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P-9547/21



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 804669

92.12.21

B.H.

DEVELOPMENT AGREEMENT

verified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
dashed line with the
Both parts are the Part of this
Document

A.D.S.R. Durgam
Bardhaman

QUERY NO. : 2002491308/2021
DISTRICT : Paschim Bardhaman
MOUZA : Tetikhola
P.S. : New Township
AREA OF LAND : 5 (Five) Decimal

02 DEC 2021.

(Handwritten signature)
A.S.

Sl No. 365 Date 02/12/2021
Sold to Vnajak Realtors
Address Durgapur - 12
Value of St. 5000/-
Date of P. the stamp
Pepar from Tr. 25 NOV 2021
Name of the Tr. Durgapur

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



✓
Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

02 DEC 2021

THIS DEVELOPMENT AGREEMENT IS MADE ON 2ND DAY OF DECEMBER, 2021

BETWEEN

SRI. MILAN RUIDAS [PAN- AXKPR0348D] Son of Sri. Dhananjay Ruidas, by faith-Hindu, by nationality Indian, by occupation-Business, resident of Chaktetul, P.O.-Rondiha, P.S.- Budbud, District-Purba Bardhaman, State- West Bengal, India, PIN-713420, hereinafter referred to and called as "**LANDOWNER**" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART.**

AND

"VINAYAK REALTORS" [PAN- AAMFV2278B] a Partnership firm, having its registered office at Village & Post- Gopalpur, P.S- Kanksa, District-Paschim Bardhaman, West Bengal, PIN-713212 herein after referred to as "**THE DEVELOPER**", **represented by its Partner MR. RAJ TIWARI [PAN- AJZPT5793M]** Son of Sri. Debasish Tiwari, by faith-Hindu, by occupation-Business, by nationality Indian, resident of Village & Post- Rajbandh, P.S.-Kanksa, Dist- Burdwan presently Paschim Bardhaman, State- West Bengal, PIN-713212, India, (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 Property as described in the schedule below was L.R. recorded property of Rajendra Nath Chatterjee and after death of said Rajendra Nath Chatterjee, his three son namely Falguni Chatterjee, Jishnu Chatterjee & Apurba Chatterjee become owner of the schedule mentioned land as per law of inheritance and they jointly transferred the same by way of sale to present owner vide deed No- 7854 for the year 2014 of A.D.S.R. Durgapur and he mutated his name in L.R. R.O.R.

AND WHERE AS the First Part desire to develop the First schedule 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 Panchayet or any other competent authority but the owners have the 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 Owners, has decided to construct multistoried building there- at, consisting of apartments and flat with the object of selling such flats/apartments 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 **SRI MILAN RUIDAS** Son of Sri Dhananjoy Ruidas, by faith-Hindu, by nationality Indian, by occupation-Business, resident of Chaktetul, P.O.- Rondia, P.S.- Budbud, District-Purba Bardhaman, West Bengal, PIN-713420.
- 1.2 **DEVELOPER:-** Shall mean **VINAYAK REALTORS** (a Partnership firm) having its registered office at village & post- Gopalpur, Durgapur-12,P.S-kanksa,ADSR-Durgapur, District- Burdwan Represented by one of the Partner Raj Tewari.
- 1.3 **LAND:-** Shall mean Land Measuring area Danga Land measuring 5(Five) Decimal more or less under Mouza-Tetikhola, J.L No-111, R.S Plot no-43/67, L.R Plot No-187, L.R. Khatian No-1800, Under the jurisdiction of Jemua Gram Panchayet, Dist- Paschim Bardhaman, Under the jurisdiction of Jemua Gram Panchayet,
- 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 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 Architect(s) of the Building.
- 1.6 **GRAM PANCHAYET:-** Shall mean the Jemua Gram Panchayet 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 Panchayet 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:-** Shall mean 35% (Thirty Five) percent of sanctioned area of the building which will be constructed over and above the First schedule mentioned land together with the undivided impartiable proportionate interest in the said land
- 1.9 **DEVELOPER'S AREA:** Shall mean a 65%(Sixty Five) percent of sanctioned area of the building which will be constructed over and above the First schedule mentioned land together with the undivided impartiable proportionate interest in the said land and the common portions.
- 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/ 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, strike, lockout, transport strike, 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 herein above 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 it become effective with a grace Period of 6 Month.

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

VI:- OWENER DUTY & LIABILITY:-

1. The owners have offered land of 5(Five) Decimal more or less and for development and construction of a housing complex consisting of flats / apartments & parking spaces.

2. That the Owner shall vacate and deliver the vacant and peaceful possession of the 1st Schedule property to the second party with in 30 days notice from Second Party after getting Temporary accommodation from second party during Construction work.
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 **VINAYAK REALTORS**) either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
 - d) That any dispute regarding land shall be meeting up by the Land Owner in their own cost.
4. That the Owner have agreed that they are 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 Panchyat, such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sign agreement for sale or sale deed on behalf of the land owner of flats/apartments 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 Owner shall not be responsible for any unlawful activities of the Developer.



VII- DEVELOPER DUTY, LIABILITY & responsibility:-

1. The developer **VINAYAK REALTORS** Confirms accepts and assures the owners that they are fully acquainted with, aware of the process/formalities related to similar project in Gram Panchayet 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/Gram Panchayet/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owners & the Architect before submission to the Gram Panchayet/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 step to save the Property from any kind of encroachment by the adjacent land owner.
5. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement and in future. The Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed



building. The Second part shall be responsible the said incident or damage or loss during construction.

7. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses within 36 months from the date of effectiveness of this agreement with further additional period of 6 months if needed.
8. That the Developer shall not make Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such case the Developers Shall been the entire responsibility.
9. That the Developer shall arrange for Proper alternative accommodation with parking facilities for land Owner during construction period.
11. That if the Developer will not handed over the Proposed Flat containing Super Built-up area with Complete Condition as per agreement within Schedule time and if any type of Bouncing of Cheques will found at the time Presentation , then the land owner has full right to take legal action against the developer regarding the Schedule Properties as per law.
12. That the **Developers** violets any terms and conditions of the agreement then the all agreements with owner related to this Project will be Cancelled and Power of Attorney will be Revoked as per law.

VIII-Cancellation

1. The Owner have every right to cancel and/or rescind this agreement after 42 months, if the Developer shall unable to complete the Construction work or fail to make payment according to Second Schedule , for that Owner has to give a one month clear notice to the Developer.
2. The Developer have right to cancel and /or rescind this agreement if due to litigation in land Developer could not able to start construction work and for the same Developer has to give a one month notice to the Land owner and land owner not refund the initial amount which they received from Developer.

IX-Miscellaneous:-

1. Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
2. 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.
3. 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 if the parties in dispute so agree otherwise two or more arbitrator, to be nominated by both the parties and their legal advisors.

4. Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owners time to time.
5. The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt;

Or

interrupt the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.

6. 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.
7. The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney but the owner will be free from all financial or legal obligation.
8. 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 own cost/expense for a guarantee period of next six months after handing over of physical possession of the flats to the customers.
9. 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.

10. The owners shall have no claim whatsoever in the consideration received by the developers or its nominees out of the developer's allocation.
11. 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.
12. 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.
13. 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 can not claim any damages from the landowner towards the cost incurred in construction of project.
14. **Declaration :-** This is an agreement as per Indian Contract Act, 1872 therefore by virtue this agreement no right, title and interest of land is transferred by landowner in favour of Developer.

FIRST SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF LAND)

All that piece and parcel of **Danga** Land measuring **5 (Five) Decimal** more or less under **Mouza- Tetikhola**, P.S.: New Township, J.L No-111, R.S Plot no-43/67, **L.R Plot No-187**, **L.R. Khatian No-1800**, Under the jurisdiction of Jemua Gram Panchayet, Dist- Paschim Bardhaman, in the State of West Bengal.

Butted and Bounded by:-

North:- 12 Feet wide road

South:- Land of Dey Babu

East:- Land of Mrityunjoy Ruidas

West:- Sk. Altab



THIRD SCHEDULE
SPECIFICATION OF BUILDING

STRUCTURAL	RCC Framed with anti-termite treatment in foundation.
WATER SUPPLY	Ground Water
WALLS	Conventional brickwork or Fly ash Bricks Which is available at the time of Construction.
WALL FINISH	Interior - Plaster of Paris & colour Exterior - Combination of weather coat.
FLOORING	Vitrified Tiles in all bedrooms, Living-cum-Dining and Balcony.
KITCHEN	Kitchen Floor made of Anti skit Tiles and platform made of Granite Slab. Glazed tiles, up to the height of three feet from the platform. Stainless steel sinks to be provided.
TOILET	Marbel/Tiles Floor in toilet floor, Standard glazed tiles on the Wall up to the height of 6 feet. ISI/ISO branded sanitary (parryware /Hindware / Hindustan) and CP fittings (as per supply), and one western type commode, one Indian type commode. Concealed plumbing and pipe work.
DOORS	Door frame made of Sal wooden. Front gammer wooden panel Door. Flush solid core/panel doors, and PVC door in toilet, Locks of stainless steel.
WINDOWS	Sliding anodized grill glass window.
COMMON LIGHTING	Overhead illumination for compound and common path lighting inside the complex.
WIRING	Standard concealed wiring for electricity. Average 25(Twenty Five) Points for 2 BHK & 30(Thirty) Points for 3 BHK. Telephone and television at extra costs. Modular switches belong to supervisor brands, 2 nos. of 15 Amp point to be provided for each unit.
ELECTRIC METER	Individual meter for each unit by individual cost.
AMENITIES	Adequate standby generator for common areas, services. Lift provided for every floor in the building.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendor/representative of Developer are attested in additional pages in this deed being no. (1) (A), (1) (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.

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

Yatan Ruidas.

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

VINAYAK REALTORS

Raj Tewari
Partner

WITNESSES :

① *Sumit Mani*
Sh. Manish Mani
Vin. Anand
P.S. Chatterjee
Pranab Kumar

② *Subrata Mukherjee*
Shri Sat Mukherjee
Pratik, D-IT
DIT - Pachin Bardhaman.

Drafted and Typed by me & I have 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.

Subrata Mukherjee

SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No.- WB/506/2007



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

GRN Details

GRN: 192021220125780768 Payment Mode: Online Payment (SBI Epay)
GRN Date: 01/12/2021 18:27:46 Bank/Gateway: SBIEpay Payment Gateway
BRN : 8599621957523 BRN Date: 01/12/2021 18:12:29
Gateway Ref ID: 202133531784415 Method: State Bank of India New PG
Payment Status: Successful Payment Ref. No: 2002491308/1/2021
[Query No/** Query Year]

Depositor Details























Depositor's Name: Raj Tiwari
Address: RAJBANDH BANKALITALA RAJBANDH DURGAPUR M CORP
Mobile: 9593122999
Depositor Status: Seller/Executants
Query No: 2002491308
Applicant's Name: Mr SUBRATA MUKHERJEE
Identification No: 2002491308/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002491308/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	10
2	2002491308/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	24

IN WORDS: TWENTY FOUR ONLY.

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation  <i>Hilan Buidas</i>	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- <i>Hilan Buidas</i>				
Signature of the Executants/presentation  <i>Raj Tewari</i>	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- <i>Raj Tewari</i>				
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
	Signature:-				
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
	Signature:-				

आयकर विभाग
INCOME TAX DEPARTMENT
RAJ TIWARI
DEWASISH TIWARI

भारत सरकार
GOVT. OF INDIA

05/05/1985
Permanent Account Number
AJZPT5793M

Raj Tiwari
Signature




Raj Tiwari



आयकर विभाग
INCOME TAX DEPARTMENT
MILAN RUIDAS
DHANANJAY RUIDAS
01/05/1985
(Permanent Account Number)
AXKPR0348D
Milan Ruidas
Signature

भारत सरकार
GOVT. OF INDIA



Milan Ruidas.

Major Information of the Deed




Deed No :	I-2306-09547/2021	Date of Registration	02/12/2021
Query No / Year	2306-2002491308/2021	Office where deed is registered	
Query Date	30/11/2021 5:06:32 PM	2306-2002491308/2021	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207, Mobile No. : 8101891226, 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. 1/-	Rs. 15,52,500/-		
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 Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-187 (RS :-)	LR-1800	Bastu	Danga	5 Dec	1/-	15,52,500/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					5Dec	1 /-	15,52,500 /-	




Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr MILAN RUIDAS (Presentant) Son of Mr DHANANJOY RUIDAS Executed by: Self, Date of Execution: 02/12/2021 , Admitted by: Self, Date of Admission: 02/12/2021 ,Place : Office			
		02/12/2021	LTI 02/12/2021	02/12/2021
Chaktetul, City:- Not Specified, P.O:- Rondiha, P.S:-Bud Bud, District:-Purba Bardhaman, West Bengal, India, PIN:- 713420 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXxxxxxx8D, Aadhaar No: 82xxxxxxxx2194, Status :Individual, Executed by: Self, Date of Execution: 02/12/2021 , Admitted by: Self, Date of Admission: 02/12/2021 ,Place : Office				



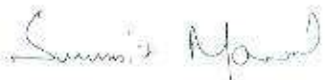
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	VINAYAK REALTORS Village- Gopalpur, City:- Durgapur, P.O:- Gopalpur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AAXxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RAJ TIWARI Son of Mr DEBASISH TIWARI Date of Execution - 02/12/2021, , Admitted by: Self, Date of Admission: 02/12/2021, Place of Admission of Execution: Office			
		Dec 2 2021 2:26PM	LTI 02/12/2021	02/12/2021
	Village- Rajbandh, City:- Not Specified, P.O:- Rajbandh, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx3M, Aadhaar No: 22xxxxxxxx5077 Status : Representative, Representative of : VINAYAK REALTORS (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL Angadpur, City:- Durgapur, P.O:- Angadpur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713215			
	02/12/2021	02/12/2021	02/12/2021
Identifier Of Mr MILAN RUIDAS, Mr RAJ TIWARI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr MILAN RUIDAS	VINAYAK REALTORS-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:- 1800	Owner:মিলন রুইদাস, Gurdian:ধনঞ্জয় , Address:নিজ Classification:ডাঙ্গা, Area:0.05000000 Acre,	Mr MILAN RUIDAS

Endorsement For Deed Number : I - 230609547 / 2021

On 02-12-2021

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:44 hrs on 02-12-2021, at the Office of the A.D.S.R. DURGAPUR by Mr MILAN RUIDAS ,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 02/12/2021 by Mr MILAN RUIDAS, Son of Mr DHANANJOY RUIDAS, Chaktetul, P.O: Rondiha, Thana: Bud Bud, , Purba Bardhaman, WEST BENGAL, India, PIN - 713420, by caste Hindu, by Profession Business

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 02-12-2021 by Mr RAJ TIWARI, PARTNER, VINAYAK REALTORS (Partnership Firm), Village- Gopalpur, City:- Durgapur, P.O:- Gopalpur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/12/2021 6:29PM with Govt. Ref. No: 192021220125780768 on 01-12-2021, Amount Rs: 14/-, Bank: SBI EPay (SBlePay), Ref. No. 8599621957523 on 01-12-2021, 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/-, by online = Rs 10/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 365, Amount: Rs.5,000/-, Date of Purchase: 02/12/2021, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/12/2021 6:29PM with Govt. Ref. No: 192021220125780768 on 01-12-2021, Amount Rs: 10/-, Bank: SBI EPay (SBlePay), Ref. No. 8599621957523 on 01-12-2021, Head of Account 0030-02-103-003-02



Partha Bairaggya

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

Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2022, Page from 18844 to 18865

being No 230609547 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA
Date: 2022.01.21 12:42:36 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2022/01/21 12:42:36 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)