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P-8858/23.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 877579

11.05 AM
 07-09-23
 JG (2) 2260510/23
 Name - P.S.S.

Certified that the Document
 is Admitted to Registration the
 Signature Sheet and the Enci-
 olements attached with this
 Documents are the Part of this
 Document.

A.P.S.R. Dasgupta
 District

07 SEP 2023

DEVELOPMENT AGREEMENT

QUERY No. 2002260510/2023 .

This Development Agreement is made on the 7th Day
 of September, 2023 .

Dist- Paschim Bardhaman , police Station - New
 Towaship, Mouza- Tetikhola , Area of Land 05 Dec.
 Under Jemua Gram Panchayat Area .

PKA

Contd...P/2

Sl No. 473 Date 07 SEP 2023
Sold to Sankalpa Real Estate Developers
Address DAP-12
Value of Stamp 500/-
Date of Purchase of the Stamp Paper from Treasury 10 AUG 2023
Name of the Treasury from where Purchase:-Durgapur

Ram Prasad Banerjee
Stamp Vender
A.D.S.R. Office, Durgapur-18
Licence No-1/93



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

07 SEP 2023

BETWEEN

Mr. CHAYAN CHAR, [PAN-AJUPC5108]], [AADHAAR- 8763 1765 4240], S/O. NARAYAN CHANDRA CHAR, by Faith- Hindu, by Nationality- Indian, by occupation- Service, Residing at- A-8/2, Arrah, kalinagar, P.O- Arrah, Durgapur – 713212, District- Paschim Bardhaman, West Bengal, India. Hereinafter referred to and called as the “FIRST PARTY/LANDOWNER” (which expression shall includes his/her/their Party 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 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-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 05 Decimals under the jurisdiction of Jemua Gram Panchayat under Mouza- Tetikhola, Dist.- Paschim Bardhaman, and the aforesaid land owners occupied the same by dint of a Registered Deed of sale vide No- I-04014/2017 of A.D.S.R.O Durgapur. And his name have duly been recorded in present L.R.R.O.R.

AND WHEREAS the First Part occupying Schedule below property and he 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 owner have not sufficient 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 Owner, 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 OWNER/LANDLORD:** - Shall mean **Mr. CHAYAN CHAR, [PAN-AJUPC5108]], [Aadhaar- 8763 1765 4240], S/O. NARAYAN CHANDRA CHAR**, by Faith-Hindu, by Nationality- Indian, by occupation- Service, Residing at- a-8/2, Arrah, kalinagar, P.O- Arrah, Durgapur – 713212, District- Paschim Bardhaman, West Bengal, India.
- 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 Bardhama, 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.
- 1.3 LAND:-** Shall mean land measuring about 05 Decimals under Mouza- Tetikhola, J.L No- 111, R.S. Plot- 43/67, L.R. Plot- 187, L.R.Khatian No- 1936, under the jurisdiction of Jemua Gram Panchayat, Dist- Paschim Bardhhaman, 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 Owner herein or the Developer herein in the Land mentioned in the **FIRST SCHEDULE**.
- 1.5 ARCHITECT (S):** Shall mean such Architect(s) whom the Developer 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 one number of 3BHK Flat measuring super build-up area more or less 1143.87 Sq. Ft and one number of 2BHK Flat measuring super build-up area more or less 766.36 Sq. Ft and one Car parking space, as per sanctioned building plan which is going to be constructed over and above the Schedule mentioned land, together with the undivided impartible proportionate share and/or interest in the said land. The developer shall also provide a non-Refundable monetary consideration amount of Rs: 2,00,000/- (Rupees Two Lakhs) only to the Land Owner.
- 1.9 DEVELOPER'S AREA:** Shall mean entire area of the building/s together with the undivided impartible proportionate share and/or interest in the said land and the common portions after providing owner 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 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/etc. and Others be taken over by the Unit/Flat owners 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 time 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 **36 Month from the date of approval of the project by sanctioning authority with an additional grace period of 6 (six) months.**

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.

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VI: - OWNER DUTY & LIABILITY:-

1. The owners have offered total land of 05 Decimals for development and construction of a housing complex consisting of flats / apartments & parking spaces etc.
2. That the Owner 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 Owner have agreed that they will be personally present before the Registering Authority to sign all the agreement for sell and all deeds of conveyance for selling the Flats to the prospective buyer as Land Owners.
5. That the Owner 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, receive 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 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 owner/vendor 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 more fully described in the scheduled 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 impetrative land common areas, facilities.

VII- DEVELOPER DUTY, LIABILITY & RESPONSIBILITY: -

1. The developer "**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 developer 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 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 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 Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and Developer shall take all necessary steps to save the property from any kind of encroachment by the adjacent land owner.
5. That the Developer 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 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 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 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 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 Months** from the date 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 be able to claim any extra amount for development charges including water and electricity connection from the Land Owner for his allocation. And the Landowner have no objection to that effect.
9. That the Developer shall not make the 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 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 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. 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 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.

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 warranty 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 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.

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 Developer 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 Owner.

SCHEDULE ABOVE REFERRED TO

(Description of Land)

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

R.S. Plot No- 43/67, L.R Plot No-187, LR. Khatian No- 1936, Danga, at present usable at Bastu, Area measuring about more or less **05 Decimals**.

The land is butted and bounded by:

North- 20 Feet wide Road.

South- Property of Bharat Ruidas.

East- Property of Tarun Mitra.

West- 16 Feet wide road.

This Project will be used for Residential Housing Purpose.

OWNERS AREA: - developer shall have to provide one number of 3BHK Flat measuring super build-up area more or less 1143.87 Sq. Ft and one number of 2BHK Flat measuring super build-up area more or less 766.36 Sq. Ft and one Car parking space, as per sanctioned building plan which is going to be constructed over and above the Schedule mentioned land, together with the undivided impartible proportionate share and/or interest in the said land. The developer shall also provide a non-Refundable monetary consideration amount of Rs: 2,00,000/- (Rupees Two Lakhs) only to the Land Owner.

It is hereby declared that the full name, color passport size photograph and finger prints of each finger of both hands of Land Owner & Developer(s) are attested in additional pages in this deed being no. (1) (A) 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 Sutar
S/O - Subh Chandra
Sutar
Piyala, DGP-08

Chayan Char

SIGNED AND DELIVERED by the OWNER/FIRST PART at DURGAPUR in the presence of:

2. Subal Chandra Sutar
S/O - Late. Bhuben Sutar
Piyala, B.O. Durgapur - 8

Sankalpa Real Estate Developers
S/O. Chandra Sutar
Partner

Sankalpa Real Estate Developers
Kumar Chandra Sutar
Partner

Sankalpa Real Estate Developers
Rajiv Ghose
Partner

SIGNED AND DELIVERED by the DEVELOPER/SECONDPART at DURGAPUR in the presence of:

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)
ADVOCATE, Durgapur court
Enrollment no-WB/512/2000.

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : ASHIM SUTRADHAR
2. FATHER/HUSBAND NAME (পিতা/স্বামীর নাম) : SUBAL CHANDRA SUTRADHAR
3. OCCUPATION (পেশা) : Other
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Piyala
POST OFFICE (পোস্ট অফিস) Polashdiha
POLICE STATION (থানা) Coke - Over PIN 713 208
DISTRICT (জেলা) Paschim Bardhaman STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Friend
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.) 2002260510/2023

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						 <u>Ashim Sutradhar</u>
RIGHT HAND						

Ashim Sutradhar

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

1(a)

Signature, colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser.

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Chayan Chas

Colour passport size photograph, finger prints of both the hands is attested.

Chayan Chas

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Sports. Chas

Colour passport size photograph, finger prints of both the hands is attested.

Sports. Chas

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					

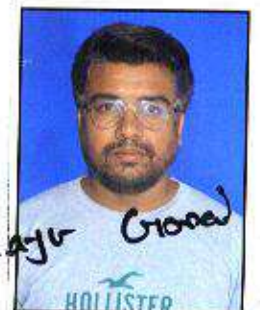


Kumar Anishha Prasad

Colour passport size photograph, finger prints of both the hands is attested.

Kumar Anishha Prasad

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Raju Ganes

Colour passport size photograph, finger prints of both the hands is attested.

Raju Ganes



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



192023240207669625

GRN Details

GRN: 192023240207669625 Payment Mode: Debit Card Payment
GRN Date: 07/09/2023 10:47:41 Bank/Gateway: State Bank of India
BRN : IK0CKZWMU6 BRN Date: 07/09/2023 10:49:56
GRIPS Payment ID: 070920232020766961 Payment Init. Date: 07/09/2023 10:47:41
Payment Status: Successful Payment Ref. No: 2002260510/2/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name: SANKALPA REAL ESTATE DEVELOPERS
Address: BIDHANNAGAR, DURGAPUR DIST- PASCHIM BARDHAMAN, West Bengal, 713212
Mobile: 8617540376
Contact No: 9434251726
Depositor Status: Buyer/Claimants
Query No: 2002260510
Applicant's Name: Mr PRADIP KUMAR ACHARYYA
Identification No: 2002260510/2/2023
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 07/09/2023
Period To (dd/mm/yyyy): 07/09/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002260510/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	11
2	2002260510/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	2014
			Total	2025

IN WORDS: TWO THOUSAND TWENTY FIVE ONLY.

Major Information of the Deed




Deed No :	I-2306-08858/2023	Date of Registration	07/09/2023
Query No / Year	2306-2002260510/2023	Office where deed is registered	
Query Date	05/09/2023 8:36:58 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], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
	Rs. 15,52,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 2,014/- (Article:E, E, B)		
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-187 (RS :-43/67)	LR-1936	Bastu	Danga	5 Dec		15,52,500/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road, ,Last Reference Deed No :2306-I -04014-2017
Grand Total :					5Dec	0 /-	15,52,500 /-	

Land Lord Details :












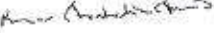


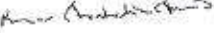


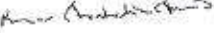
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr CHAYAN CHAR (Presentant) Son of NARAYAN CHANDRA CHAR Executed by: Self, Date of Execution: 07/09/2023 , Admitted by: Self, Date of Admission: 07/09/2023 ,Place : Office			
		07/09/2023	L11 07/09/2023	07/09/2023




A-8/2, ARRAH, KALINAGAR,, City:- Durgapur, P.O:- ARRAH, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AJxxxxxx8J, Aadhaar No: 87xxxxxxx4240, Status :Individual, Executed by: Self, Date of Execution: 07/09/2023
 , Admitted by: Self, Date of Admission: 07/09/2023 ,Place : Office

Developer Details :



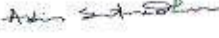
SI No	Name,Address,Photo,Finger print and Signature
1	SANKALPA REAL ESTATE DEVELOPERS C-1, IMON KALYAN SARANI, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AExxxxxx6E,Aadhaar No Not Provided by UIDAI, Status :Organization,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

Representative Details :

SI 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 SOMNATH CHOWDHURY Son of NIRMALENDU CHOWDHURY Date of Execution - 07/09/2023, , Admitted by: Self, Date of Admission: 07/09/2023, Place of Admission of Execution: Office </td> <td>  <small>Sep 7 2023 12:39PM</small> </td> <td>  <small>LTI 07/09/2023</small> </td> <td>  <small>07/09/2023</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr SOMNATH CHOWDHURY Son of NIRMALENDU CHOWDHURY Date of Execution - 07/09/2023, , Admitted by: Self, Date of Admission: 07/09/2023, Place of Admission of Execution: Office	 <small>Sep 7 2023 12:39PM</small>	 <small>LTI 07/09/2023</small>	 <small>07/09/2023</small>	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: 32xxxxxxx8405 Status : Representative, Representative of : SANKALPA REAL ESTATE DEVELOPERS (as PARTNER)		
Name	Photo	Finger Print	Signature									
Mr SOMNATH CHOWDHURY Son of NIRMALENDU CHOWDHURY Date of Execution - 07/09/2023, , Admitted by: Self, Date of Admission: 07/09/2023, Place of Admission of Execution: Office	 <small>Sep 7 2023 12:39PM</small>	 <small>LTI 07/09/2023</small>	 <small>07/09/2023</small>									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr KUMAR PRATICHA PRASAD Son of RACHANDRA PRASAD Date of Execution - 07/09/2023, , Admitted by: Self, Date of Admission: 07/09/2023, Place of Admission of Execution: Office </td> <td>  <small>Sep 7 2023 12:39PM</small> </td> <td>  <small>LTI 07/09/2023</small> </td> <td>  <small>07/09/2023</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr KUMAR PRATICHA PRASAD Son of RACHANDRA PRASAD Date of Execution - 07/09/2023, , Admitted by: Self, Date of Admission: 07/09/2023, Place of Admission of Execution: Office	 <small>Sep 7 2023 12:39PM</small>	 <small>LTI 07/09/2023</small>	 <small>07/09/2023</small>	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: 92xxxxxxx8770 Status : Representative, Representative of : SANKALPA REAL ESTATE DEVELOPERS (as PARTNER)		
Name	Photo	Finger Print	Signature									
Mr KUMAR PRATICHA PRASAD Son of RACHANDRA PRASAD Date of Execution - 07/09/2023, , Admitted by: Self, Date of Admission: 07/09/2023, Place of Admission of Execution: Office	 <small>Sep 7 2023 12:39PM</small>	 <small>LTI 07/09/2023</small>	 <small>07/09/2023</small>									

3	Name	Photo	Finger Print	Signature
	Mr RAJU GORAI Son of Mr NIMAI GORAI Date of Execution - 07/09/2023, , Admitted by: Self, Date of Admission: 07/09/2023, Place of Admission of Execution: Office	 <small>Sep 7 2023 12:40PM</small>	 <small>LTI 07/09/2023</small>	 <small>07/09/2023</small>
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)				

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	 <small>07/09/2023</small>	 <small>07/09/2023</small>	 <small>07/09/2023</small>
Identifier Of Mr CHAYAN CHAR, Mr SOMNATH CHOWDHURY, Mr KUMAR PRATICHA PRASAD, Mr RAJU GORAI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr CHAYAN CHAR	SANKALPA REAL ESTATE DEVELOPERS-5 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:- 187, LR Khatian No:- 1936	Owner:১৪৪ ১৪৪, Gurdian:১৪৪১৪৪ , Address:১৪৪ . Classification:১৪৪১৪৪ Area:0.05000000 Acre.	Mr CHAYAN CHAR

Endorsement For Deed Number : I - 230608858 / 2023

On 07-09-2023

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 11:35 hrs on 07-09-2023, at the Office of the A.D.S.R. DURGAPUR by Mr CHAYAN CHAR ,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 15,52,500/-

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

Execution is admitted on 07/09/2023 by Mr CHAYAN CHAR, Son of NARAYAN CHANDRA CHAR, A-8/2, ARRAH, KALINAGAR, P.O: ARRAH, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Service

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 07-09-2023 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 07-09-2023 by Mr KUMAR PRATICHA 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 07-09-2023 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 2,014.00/- (B = Rs 2,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/09/2023 10:49AM with Govt. Ref. No: 192023240207669625 on 07-09-2023, Amount Rs: 2,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CKZWMU6 on 07-09-2023, Head of Account 0030-03-104-001-16

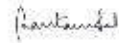
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 11/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 473, Amount: Rs.5,000.00/-, Date of Purchase: 07/09/2023, Vendor name: RAM PRASAD BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/09/2023 10:49AM with Govt. Ref. No: 192023240207669625 on 07-09-2023, Amount Rs: 11/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CKZWMU6 on 07-09-2023, 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 158410 to 158428
being No 230608858 for the year 2023.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2023.09.20 12:19:18 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 20/09/2023

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