors shall execute and register a power of Attorney whereby the partners either individually or jointly for and on behalf of the **"SANKALPA REAL ESTATE DEVELOPERS"** will be nominated, appointed and constituted as lawful attorney of the OWNERS/VENDORS in their names and on their behalf to do all acts and deeds and things relating to the aforesaid project including signing all papers, making complain to the policy, signing and registering

agreement for sale in respect of the developer allocated flats as well as owners allocation also(if owner permitted the same) more fully described in the scheduled 1.8 & 1.9 hereto signing and registering mortgage deed and mortgaging of the property obtain project loan etc, execution and registration of the deeds of conveyances in favor of the intending purchasers in respect of any flat/unit/covered space/rooms car parking space etc. with proportionate share of the undivided and impartible land common areas, facilities.

VII- Developer Duty, Liability & responsibility: -

1. The developers "SANKALPA REAL ESTATE DEVELOPERS" Confirm, accepts and assure the owners that they are fully acquainted with, aware of the process/formalities related to similar project in. Jemua Gram Panchayat area or any other area.
2. The developers confirms and assures the owners 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 owners do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The developers 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 owners & 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 owners 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 owners and Developers.
4. That the Developers shall not raise any question regarding the measurement of the 1st schedule mentioned property and Developers shall take all necessary steps to save the property from any kind of encroachment by the adjacent land owners.
5. That the Developers shall be responsible for any acts deeds or things done towards any fund collection from one or more prospective buyer of the proposed flats
6. That the Developers 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 Owners shall not be responsible for any infringement of law that may be in force from time to time during the subsistence of this Agreement. The Owners 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 for the said incident or damage or loss during construction.
7. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan within **36 (Thirty Six) Months with an additional grace period of 6(six) months** from the date of approval of plan by the Jemua Gram Panchayat or by

any competent authority, the time shall be computed on and from the date of sanctioned of building plan.

8. That Developer shall not claim any extra amount for water and electricity connection from the Land Owners for their allocation.
9. That the Developers shall not make the Owners 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 and in such cases the Developer shall have to bear the entire responsibility.

VIII-Developer Allocation:-

Developers Allocations shall mean entire building including common facilities of the building along with undivided proportionate share of the "said property / premises" after providing the Land Owners allocation as mentioned in this deed.

IX-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) Disputes- Differences in opinion in relation to or arising out during execution of the housing project under this agreement shall be intimated by a registered letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate, to be nominated by both the parties and their legal advisors.
- d) 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 owners time to time.
- e) The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disturb 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 developers 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. And the owner shall not be liable for same in any manner whatsoever whether during construction or after construction.
- g) The second party or the developers 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.
- h) A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design,

quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense for a guarantee period of next six months after handing over of physical possession of the flats.

i) 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.

j) 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.

k) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developers 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 developers at its own costs and expenses in the name of the land owners without reimbursement of the same and the land owners shall sign on the said plan/plans, application, paper, documents, etc. as and when the developers asked for the same without demanding any remuneration and/or money for the same.

l) Save and except the conditions and stipulations as mentioned herein the owner shall have every right to terminate the agreement at any moment if any condition and stipulations is violated and in case of termination of agreement the Developers cannot claim any damages from the landowner towards the cost incurred in construction of project.

n) That no ownership has been transferred to the Developer by the Land Owners.

Schedule above referred to
(Description of Land)

ALL THAT the piece and parcel of land presently owned by the First Parties within Mouza- Tetikhola, J.L. No-111, Sub-Division-Durgapur, P.S-New Township, City-Durgapur, Dist- Paschim Bardhaman, Pin-713212, A.D.S.R.O. Durgapur, Under Jemua Gram Panchayat.

(1) R.S. Plot No- 43/67, L.R Plot No-197, LR. Khatian No-2246, Danga, at present usable as Bastu, Area measuring about more or less 03 Decimals.

(2) R.S. Plot No- 43/67, L.R Plot No-197, LR. Khatian No-2248, Danga, at present usable as Bastu, Area measuring about more or less 03 Decimals.

Total area across both the plots measuring more or less 06 Decimals ✓

The land is butted and bounded by:

North :- 20 Feet Metal Road.

South :- Property of Rajib Debnath and Ranjit Dutta.

East :- Property of Subhasish Chatterjee.

West :- Property of Chyan Babu.

This Project will be used for Residential Housing Purpose.

OWNERS AREA: - developer shall have to provide 3811 Sq. Ft super built-up area at any floor and a medium size car parking area approx 120 Sq. Ft more or less as per sanctioned building plan which is going to be constructed over and above First Schedule mentioned land, together with the undivided impartible proportionate share and/or interest in the said land.

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It is hereby declared that the full name, color passport size photograph and finger prints of each finger of both hands of Land Owners & Developer(s) are attested in additional pages in this deed being no. (1) (A) & (B) i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

WITNESSES: -

1. Ashim Sutarshan
S/O - Subal Chandra
Sutarshan
Piyala, DGP-08.

Kausik Bam
Kaustav Basu

SIGNED AND DELIVERED by the OWNERS/FIRST PART at DURGAPUR

2. Jayanta Manna
S/O - Tapas Kumar Manna
R/o - Vill + Po - Bamunara,
PS - Kankasa,
Pin - Durgapur 713212.

Sankalpa Real Estate Developers
Sankalpa Chandra
Partner

Sankalpa Real Estate Developers
Kamal Pratikha Chandra
Partner

Sankalpa Real Estate Developers
Rajiv Goswami
Partner

SIGNED AND DELIVERED by the DEVELOPERS/ SECOND PART at DURGAPUR

Drafted and Typed at my office & I read over & Explained in Mother languages to all parties to this deed and All of them admit that the same has been correctly Written as per their instruction

Pradip Kr. Acharyya
PRADIP KR. ACHARYYA
ADVOCATE, Durgapur court, (Advert)
Enrollment no-WB/512/2008

1(A)
হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand						 Kaushal Basu
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Kaushal Basu

বাম হাত Left Hand						 Kaustav Basu
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Kaustav Basu

বাম হাত Left Hand						 Santu Chatterjee
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Santu Chatterjee

বাম হাত Left Hand						 Kumar Anubhava Prasad
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Kumar Anubhava Prasad

1 (৯)

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Raju Gona

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature _____

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature _____

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature _____

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : ASHIM SUTRADHAR
2. FATHER/ HUSBAND NAME (পিতা/ স্বামীর নাম) : Subal Chandro Sutradhar
3. OCCUPATION (পেশা) : Other
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Páshola
POST OFFICE (পোস্ট অফিস) Polashdaha
POLICE STATION (থানা) Coke-Oyer PIN 713208
DISTRICT (জেলা) Bardhaman STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) _____
6. AADHAR NO 9763 2950 6549
PAN _____
EPIC NO _____

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

I, Ashim Sutradhar as identifier identifying the executants
of the concerned deed (Query No.) 2001691785/2023.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Ashim Sutradhar

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)



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



192023240118399155

GRN Details

GRN:	192023240118399155	Payment Mode:	Debit Card Payment
GRN Date:	04/07/2023 09:32:20	Bank/Gateway:	State Bank of India
BRN :	IK0CIGNXJ7	BRN Date:	04/07/2023 09:35:01
GRIPS Payment ID:	040720232011839914	Payment Init. Date:	04/07/2023 09:32:20
Payment Status:	Successful	Payment Ref. No:	2001691785/1/2023 [Query No*/Query Year]

Depositor Details

Depositor's Name:	SANKALPA REAL ESTATE DEVELOPERS
Address:	C-1, IMON KALYAN SARANI, BIDHANNAGAR DURGAPUR-713212, DIST- PASCHIM BARDHAMAN, West Bengal, 713212
Mobile:	8617540376
Contact No:	9434251726
Depositor Status:	Buyer/Claimants
Query No:	2001691785
Applicant's Name:	Mr PRADIP KUMAR ACHARYYA
Identification No:	2001691785/1/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	04/07/2023
Period To (dd/mm/yyyy):	04/07/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001691785/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	10
2	2001691785/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				24

IN WORDS: TWENTY FOUR ONLY.

Major Information of the Deed


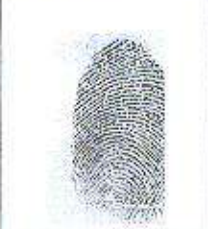


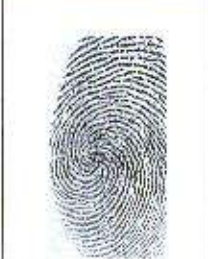

Deed No :	I-2306-06324/2023	Date of Registration	04/07/2023
Query No / Year	2306-2001691785/2023	Office where deed is registered	
Query Date	03/07/2023 10:42:29 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	PRADIP KUMAR ACHARYYA DURGAPUR COURT,,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9434251726, 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. 18,63,000/-		
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: Tetikhola, JI No: 111, 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-197 (RS :43/67)	LR-2246	Bastu	Danga	3 Dec		9,31,500/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, ,Last Reference Deed No :2306-I -01811-2023
L2	LR-197 (RS :43/67)	LR-2248	Bastu	Danga	3 Dec		9,31,500/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, ,Last Reference Deed No :2306-I -01811-2023
		TOTAL :			6Dec	0 /-	18,63,000 /-	
		Grand Total :			6Dec	0 /-	18,63,000 /-	









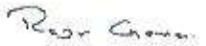
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr KAUSHIK BASU Son of SANTOSH KUMAR BASU Executed by: Self, Date of Execution: 04/07/2023 , Admitted by: Self, Date of Admission: 04/07/2023 ,Place : Office</p>	<p>Photo</p> 	<p>Finger Print</p> 	<p>Signature</p> 
	04/07/2023	LTI 04/07/2023	04/07/2023	
<p>SHISHUBAGAN P N MALIA ROAD, RANIGANJ,, City:- Not Specified, P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ARxxxxxx3M, Aadhaar No: 72xxxxxxxx8314, Status :Individual, Executed by: Self, Date of Execution: 04/07/2023 , Admitted by: Self, Date of Admission: 04/07/2023 ,Place : Office</p>				
2	<p>Name</p> <p>Mr KAUSTAV BASU (Presentant) Son of SANTOSH KUMAR BASU Executed by: Self, Date of Execution: 04/07/2023 , Admitted by: Self, Date of Admission: 04/07/2023 ,Place : Office</p>	<p>Photo</p> 	<p>Finger Print</p> 	<p>Signature</p> 
	04/07/2023	LTI 04/07/2023	04/07/2023	
<p>Shishubagan P N Malia Road,, City:- Not Specified, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AYxxxxxx2D, Aadhaar No: 47xxxxxxxx5087, Status :Individual, Executed by: Self, Date of Execution: 04/07/2023 , Admitted by: Self, Date of Admission: 04/07/2023 ,Place : Office</p>				




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>SANKALPA REAL ESTATE DEVELOPERS C-1, IMON KALYAN SARANI,, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AExxxxxx6E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr SOMNATH CHOWDHURY Son of NIRMALENDU CHOWDHURY Date of Execution - 04/07/2023, , Admitted by: Self, Date of Admission: 04/07/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Jul 4 2023 1:55PM</p>	<p>Finger Print</p>  <p>LTI 04/07/2023</p>	<p>Signature</p>  <p>04/07/2023</p>
<p>RA-18, COLLINS PATH, D.D.A MARKET,, 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.:: AHxxxxxx6M, Aadhaar No: 32xxxxxxxx8405 Status : Representative, Representative of : SANKALPA REAL ESTATE DEVELOPERS (as PARTNER)</p>				
2	<p>Name</p> <p>Mr KUMAR PRATICHA PRASAD Son of RACHANDRA PRASAD Date of Execution - 04/07/2023, , Admitted by: Self, Date of Admission: 04/07/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Jul 4 2023 1:56PM</p>	<p>Finger Print</p>  <p>LTI 04/07/2023</p>	<p>Signature</p>  <p>04/07/2023</p>
<p>Q-96, SAGARBHANGA,, City:- Durgapur, P.O:- SAGARBHANGA COLONY, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713211, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx5M, Aadhaar No: 92xxxxxxxx8770 Status : Representative, Representative of : SANKALPA REAL ESTATE DEVELOPERS (as PARTNER)</p>				
3	<p>Name</p> <p>Mr RAJU GORAI Son of Mr NIMAI GORAI Date of Execution - 04/07/2023, , Admitted by: Self, Date of Admission: 04/07/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Jul 4 2023 1:57PM</p>	<p>Finger Print</p>  <p>LTI 04/07/2023</p>	<p>Signature</p>  <p>04/07/2023</p>
<p>TETIKHOLA,, City:- Durgapur, 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.:: BHxxxxxx0C, Aadhaar No: 68xxxxxxxx1123 Status : Representative, Representative of : SANKALPA REAL ESTATE DEVELOPERS (as PARTNER)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ASHIM SUTRADHAR Son of Mr SUBAL CHANDRA SUTRADHAR PIYALA, City:- Durgapur, P.O:- PALADHDIYA, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713208			
	04/07/2023	04/07/2023	04/07/2023
Identifier Of Mr KAUSHIK BASU, Mr SOMNATH CHOWDHURY, Mr KUMAR PRATICHTHA PRASAD, Mr KAUSTAV BASU, Mr RAJU GORAI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr KAUSHIK BASU	SANKALPA REAL ESTATE DEVELOPERS-3 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr KAUSTAV BASU	SANKALPA REAL ESTATE DEVELOPERS-3 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, JI No: 111, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 197, LR Khatian No:- 2246	Owner:কৌশিক বসু, Gurdian:সন্তোষ কুমার বসু, Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Mr KAUSHIK BASU
L2	LR Plot No:- 197, LR Khatian No:- 2248	Owner:কৌস্তব বসু, Gurdian:সন্তোষ কুমার বসু, Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Mr KAUSTAV BASU

On 04-07-2023

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.

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

Presented for registration at 12:15 hrs on 04-07-2023, at the Office of the A.D.S.R. DURGAPUR by Mr KAUSTAV BASU , 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 18,63,000/-

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

Execution is admitted on 04/07/2023 by 1. Mr KAUSHIK BASU, Son of SANTOSH KUMAR BASU, SHISHUBAGAN P N MALIA ROAD, RANIGANJ,, P.O: RANIGANJ, Thana: Raniganj, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Professionals, 2. Mr KAUSTAV BASU, Son of SANTOSH KUMAR BASU, Shishubagan P N Malia Road., P.O: Raniganj, Thana: Raniganj, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Business

Indetified by Mr ASHIM SUTRADHAR, , , Son of Mr SUBAL CHANDRA SUTRADHAR, PIYALA,, P.O: PALADHDIYA, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

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

Execution is admitted on 04-07-2023 by Mr SOMNATH CHOWDHURY, PARTNER, SANKALPA REAL ESTATE DEVELOPERS (Partnership Firm), C-1, IMON KALYAN SARANI,, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr ASHIM SUTRADHAR, , , Son of Mr SUBAL CHANDRA SUTRADHAR, PIYALA,, P.O: PALADHDIYA, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

Execution is admitted on 04-07-2023 by Mr KUMAR PRATICHTHA PRASAD, PARTNER, SANKALPA REAL ESTATE DEVELOPERS (Partnership Firm), C-1, IMON KALYAN SARANI,, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr ASHIM SUTRADHAR, , , Son of Mr SUBAL CHANDRA SUTRADHAR, PIYALA,, P.O: PALADHDIYA, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

Execution is admitted on 04-07-2023 by Mr RAJU GORAI, PARTNER, SANKALPA REAL ESTATE DEVELOPERS (Partnership Firm), C-1, IMON KALYAN SARANI,, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr ASHIM SUTRADHAR, , , Son of Mr SUBAL CHANDRA SUTRADHAR, PIYALA,, P.O: PALADHDIYA, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

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 04/07/2023 9:35AM with Govt. Ref. No: 192023240118399155 on 04-07-2023, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CIGNXJ7 on 04-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

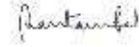
Certified that required Stamp Duty payable for this document is Rs. 5,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 10/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3290, Amount: Rs.5,000.00/-, Date of Purchase: 28/06/2023, Vendor name: RAM PRASAD BANERJEE

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

Online on 04/07/2023 9:35AM with Govt. Ref. No: 192023240118399155 on 04-07-2023, Amount Rs: 10/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CIGNXJ7 on 04-07-2023, Head of Account 0030-02-103-003-02



Santanu Pal

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

Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2023, Page from 107672 to 107692

being No 230606324 for the year 2023.



Digitally signed by SANTANU PAL
Date: 2023.07.05 11:24:10 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2023/07/05 11:24:10 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)