

4133

D-4205/2021



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

G 666432

16.07.21
 18.25
 Lt

Certified that the Document
 is Admitted to Registration on
 Signature Sheet and the Endo-
 rosements Attached with this
 Document are the Part of this
 Document.

19 JUL 2021

A.D.R. Dargaper
 Bardwan

DEVELOPMENT AGREEMENT

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

Contd. Page-02


 Adu

SI No. 7566 Date 07/07/2021
Sold to M.R. Developers
Address D7712
Value of Stamp 5000
Date of Purchase of the stamp
Prepar from Treasury
Name of the Treasury from
Durgapur,

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

06 JUL 2021



Chatterjee



1174

Chatterjee



1175

M. R. DEVELOPERS
Pratik Roy
Partner



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



1176

13 JUL 2021

M. R. DEVELOPERS
Debarjan Roy
Partner

Pratik Roy
Debarjan Roy
Durgapur-16

BETWEEN

JOHIRUL ISLAM [Pan No-AAEPL2541Q] son of Haji Lutfal Haque, by Nationality: Indian. by faith: Hindu, by occupation: Housewife, residing at 20/12 Ashoke Avenue, P.O-A-Zone, Durgapur-04, P.S-Durgapur, Dist-Paschim Bardhaman, West Bengal.

{ Hereinafter refereed to and called as "LANDOWNERS" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, representatives and assigns) of the ONE PART.

AND

M R DEVELOPERS [Pan No-ABKFM5807Q] having its principle place of business at Vill+P.O-Bamunara, Durgapur-12, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal represented by all of its **Partner**

[1] **PROTIK ROY [Pan No-AUZPR4501N]** son of Sukhendu Roy, by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at Vill+P.O-Bamunara, Durgapur-12, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal.

[2] **DEBANJAN ROY [Pan No-BACPR6481H]** son of Dilip Kumar Roy, by faith: Hindu. By Nationality: Indian, By Occupation: Business, residing at Vill+P.O-Bamunara, Durgapur-12, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal.

[3] **RAHUL ROY [Pan No-AUIPR8398G]** son of Pradip Roy, by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at Vill+P.O-Bamunara, Durgapur-12, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal

[4] **CHUMKI MAJI [Pan No-CWKPM7673R]** wife of Animesh Maji by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at CC/3, Purabi Sarani, P.O-Durgapur-12, P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal

[5] **MAHADEV PAUL [PAN- BIEPP3457M]** Son of Late Nakul Paul, by faith- Hindu, by occupation-Business by Nationality Indian resident of Village+Post -Bamunara, p.s-Kanksa, Durgapur- 12, District- Paschim Bardhaman, West Bengal.

[6] **JASHJEET MAITY [Pan No-ASKPMS939L]** Son of Prabal Kumar Maity, by faith- Hindu, by occupation-Business by Nationality Indian resident of 21/22, Ashoke Avenue, P.O-A-Zone, Durgapur-04, P.S-Durgapur, Dist-Paschim Bardhaman, West Bengal.

{ Hereinafter referred to and called as "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, legal representatives, administrators, executors and assigns) of the SECOND PART.

And whereas the schedule below land originally belongs to the landowner which he acquired by way of regd deed of sale being no-1687 of 2008 from Mahadeb Gope and name of the landowner duly recorded in LR records of rights under khatian no-2489 and from the dte of purchase he is owning, possessing and seizing the schedule below land without any encumbrances.

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

AND WHEREAS the Landowners desires to develop the "First Schedule Property" by construction of multistoried building or as per sanction of Molandighi Gram Panchayat up to maximum limit of floor as per sanction plan of the Molandighi Gram Panchayat and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient times the Landowners could not be able to take any steps for the said development and as such the Landowners are searching of a Developer for the said development works.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

I-DEFINITION

1. **OWNER/LANDLORDS:-** Shall mean **JOHIRUL ISLAM [Pan No-AAEPL2541Q]** son of Haji Lutfal Haque, by Nationality: Indian, by faith: Hindu, by occupation: Housewife, residing at 20/12 Ashoke Avenue, P.O-A-Zone, Durgapur-04, P>S-Durgapur, Dist-Paschim Bardhaman, West Bengal.
2. **DEVELOPER:-** Shall mean **M R DEVELOPERS [Pan No-ABKFM5807Q]** having its principle place of business at Vill+P.O-Bamunara, Durgapur-12, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal represented by all of its **Partner**
 - [1] **PROTIK ROY [Pan No-AUZPR4501N]** son of Sukhendu Roy, by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at Vill+P.O-Bamunara, Durgapur-12, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal.
 - [2] **DEBANJAN ROY [Pan No-BACPR6481H]** son of Dilip Kumar Roy, by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at Vill+P.O-Bamunara, Durgapur-12, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal.
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 - [5] **MAHADEV PAUL [PAN- BIEPP3457M]** Son of Late Nakul Paul, by faith- Hindu, by occupation-Business by Nationality Indian resident of Village+post – Bamunara, p.s- Kanksa, Durgapur- 12, District- Paschim Bardhaman, West Bengal.
 - [6] **JASHJEET MAITY [Pan No-ASKPM5939L]** Son of Prabal Kumar Maity, by faith- Hindu, by occupation-Business by Nationality Indian resident of 21/22, Ashoke Avenue, P.O-A-Zone, Durgapur-04, P.S-Durgapur, Dist-Paschim Bardhaman, West Bengal.

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

3. **LAND:-** Shall mean **BASTU/BAID LAND** measuring area of **38.75 Katha** comprising in Plot No-RS-550 Plot No-LR-559 under Khatian No-LR-2489 under Mouja-Arraha, J.L No-91, P.S-Kanksa, District-Paschim Bardhaman, West Bengal.
4. **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owner herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.
5. **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
6. **Municipal Corporation/ Gram Panchayat :-** Shall mean the Molandighi Gram Panchayat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
7. **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Molandighi Gram Panchayat and shall also include variations/modifications, alterations therein that may be made by the Owner herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
8. **UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.
9. **PROJECT:** Shall mean the work of development undertake and to be done by the Owner herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/ Flat/ s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.
10. **FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockdown, transport strike, notice or prohibitory order from 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.


Adv

a. **PURCHASER/S** shall mean and include:

- A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns.
- C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
- D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.
 - 1. **Masculine gender:** Shall include the feminine and neuter gender and vice versa.
 - 2. **Singular number:** Shall include the plural and vice-versa.

II- COMENCMENT:- This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned hereinabove at the commencement of this agreement.

III- EFFECTIVENESS: - This agreement shall become effective on the day of getting approval from the office of the sanction of Molandighi Gram Panchayat/ Paschim Bardhaman Zila Parisad.

IV- DURATION: - This agreement is made for a period of **42 months [after 8 months from the date of this agreement]** which starts from the date of getting approval from the office of the sanction of Molandighi Gram Panchayat/ Paschim Bardhaman Zila Parisad with a grace period of **6 month**.

V:- SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of Molandighi Gram Panchayat/ Paschim Bardhaman Zila Parisad over and above the Land as described in First Schedule.

VI: - OWNER DUTY & LIABILITY:-

- 1. The owner will delivered the First Schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.
- 2. That owner hereby declare that the Schedule mentioned land is free from all encumbrances and if any question regarding ownership of the land is arises on that score the owner is answerable for the same and if any land related dispute is found in future that also shall be meet up by the LANDOWNER at his own cost and if the Developer agrees to bear the cost or expenses for the same on that score that will be deducted from the Landowner's Allocation.
- 3. That the Owner shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the first Schedule property in the hands of the developer and also shall supply all the original land related documents and Uptodate Khazna Receipt .


APR

4. **The Owner hereby declared that :-**

- a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no agreement between the Owner and any other party except "**M R DEVELOPERS**" either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
 - c) That in case of death of the LANDOWNER, the provisions of Sec-202 of Indian contract Act will be taken into consideration.
 - d) That land related dispute shall be resolved by the LANDOWNER.
 - e) That GST, Development Charges, stamp duty and registration fees in relation to the LANDOWNER' allocation Flat shall be borne by the LANDOWNER himself.
5. That the Owner also agreed that they will execute a power of attorney and appointed the Developer party to do & execute all lawful acts, deeds things for the Owner and on their behalf in respect of all activities related to developing and construction of a housing complex on the said land i.e receive sanctioned plan from the Molandighi Gram Panchayat, such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against LANDOWNER in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed in favour of intending customer.
6. **That in no case ownership is transferred in favour of the developer by force of this development agreement.**

VIII- DEVELOPER DUTY, LIABILITY & Responsibility:-

1. The developer "**M R DEVELOPERS**" is fully acquainted with, aware of the process/formalities related to similar project in this area.
2. The developer confirms and assures the Owner that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the owner do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. agencies. Any variation/alteration/ modification from the original approved drawing/plan needs approval of the Owner & the Architect before submission to the Corporation/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the Owner and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the Owner and Developers.


AOR

4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and second party shall take the entire necessary step to save the property from any kind of encroachment by the adjacent LANDOWNER.
5. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement. The Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible the said incident or damage or loss during construction.
7. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan.
8. That the Developer shall not make Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers.

X-Cancellation :

1. The Owner has no right to cancel and/or rescind this agreement after getting all the statutory permission by the Developer.

2. XI-Miscellaneous :-

- a) **Indian Law-** This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- b) **Confidentiality & non-disclosure-** Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) **Dispute-** That all disputes and differences arising out of this agreement shall be referred to Arbitrator for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.
- d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the Owner time to time.



- e) The Owner can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.
- g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney but the LANDOWNER is not liable to make payment of any kind of loan liability of the developer.
- h) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- k) The LANDOWNER and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- l) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the LANDOWNER without reimbursement of the same and the LANDOWNER 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.

ee
Actv

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

A piece and parcel of BASTU/ **BAID LAND** measuring area of **38.75 Katha** comprising in Plot No-RS-550 Plot No-LR-559 under Khatian No-LR-2489 under Mouja-Arraha, J.L No-91, P.S-Kanksa, District-Paschim Bardhaman, West Bengal which is butted and bounded as follows:

North- Land of Kaliganj Mouza .

South- Plot No-RS-551.

East- 16 ft wide Kancha Road.

West- Plot No-1564.

Which is specifically shown in Red Colour in annexed plan map also part and parcel of this deed.

SECOND SCHEDULE ABOVE REFERRED TO

(LANDOWNER ALLOCATION)

Whereas the Landowner will get **13600 sq ft super built up area in Block-B** on and from **1st floor to 4th floor** AND together with the undivided importable proportionate share and/or interest in the said land and the common portions as specified in schedule below

The developer will pay **Rs.10,00,000/- [Rupees Ten Lakh only]** as adjustable advance which will be adjusted @ **Rs. 1250/- per sq ft** from the landowners' allocation.

The developer will pay **Rs.10,00,000/- [Rupees Ten Lakh only]** out of which Rs. 5,00,000/- [Rupees Five Lakh] vide cheque no-051851 drawn on Axis Bank at the time of signing of this agreement and Rs. 5,00,000/- [Rupees Five Lakh] vide cheque no-051852 drawn on Axis Bank , on the day of starting of Foundation work and the developer not pay any amount towards consideration value during the construction period.

It is agreed by the Landowner that he will not claim any other consideration in any manner whatsoever save and except the above.

THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION shall mean all entire building including common facilities common parties and common facilities of the building along with undivided proportionate share of the "said property / premises" absolutely shall be the property of the Developer **except LANDOWNER allocation.**

Handwritten signature/initials

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of LANDOWNER and Developer are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

IN WITNESS WHEREOF the parties hereto have executed these presents on this 13th day of July 2021 before the office of the ADSR Durgapur.

WITNESSES: -

1.

Bhakti Pal,

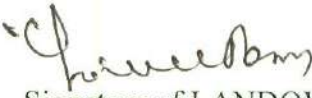
S/o. Brijyanti Pal,

Durgapur - 726016

2. Anurupa Das

S/o, Parul Das

Bostungan, D.G.P.


Signature of LANDOWNER
M. R. DEVELOPERS
Pratik Roy

Partner
M. R. DEVELOPERS

Debanjan Roy

Partner

M. R. DEVELOPERS

Rahul Das

Partner

M. R. DEVELOPERS

Chunika Maji

Partner

M. R. DEVELOPERS

Maha dev Paul,

Partner

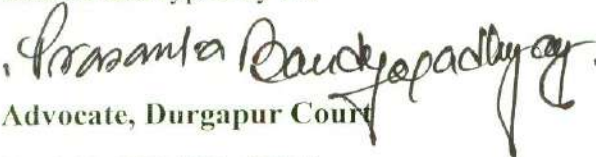
M. R. DEVELOPERS

Jashjeet Haloi

Partner













































Signature of the Developer

Drafted and typed by me


Advocate, Durgapur Court

Regd No-WB-733 of 2011

SPECIMEN FORM FOR TEN FINGER PRINTS

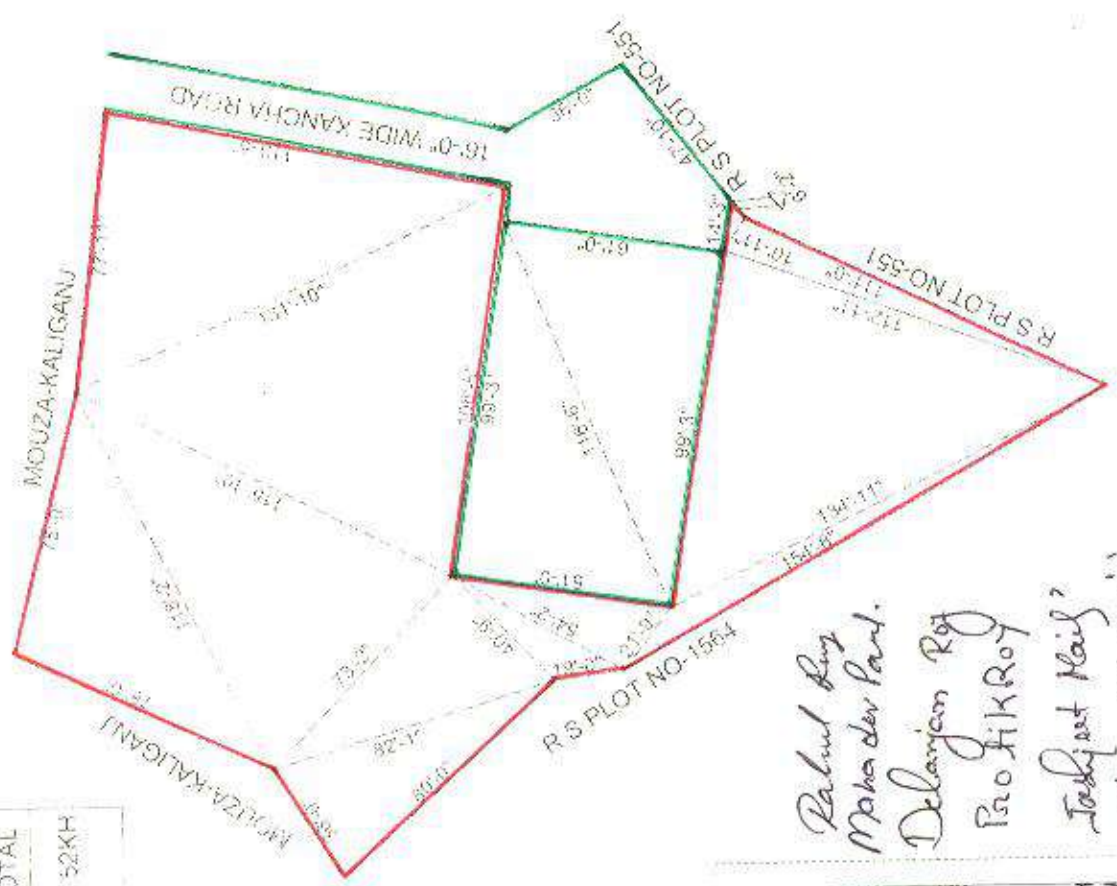
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 Prof. Anil Roy					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	Signature:- Prof. Anil Roy				
 Debarjan Roy					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	Signature:- Debarjan Roy				
 Chumki Maji					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	Signature:- Chumki Maji				
 Rahul Bis					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	Signature:- Rahul Bis				

SKETCH PLAN SHOWING MORE OR LESS 52.52KH OR 86.80DECIMAL OF R S PLOT NO-550
 L R PLOT NO-559 OF MOUZA-ARRAH R S J L NO-91 L R J L NO-91 P S-KANKSA
 DIST-PASCHIM BURDWAN

SCHEDULE

R S PLOT NO	L R PLOT NO	AREA	AREA(KH)	MARK	TOTAL
550	559	(BUILDING+ROAD)=9816SFT	13.77KH		52.52KH
550	559	(VACANT LAND)=27901SFT	38.75KH		

Prasanta Gorai



*Ratul Ray
 Maha der Pant.
 Delangan Raj
 Pro HK Roy
 Jodyest Mail?
 Chonki Masi*

SERVEYOR STAMP SIGNATURE

PRASANTA GORAI
 Govt. Regd. Surveyor
 Regd. No.- 271/15
 (M)- 9800781882
 Bhiraj, Goral Para, Durgapur-13
 Dist- Paschim Bardhaman

MOUZA-ARRAH R S J L NO-91 R S PLOT NO-550 RED AND
 GREEN MARK ABOUT 52.52KH
 SCALE 16 INCH = 1 MILE



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

प्रत्येक प्रेषण संख्या का
Payment Receipt Number Card
ABKPM5807G



पत्र संख्या
M. R. DEVELOPERS

250/2016

विषय / प्रेषण संख्या
Date of Issuance/Particulars
16/04/2016

M. R. DEVELOPERS

Debanjan Roy
Partner

M. R. DEVELOPERS

Pratik Roy

Partner

M. R. DEVELOPERS

Rahul Roy
Partner

M. R. DEVELOPERS

Maha dev Pant

Partner

यदि कोई व्यक्ति/व्यक्ति का क्रेडिट कार्ड खो जाता है/किसी
अन्य व्यक्ति/व्यक्ति को, उसे तुरंत बैंक से
ब्लॉक करवाया जाना चाहिए।
बैंक को सूचित करने के लिए
किसी व्यक्ति/व्यक्ति को बैंक से सूचित करने के लिए
संख्या - 441/2016



If the card is lost / someone's lost card is found,
please inform / return to

Income Tax PAN Services Unit, NSDL,
Jit Plaza, Market Crossing,
Plot No. 101, Sector No. 93/3,
Kirti Vihar, Near DDA Market, Connaught Place,
New Delhi - 110001

For more information, please call 11-26123123 or visit
www.incometax.gov.in

M. R. DEVELOPERS

Chumki Maji

Partner

M. R. DEVELOPERS

Jashraj Maji

Partner



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PROTIK ROY
SUKHENDU ROY
21/08/1990

Permanent Account Number
AUZPR4501N

Protik Roy
Signature



Protik Roy



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEBANJAN ROY

DILIP KUMAR ROY

08/04/1990

Permanent Account Number

BACPR6481H

Debanjan Roy

Signature



1032811

Debanjan Roy

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAHUL ROY
PRADIP ROY
28/09/1990

Permanent Account Number

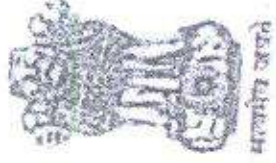
AUIPR8398G

Rahul Roy
Signature



Rahul Roy

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CWKPM7673R

नाम/ Name
CHUMKI MAJI

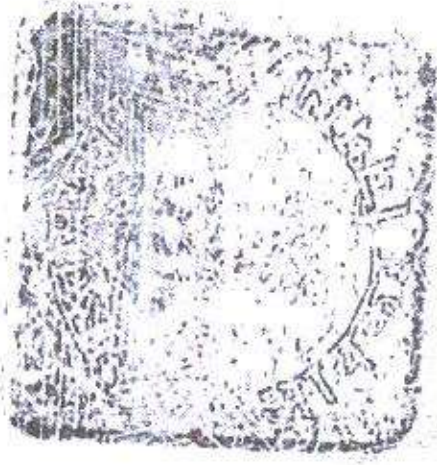
पिता का नाम/ Father's Name
NIROD BARAN MONDAL.

जन्म की तारीख/ Date of Birth
18/10/1995

Chumki Maji

हस्ताक्षर/ Signature

Chumki Maji



31072017

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAHADEV PAUL

NAKUL PAUL

01/01/1969

Permanent Account Number

BIEPP3457M

Mahadev Paul

Signature

597
7
88719



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTTISI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचना करें/वापस करें :
आयकर पैन सेवा यूनिट, UTTISI,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.

Maha dev Paul.



भारत सरकार
GOVERNMENT OF INDIA



अवधिit मातः
JASHJEET MAITY
जन्मदिन / DOB: 20/06/1982
लिंग / GENDER: MALE



2468 7299 7149

आधार आधार, अन्धार पहिचान

Jashjeet Maity



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाण:

2, आशोक एवनिउ,
डुर्गापुर (एन कोर्प),
बडधमान,
पश्चिम बङ्ग - 713204

Address:

21/22 ASHOK AVENUE, A
ZONE, Durgapur (n Corp.),
Bardhaman,
West Bengal - 713204

2468 7299 7149

MERA AADHAAR, MERI PEHACHAN

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JASHJEET MAITY
PRABAL MAITY

20/08/1982

Permanent Account Number
ASKPM5939L

J. Maity
Signature



Jashjeet Maity





ভারত সরকার
 Government of India
 জনিকরণ ইনসান
 Johnid Islam
 পিতা : লুৎফ হক
 Father: Lutful Haque
 জন্মতারিখ: DOB: 11/01/1972
 লিঙ্গ: Male

5072 4341 5673

সংস্করণ - সাধারণ মানুষের অধিকার




Chirusebam


ভারত সরকার
 Unique Identification Authority of India
 ঠিকানা:
 নারায়ণপুর, উমরাপুর, উমরাপুর, উমরাপুর, মুর্শিদাবাদ, পশ্চিম বঙ্গ, 731222
 Address:
 SAHAJADPUR, UMRAPUR, Umrapur, Murshidabad, Raiganj, West Bengal 731222

5072 4341 5673


সংস্করণ - সাধারণ মানুষের অধিকার





	PERMANENT ACCOUNT NUMBER AAEP12541Q	
NAME JOHARRUL ISLAM	NAME OF THE ISSUING AUTHORITY LUTFAL HAQUE	
DATE OF BIRTH 11-01-1972	SIGNATURE 	
DATE OF SIGNATURE 28/07/2018	COMMISSIONER OF INCOME TAX 11	

Handwritten signature

इस कार्ड के मा / बिना माफे यह प्रयोग नहीं करके
 इसे कौनसे भी व्यक्ति / कर्मचारी को देना
 मना है।
 नगरपालिका कार्यालय, काठमाडौं - ७०० ०९९।
 In case this card is lost/ found kindly inform/ return to
 the issuing authority :
 Assistant Commissioner of Income-tax,
 2-2,
 Chowringhee Square,
 Calcutta- 700 099.


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
 DVM2926202

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



Bhakta Pal,

DVM2926202
 ঠিকানা:
 গৌরবাজার পুরানো, গৌরবাজার ফরিদপুর নর্থবঙ্গ
 713377

Address:
 Gourbazar Purbangsa Gourbazar
 Faridpur Burdwan 713377

Date: 02/02/2008
 264 বর্গপুর - I নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 অফিসার/অফিসের স্বাক্ষরের অনুলিপি

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

ঠিকানা পরিবর্তন হলে নতুন ঠিকানাতে ভোটার নিবন্ধন
 ফর্মসহ ও একই নম্বরের নতুন সঠিক পরিচয়পত্র লাভের
 জন্য নির্দিষ্ট ফর্ম এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. DURGAPUR, District Name :Paschim Bardhaman



Signature / LTI Sheet of Query No/Year 23062001069750/2021


I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Johirul Islam 20/12 Ashoke Avenue, City:- , P.O:- Durgapur, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713204	Land Lord			Johirul Islam 13/7/21
2	Mr Protik Roy Vill Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	Representative of Developer [M R DEVELOPERS]			Protik Roy 13/7/21
3	Mr Debanjan Roy Vill Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	Representative of Developer [M R DEVELOPERS]			Debanjan Roy 13/7/21

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Rahul Roy Vill Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	Representative of Developer [M R DEVELOPERS]	 Rahul Roy	 1177	Rahul Roy 13.07.21
5	Mrs Chumki Maji CC/3, Purabi Saran, City:- , P.O:- Durgapur, P.S:- New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212	Representative of Developer [M R DEVELOPERS]	 Chumki Maji	 1178	Chumki Maji 13.07.21
6	Mr Mahadev Paul Village Bamunara, City:- , P.O:- Bamunara, P.S:- Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212	Representative of Developer [M R DEVELOPERS]	 Mahadev Paul	 1177	Mahadev Paul 13/07/21
7	Mr Jashjeet Maity 21/22, Ashoke Avenue, City:- , P.O:- Durgapur, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713204	Representative of Developer [M R DEVELOPERS]	 Jashjeet Maity	 1181	Jashjeet Maity 13/07/21

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Bhakta Pal Son of Late Baidyanath Pal Durgapur Court, City Centre, City:- , P.O.- Durgapur, P.S.- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216	Johirul Islam, Mr Protik Roy, Mr Debanjan Roy, Mr Rahul Roy, Mrs Chumki Maji, Mr Mahadev Paul, Mr Jashjeet Maity			<i>Bhakta Pal.</i> <i>13/7/21</i>


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



14/7 cr 4133/21

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

GRN Details

GRN: 192021220032568231 **Payment Mode:** Online Payment
GRN Date: 18/07/2021 08:13:25 **Bank/Gateway:** State Bank of India
BRN : CKQ9074756 **BRN Date:** 18/07/2021 08:07:53
Payment Status: Successful **Payment Ref. No:** 2001069750/10/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: PRASANTA BANDYOPADHYAY
Address: DURGAPUR COURT, CITY CENTER DURGAPUR 713216
Mobile: 8250537504
Depositor Status: Advocate
Query No: 2001069750
Applicant's Name: Mr Prasanta Bandyopadhyay
Address: A.D.S.R. DURGAPUR
Office Name: A.D.S.R. DURGAPUR
Identification No: 2001069750/10/2021
Remarks: Sale, Development Agreement or Construction agreement Payment No 10

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001069750/10/2021	Property Registration- Stamp duty	0030-02-103-003-02	10001
2	2001069750/10/2021	Property Registration- Registration Fees	0030-03-104-001-16	10000
			Total	20001

IN WORDS: TWENTY THOUSAND ONE ONLY.

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

GR Details

GR No: 192021220027765541
Date: 09/07/2021 08:29:28
GR No: CKQ8312037
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 09/07/2021 08:07:55
Payment Ref. No: 2001069750/3/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: M R DEVELOPERS
Address: BAMUNARA, PS KANKSA DURGAPUR 713212
Mobile: 8250537504
Depositor Status: Buyer/Claimants
GR No: 2001069750
Applicant's Name: Mr Prasanta Bandyopadhyay
Identification No: 2001069750/3/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sr No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001069750/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	5010
2	2001069750/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				5024

IN WORDS: FIVE THOUSAND TWENTY FOUR ONLY.

+ 1 Page
Additional
Payment

Major Information of the Deed

Deed No :	I-2306-04205/2021	Date of Registration	19/07/2021
Query No / Year	2306-2001069750/2021	Office where deed is registered	
Query Date	30/06/2021 9:48:14 AM	2306-2001069750/2021	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 8250537504, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,03,67,210/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,011/- (Article:48(g))	Rs. 10,014/- (Article:E, E, B)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, 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-559 (RS -550)	LR-2489	Vastu	Baid	38.75 Katha	1/-	1,03,67,210/-	Width of Approach Road: 16 Ft.,
Grand Total :					63.9375Dec	1 /-	103,67,210 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Johirul Islam (Presentant) Son of Haji Lulfal Haque 20/12 Ashoke Avenue, City:- , P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204 Sex: Male, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: AAxxxxxx1Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/07/2021 , Admitted by: Self, Date of Admission: 13/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/07/2021 , Admitted by: Self, Date of Admission: 13/07/2021 ,Place : Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	M R DEVELOPERS Vill Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: ABxxxxxx7Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Protik Roy Son of Mr Sukhendu Roy Vill Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx1N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M R DEVELOPERS (as partner)
2	Mr Debanjan Roy Son of Dilip Kumar Roy Vill Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BAxxxxxx1H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M R DEVELOPERS (as partner)
3	Mr Rahul Roy Son of Pradip Roy Vill Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx8G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M R DEVELOPERS (as partner)
4	Mrs Chumki Maji Wife of Animesh Maji CC/3, Purabi Saran, City:- , P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CWxxxxxx3R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M R DEVELOPERS (as partner)
5	Mr Mahadev Paul Son of Late Nakul Paul Village Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Blxxxxxx7M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M R DEVELOPERS (as partner)
6	Mr Jashjeet Maity Son of Prabal Kumar Maity 21/22, Ashoke Avenue, City:- , P.O:- Durgapur, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ASxxxxxx9L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M R DEVELOPERS (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Late Baidyanath Pal Durgapur Court, City Centre, City:- , P.O:- Durgapur, P.S:-Durgapur, District:- Paschim Barchaman, West Bengal, India, PIN:- 713216			
Identifier Of Johirul Islam, Mr Protik Roy, Mr Debanjan Roy, Mr Rahul Roy, Mrs Chumki Maji, Mr Mahadev Paul, Mr Jashjeet Maity			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Johirul Islam	M R DEVELOPERS-63.9375 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 559, LR Khatian No:- 2489	Owner:জাহিরুল ইসলাম, Gurdian:লুৎফুল হক, Address:20/12 অসোক এভিনিউ, মুর্শিদাবাদ-৪, Classification:বাগিচা, Area:0.76000000 Acre,	Johirul Islam

Endorsement For Deed Number : I - 230604205 / 2021

On 13-07-2021

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

Presented for registration at 18:25 hrs on 13-07-2021, at the Private residence by Johirul Islam ,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 1,03,67,210/-

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

Execution is admitted on 13/07/2021 by Johirul Islam, Son of Haji Lutfal Haque, 20/12 Ashoke Avenue, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713204, by caste Muslim, by Profession House wife

Indetified by Mr Bhakta Pal, , Son of Late Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 13-07-2021 by Mr Protik Roy, partner, M R DEVELOPERS, Vill Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , Son of Late Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 13-07-2021 by Mr Debanjan Roy, partner, M R DEVELOPERS, Vill Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , Son of Late Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 13-07-2021 by Mr Rahul Roy, partner, M R DEVELOPERS, Vill Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , Son of Late Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 13-07-2021 by Mrs Chumki Maji, partner, M R DEVELOPERS, Vill Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , Son of Late Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 13-07-2021 by Mr Mahadev Paul, partner, M R DEVELOPERS, Vill Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , Son of Late Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 13-07-2021 by Mr Jashjeet Maity, partner, M R DEVELOPERS, Vill Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , Son of Late Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk



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

On 14-07-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,014/- (B = Rs 10,000/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/07/2021 8:31AM with Govt. Ref. No: 192021220027765541 on 09-07-2021, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKQ8312037 on 09-07-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,011/- and Stamp Duty paid by by online = Rs 5,010/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/07/2021 8:31AM with Govt. Ref. No: 192021220027765541 on 09-07-2021, Amount Rs: 5,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKQ8312037 on 09-07-2021, 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

On 19-07-2021

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,014/- (B = Rs 10,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/07/2021 8:14AM with Govt. Ref. No: 192021220032568231 on 18-07-2021, Amount Rs: 10,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKQ9074756 on 18-07-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 10,001/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7566, Amount: Rs.5,000/-, Date of Purchase: 07/07/2021, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/07/2021 8:14AM with Govt. Ref. No: 192021220032568231 on 18-07-2021, Amount Rs: 10,001/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKQ9074756 on 18-07-2021, 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 2306-2021, Page from 115714 to 115751

being No 230604205 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA
Date: 2021.08.19 11:10:55 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/08/19 11:10:55 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)

Major Information of the Deed

Deed No :	I-2306-04205/2021	Date of Registration	19/07/2021
Query No / Year	2306-2001069750/2021	Office where deed is registered	
Query Date	30/06/2021 9:48:14 AM	2306-2001069750/2021	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 8250537504, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,03,67,210/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,011/- (Article:48(g))	Rs. 10,014/- (Article:E, E, B)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, 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-559 (RS :-550)	LR-2489	Vastu	Baid	38.75 Katha	1/-	1,03,67,210/-	Width of Approach Road: 16 Ft.,
Grand Total :					63.9375Dec	1 /-	103,67,210 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Johirul Islam (Presentant) Son of Haji Lutfal Haque 20/12 Ashoke Avenue, City:- , P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204 Sex: Male, By Caste: Muslim, Occupation: House wife, Citizen of India, PAN No.:: AAxxxxx1Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/07/2021 , Admitted by: Self, Date of Admission: 13/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/07/2021 , Admitted by: Self, Date of Admission: 13/07/2021 ,Place : Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	M R DEVELOPERS Vill Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: ABxxxxx7Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Protik Roy Son of Mr Sukhendu Roy Vill Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx1N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M R DEVELOPERS (as partner)
2	Mr Debanjan Roy Son of Dilip Kumar Roy Vill Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BAxxxxxx1H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M R DEVELOPERS (as partner)
3	Mr Rahul Roy Son of Pradip Roy Vill Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx8G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M R DEVELOPERS (as partner)
4	Mrs Chumki Maji Wife of Animesh Maji CC/3, Purabi Saran, City:- , P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CWxxxxxx3R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M R DEVELOPERS (as partner)
5	Mr Mahadev Paul Son of Late Nakul Paul Village Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Blxxxxxx7M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M R DEVELOPERS (as partner)
6	Mr Jashjeet Maity Son of Prabal Kumar Maity 21/22, Ashoke Avenue, City:- , P.O:- Durgapur, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ASxxxxxx9L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M R DEVELOPERS (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Late Baidyanath Pal Durgapur Court, City Centre, City:- , P.O:- Durgapur, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216			
Identifier Of Johirul Islam, Mr Protik Roy, Mr Debanjan Roy, Mr Rahul Roy, Mrs Chumki Maji, Mr Mahadev Paul, Mr Jashjeet Maity			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Johirul Islam	M R DEVELOPERS-63.9375 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 559, LR Khatian No:- 2489	Owner: জাহিরুল ইসলাম, Gurdian: মুহম্মদ হক, Address: 20/12 আশোক প্রজিন্ট, দুর্গাপুর-৪ Classification: বর্ধিত, Area: 0.76000000 Acre,	Johirul Islam

On 13-07-2021

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

Presented for registration at 18:25 hrs on 13-07-2021, at the Private residence by Johirul Islam ,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 1,03,67,210/-

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

Execution is admitted on 13/07/2021 by Johirul Islam, Son of Haji Lutfal Haque, 20/12 Ashoke Avenue, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713204, by caste Muslim, by Profession House wife

Indetified by Mr Bhakta Pal, , Son of Late Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 13-07-2021 by Mr Protik Roy, partner, M R DEVELOPERS, Vill Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , Son of Late Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 13-07-2021 by Mr Debanjan Roy, partner, M R DEVELOPERS, Vill Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , Son of Late Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 13-07-2021 by Mr Rahul Roy, partner, M R DEVELOPERS, Vill Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , Son of Late Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 13-07-2021 by Mrs Chumki Maji, partner, M R DEVELOPERS, Vill Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , Son of Late Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 13-07-2021 by Mr Mahadev Paul, partner, M R DEVELOPERS, Vill Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , Son of Late Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 13-07-2021 by Mr Jashjeet Maity, partner, M R DEVELOPERS, Vill Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , Son of Late Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk



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Paschim Bardhaman, West Bengal

On 14-07-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,014/- (B = Rs 10,000/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/07/2021 8:31AM with Govt. Ref. No: 192021220027765541 on 09-07-2021, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKQ8312037 on 09-07-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,011/- and Stamp Duty paid by by online = Rs 5,010/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/07/2021 8:31AM with Govt. Ref. No: 192021220027765541 on 09-07-2021, Amount Rs: 5,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKQ8312037 on 09-07-2021, 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

On 19-07-2021

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,014/- (B = Rs 10,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/07/2021 8:14AM with Govt. Ref. No: 192021220032568231 on 18-07-2021, Amount Rs: 10,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKQ9074756 on 18-07-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 10,001/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7566, Amount: Rs.5,000/-, Date of Purchase: 07/07/2021, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/07/2021 8:14AM with Govt. Ref. No: 192021220032568231 on 18-07-2021, Amount Rs: 10,001/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKQ9074756 on 18-07-2021, Head of Account 0030-02-103-003-02



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Date: 2021.08.19 11:10:55 +05:30
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