

442

R-435/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AD 782251

19.01.22
14.12
✓

TERMINATION OF DEVELOPMENT AGREEMENT

IN REFERENCE AFTER REGD DEVELOPMENT AGREEMENT

NO I- 020604444/2019 OF A.D.S.R DURGAPUR

(QUERY NO- 3000162854/2022)

Certified that the Document is Admitted to Registration, Signature Sheet and the Enclosure are the Part of the Document

19 JAN 2022 A.D.S.R. Durgapur Bardwan

THIS TERMINATION OF DEVELOPMENT AGREEMENT is made and entered into by and between **DILIP KUMAR MONDAL [PAN No AKWPM6260C]** S/o Late Jayaram Mondal by faith Hindu, by occupation- Business, Indian Citizen, resident of Kururia Gram, P.O- Amrai, P.S Durgapur, Dist- Paschim Barddhaman, West Bengal Pin- 713203, hereinafter called as the "**LANDOWNER**"

AND

SHOME DEVELOPER a proprietorship concern, having its office at D-2-5A Vidyasagar pally, Benachity, P.O- Benachity, P.S- Durgapur, Dist- Paschim Barddhaman, West Bengal- 713213 (Represented by its proprietor; **SRI SUKENDU SHOME [PAN No ASBPS4360C]**, S/o Lt. Santosh Shome, by faith Hindu, by occupation- Business, Indian Citizen, residing at D-2-5A, Vidyasagar pally, Benachity, P.O- Benachity, P.S- Durgapur, Dist- Paschim Barddhaman, West Bengal- 713213 hereinafter referred as "**DEVELOPER**" (hereinafter collectively shall be referred to as "**Parties**" to this agreement).

WHEREAS, the mentioned schedule property previously belongs to Nihar Kumar Guha Niyagi S/o Narendra Kumar Guha Niyagi. He has got the property from Subhod Kumar

Santosh Shome (Adv)

S.No. 562 Date 17/01/2022
Sold to P. K. KUMAR Mondak
Address P. P. P.
Value of Stamp 5/-
Date of Purchase of the stamp
Paper from Treasury
Name of the Treasury Item
Durgapur

29 Dec 2021

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



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

19 JAN 2022

Give all the paper work in original to the landowner on the date of execution of this termination of development agreement.

AND WHEREAS, the landowner in free consent have agreed to return back the total received amount of Rs 20,00,000/- from the developer through bank transfer and the developer have received the same which is annexed with the receipt and such shall be deemed to be part & parcel of this agreement.

AND WHEREAS, from the date of execution of this agreement the right and liabilities along with the terms and condition entered between the landowner and the developer shall be deemed to be terminate on the below mentioned schedule property.

IN WITNESS WHEREOF, the parties to this agreement in free consent have decided to terminate the previous development agreement Registered before the A.D.S.R Durgapur vide no I- 020604444/2019 through this agreement and put signatures on this termination agreement in free consent before A.D.S.R Durgapur on this 19th day of January 2022.

SCHEDULE PROPERTY

ALL THAT piece and parcel of land in Dist- Burdwan (Now paschim Barddhaman) P.S Durgapur within the area of Durgapur Municipal Corporation at Mouza- Kururia, J.L No – 56, R.S khaitan No- 19

- 1) R.S plot no 747, L.R plot 1875, L.R khaitan no- 4419 measuring an area of land 5 decimal.
- 2) R.S plot no 747, L.R plot no 1875, L.R khaitan no 4420 measuring an area of land 11 decimal.

Total area of land 16 decimal more or less 9.7 katha under Durgapur Municipal Corporation, B.L &L.R.O Faridpur- Durgapur and the land is recorded as Danga & proposed to be used as Bastu for residential Prupose.

Butted and Bounded as follows:-

North :- R.S Plot no 747 (P)

South :- 30 ft wide Pucca Road.

East :- R.S plot No 747 (P)

West :- 16 feet wide Kancha Road

[Annexed a sketch map, bounded by Red Mark of the above-mentioned schedule property which is the part & parcel of this agreement]

Witness:-

1. *Sujoy Das*

Silipkhalu Das
Signature of Landowner

2. *Arun Kumar*

Subhendu Shome
Signature of Developer

Sandipan Kar
SANDIPAN KAR
(Advocate)



S/o Karuna Kumar Roy by virtue of Regd Sale Deed vide No- 1-979/1967 of Joint Sub-Registrar Raniganj.

That in the Year 1992 said Nihar Kumar Guha Niyagi has transferred 5 (Five) Decimal Land in favour of Sri Gopal Saha S/o Dhirendra Nath Saha, by executing a Regd. Sale Deed no- 1-3869/1992 before the A.D.S.R at Durgapur and that effect, said Gopal Saha Become the owner of 5 (Five) Decimal Land out of Entire "Schedule property" and his name duly been recorded in the L.R.R.O.R vide Khaitan no- 4419 of Mouza- Kururia.

That said Nihar Kumar Guha Niyagi has also transferred the rest 11(Eleven) Decimal Land in favour of Smt. Dolly Saha W/o Sri Nilmoni Saha and Sri Navendu Saha S/o Sri Nilmoni Saha, by executing a Regd Sale deed vide no 1- 3868/1992 before the A.D.S.R at Durgapur, and to that effect, said Smt. Dolly Saha and Sri Navendu Saha become the joint owner of 11 decimal Land out of the entire schedule property, and they have also transferred the same in favour of Sri Naresh Chandra Saha S/o Late Charu Chandra Saha, by executing Regd. Sale deed vide no- 1-7230/2008 before the A.D.S.R at Durgapur. And to that effect, said Naresh Chandra Saha become the absolute owner of 11 Decimal Land out of entire below mentioned schedule property and his name has duly been recorded in the L.R.R.O.R vide khaitan no- 4420 of Mouza- Kururia

AND WHEREAS, said Gopla nad Naresh Chandra Saha, being the Joint owner of the below mentioned schedule property has transferred the entire land in favour of the above- mentioned land owner herein by executing Regd. Sale Deed Vide No. 1-2020604360/2019, before the A.D.S.R at Durgapur, and to that effect, the Land owner herein become the present right full owner & possessor of the below mentioned Schedule Property.

AND WHEREAS, the landowner has absolute interest and possession over the below mentioned schedule property and is the legal owner of the property and desires to develop the said schedule property by construction of multi-stored building/s up to maximum limit of floor after taking permission from the appropriate authorities.

AND WHEREAS, the above- mentioned developer have showed an interest and approached the Landowner to carry out development work on the below mentioned schedule property and both the parties mutually decided terms and conditions entered into an agreement which was Registered before the A.D.S.R Durgapur vide no **1- 020604444/2019 dt 18th July 2019**.

AND WHEREAS, the landowner as per the above- mentioned Development agreement have received an amount of Rs. 15,00,000/- before entering into above-mentioned development agreement through different modes vide (i.e through Fund transfer dt. 20.03.2019 vide UTBIH19079364358 an amount of Rs 2,00,000/- only, & in cash amount of Rs 40,000/- only on 08.04.2019 & through fund transfer dt. 28.06.2019 vide UTBIH- 19179498380 an amount of Rs 10,00,000/- only, & through fund transfer dt. 18.07.2019 vide UTBIH- 19199563429 an amount of Rs 2,60,000/- only) and an amount of Rs. 5,00,000/- through bank transfer dt. 15.12.2020 being UTBIH20350285622 after registration of the development agreement nothing else and there has been no development work took place on the below-mentioned schedule property by the developer.

AND WHEREAS, both the parties to this termination agreement for personal reason mutually decided to terminate the previous development agreement registered before the A.D.S.R Durgapur vide no **1- 020604444/2019 dt. 18th July 2022**.

AND WHEREAS, the developer has made paper work like permission for water connection, Soil testing, Architectural plan, Fire permission, Electric permission, NOC of ADDA, conversion, and Holding tax on the below mentioned schedule property and the developer shall be bound to

RECEIPT

<u>SL NO</u>	<u>BANK TRANSFER</u>	<u>DATE</u>	<u>AMOUNT</u>
1.	Vide R.T.G.S no CNRBR52022011174930499 drawn on Canara Bank	11.01.2022	2,50,000/-
2.	Vide R.T.G.S no- P19220148976425 drawn on Canara Bank	19.01.2022	2,50,000/-
3.	Vide R.T.G.S no CNRBR52022011975374309 drawn on Canara Bank	19.01.2022	5,00,000/-
4.	Vide R.T.G.S no P019220148976610 drawn on Canara Bank	19.01.2022	10,00,000/-
		Total	20,00,000/-

Received by me:-

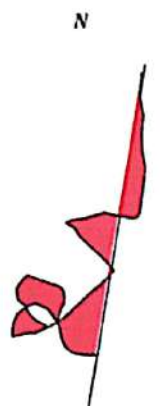
Sulhanthi Shome

Signature of Developer

Sketch plan showing 6969.6 Sqft (M/L) Red bounded in layout of Mouza-Kururia J.L.No-56. R. S.Plot.No-747.L.R.Plot No-1875.P.S-Durgapur . Dist-Paschim Barddhaman. (As Per Old Deed & Sketch) Representative By- Sukhendu Shome.S/O-Late Santosh Shome..At- D 25 A Bidasagar Pally. Benachity.P.S - Durgapur.Dist- Paschim Bardhman.Pin- 713213.

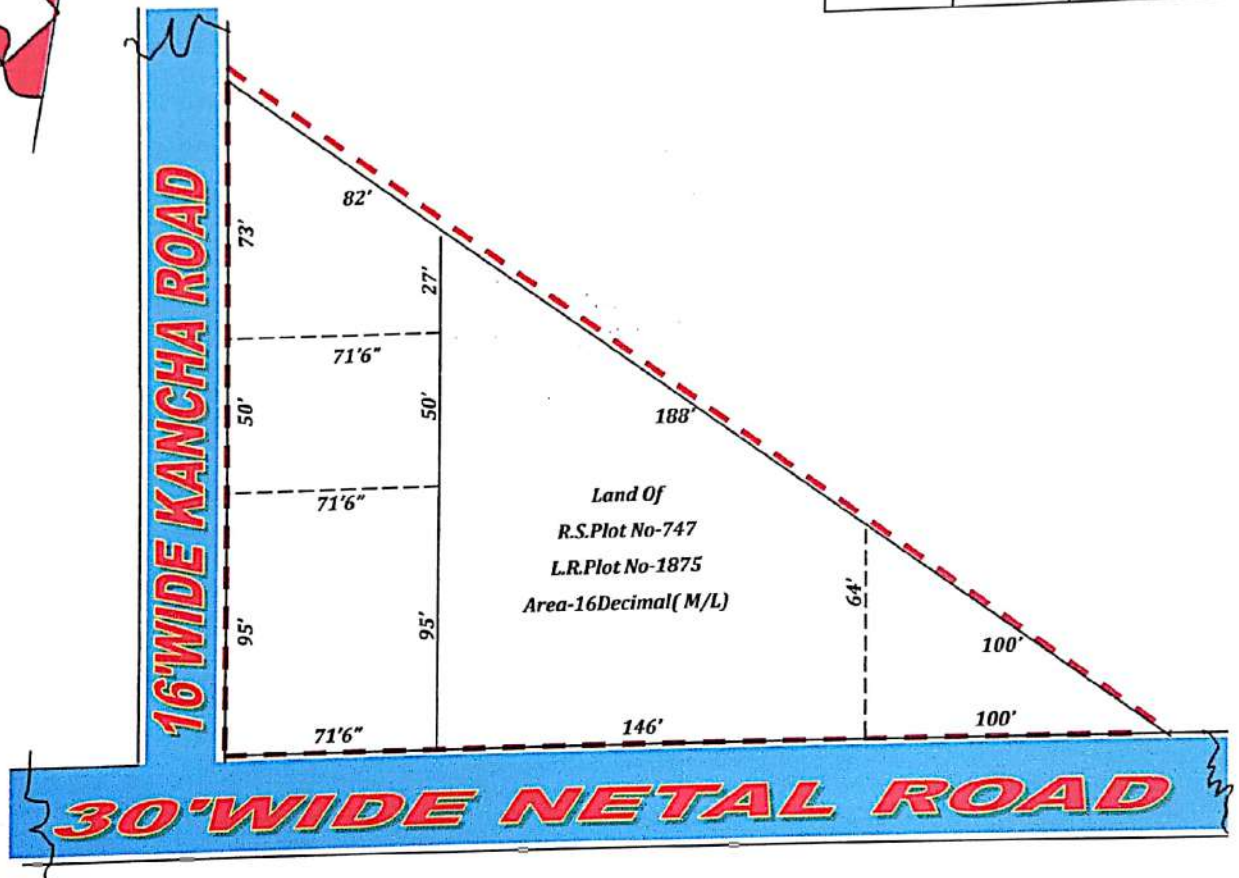
File No- **Bnp- 100001-22**

Date- **19/01/2022**



PLOT INDEX

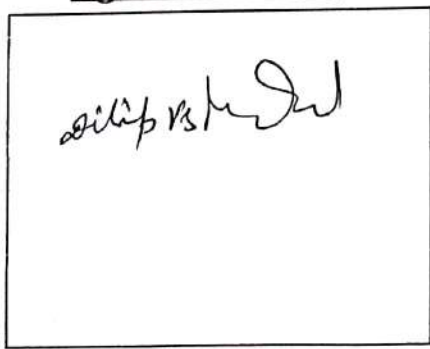
R.S.Plot No	L.R..Plot No	Area
747	1875	16 Decimall(M/L)



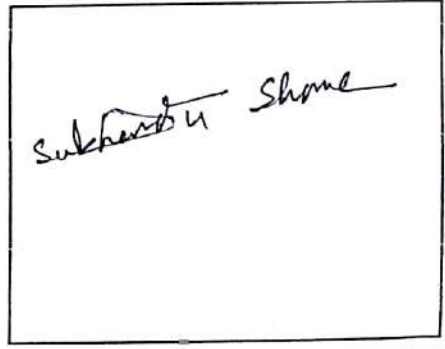
Sign Surveyor By



Sign Land Owner



Sign Developer



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

Details

GRN: 192021220165668581
GRN Date: 19/01/2022 14:15:01
BRN : CKSS995051
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 19/01/2022 14:01:36
Payment Ref. No: 3000162854/7/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: SANDIPAN KAR
Address: FARIDPUR PIN-713212
Mobile: 7029816331
Depositor Status: Advocate
Query No: 3000162854
Applicant's Name: Mr Sandipan Kar
Identification No: 3000162854/7/2022
Remarks: Declaration, Cancellation of Agreement / Declaration Payment No 7

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	3000162854/7/2022	Property Registration- Stamp duty	0030-02-103-003-02	26
2	3000162854/7/2022	Property Registration- Registration Fees	0030-03-104-001-16	20007
			Total	20033

IN WORDS: TWENTY THOUSAND THIRTY THREE ONLY.



হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

						 Signature <u>Silip R M Gel</u>
	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 :

স্বাক্ষর

Signature Silip R M Gel

						 Signature <u>Sulchendra U Shome</u>
	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 :

স্বাক্ষর

Signature Sulchendra U Shome

বাম হাত Left Hand						ফটো Photo
	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 :

স্বাক্ষর

Signature _____

বাম হাত Left Hand						ফটো Photo
	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 :

স্বাক্ষর

Signature _____



ভারত সরকার
Government of India



দিলীপ কুমার মন্ডল
Dillip Kumar Mondal
পিতা - জয়রাম মন্ডল
Father - JOYRAM MONDAL

স্মরণতারিখ/DOB: 02/01/1950
পুরুষ / Male



5581 2116 4681

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: কুড়ুরিয়া গ্রাম
পোস্ট আমরাই, দুর্গাপুর (এম কর্প)
দুর্গাপুর স্টীল প্রজেক্ট, বর্ধমান
পশ্চিম বঙ্গ,

Address: KURURIA GRAM,
POST AMRAI, Durgapur (m
Corp.), Bardhaman,
Durgapur Steel Project, West
Bengal, 713203

5581 2116 4681

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

Dillip Kumar Mondal




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DILIP KUMAR MONDAL
JAYRAM MONDAL
02/01/1958

Permanent Account Number
AKWPM6260C

Dilip Kumar Mondal
Signature



Dilip Kumar Mondal




भारत सरकार
Government of India
 Sukhendu Shome
 पिता : सन्तोष शोम
 Father : Santosh Shome
 अंकन/DOB: 01/01/1967
 लिंग / Male
7518 0646 6598

आधार - साधारण मानुषेर अधिकार


आधार
 भारतीय विभिन्न परिचय प्राधिकरण
Unique Identification Authority of India
 ठिकाना, डि / ए
 विद्यासागर पल्ली, बेनाचिटी
 दुर्गापुर (एम कॉर्प), किराँचिटी
 बर्द्धमान, पश्चिम बंग, 713213
7518 0646 6598
 1947
 1947 १९४७ 1947
 help@uidai.gov.in
 www.uidai.gov.in

Sukhendu Shome



Sukendu Shome



विश्व महान

Government of India



নাম
SUJOY DAS
Date: 19/01/2019
Father: NIRMAL CHANDRA DAS

স্বাক্ষর/স্বাক্ষর 03651973
সঙ্গ / Male



7691 6493 7169

আধার - সামান্য মানুষের অধিকার



Sujoy Das



ভারতীয় অধিষ্ঠিত পরিচয় প্রাপ্তকরণ
Unique Identification Authority of India

উদ্দেশ্য: ডি / 18, বিদ্যাসাগর পল্লী
কর্পোরেশন, দুর্গাপুর (বিল কর্প),
বেনাচিটী, বর্ডহামান, পশ্চিম বঙ্গ

Address: D / 18,
VIDYASAGAR PALLY,
BENACHITY, Durgapur (m
Corp.), Benachity,
Bardhaman, West Bengal,
713213

7691 6493 7169



www

Sujoy Das

Major Information of the Deed




No :	I-2306-00435/2022	Date of Registration	19/01/2022
Registry No / Year	2306-3000162854/2022	Office where deed is registered	
Registry Date	17/01/2022 6:08:04 PM	2306-3000162854/2022	
Applicant Name, Address & Other Details	Sandipan Kar Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 7029816331, Status : Advocate		
Transaction	Additional Transaction		
[0903] Declaration, Cancellation of Agreement / Declaration	[4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Market Value		
	Rs. 45,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 76/- (Article:17)	Rs. 20,007/- (Article:E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



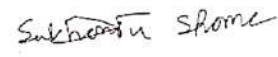
District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Sabujnagar Road, Mouza: Kururia, JI No: 56, Pin Code : 713203

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-1875 (RS :-)	LR-4419	Vastu	Danga	5 Dec		14,06,250/-	Width of Approach Road: 46 Ft., Adjacent to Metal Road,
L2	LR-1875 (RS :-)	LR-4420	Vastu	Danga	11 Dec		30,93,750/-	Width of Approach Road: 46 Ft., Adjacent to Metal Road,
		TOTAL :			16Dec	0 /-	45,00,000 /-	
		Grand Total :			16Dec	0 /-	45,00,000 /-	



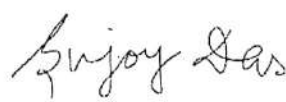
Details :
Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr Dilip Kumar Mondal (Presentant) Son of Late Jayaram Mondal Executed by: Self, Date of Execution: 19/01/2022 , Admitted by: Self, Date of Admission: 19/01/2022 ,Place : Office	 19/01/2022	 LTI 19/01/2022	 19/01/2022
Kururia Gram, City:- Not Specified, P.O:- Amrai, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No: 55xxxxxxxx4681, Status :Individual, Executed by: Self, Date of Execution: 19/01/2022 , Admitted by: Self, Date of Admission: 19/01/2022 ,Place : Office			
2 Shome Developer D2, 5A, Vidyasagar Pally, Benachity, City:- Not Specified, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 ,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sukhendu Shome Son of Late Santosh Shome Date of Execution - 19/01/2022, , Admitted by: Self, Date of Admission: 19/01/2022, Place of Admission of Execution: Office	 Jan 19 2022 5:28PM	 LTI 19/01/2022	 19/01/2022
D 2 5A, Vidyasagar Pally, Benachity, City:- Not Specified, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 75xxxxxxxx6598 Status : Representative, Representative of : Shome Developer (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sujoy Das Son of Late Nirmal Chandra Das D18, Vidyasagar Pally, Benachity, City:- Not Specified, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213	 19/01/2022	 19/01/2022	 19/01/2022
Identifier Of Mr Dilip Kumar Mondal, Mr Sukhendu Shome			

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Sabujnagar Road, Mouza: Kururia,
JI No: 56, Pin Code : 713203

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1875, LR Khatian No:- 4419		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1875, LR Khatian No:- 4420		Seller is not the recorded Owner as per Applicant.

19-01-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 17 of Indian Stamp Act 1899.

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

Presented for registration at 14:12 hrs on 19-01-2022, at the Office of the A.D.S.R. DURGAPUR by Mr Dilip Kumar Mondal , one of the Executants.

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

Execution is admitted on 19/01/2022 by Mr Dilip Kumar Mondal, Son of Late Jayaram Mondal, Kururia Gram, P.O: Amrai, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Business

Indetified by Mr Sujoy Das, , Son of Late Nirmal Chandra Das, D18, Vidyasagar Pally, Benachity, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Others

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

Execution is admitted on 19-01-2022 by Mr Sukhendu Shome, Proprietor, Shome Developer, D2, 5A, Vidyasagar Pally, Benachity, City:- Not Specified, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr Sujoy Das, , Son of Late Nirmal Chandra Das, D18, Vidyasagar Pally, Benachity, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,007/- (B = Rs 20,000/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 20,007/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/01/2022 2:16PM with Govt. Ref. No: 192021220165668581 on 19-01-2022, Amount Rs: 20,007/-, Bank State Bank of India (SBIN0000001), Ref. No. CKS5995051 on 19-01-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 26/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 26/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2562, Amount: Rs.50/-, Date of Purchase: 19/01/2022, Vendor name: SOMNATH CHATTERJEE

2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/01/2022 2:16PM with Govt. Ref. No: 192021220165668581 on 19-01-2022, Amount Rs: 26/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS5995051 on 19-01-2022, Head of Account 0030-02-103-003-02



Partha Bairaggya

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. DURGAPUR

Paschim Bardhaman, West Bengal

... of Registration under section 60 and Rule 69.
... entered in Book - I
... volume number 2306-2022, Page from 53904 to 53921
... being No 230600435 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.02.25 11:30:42 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/02/25 11:30:42 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)