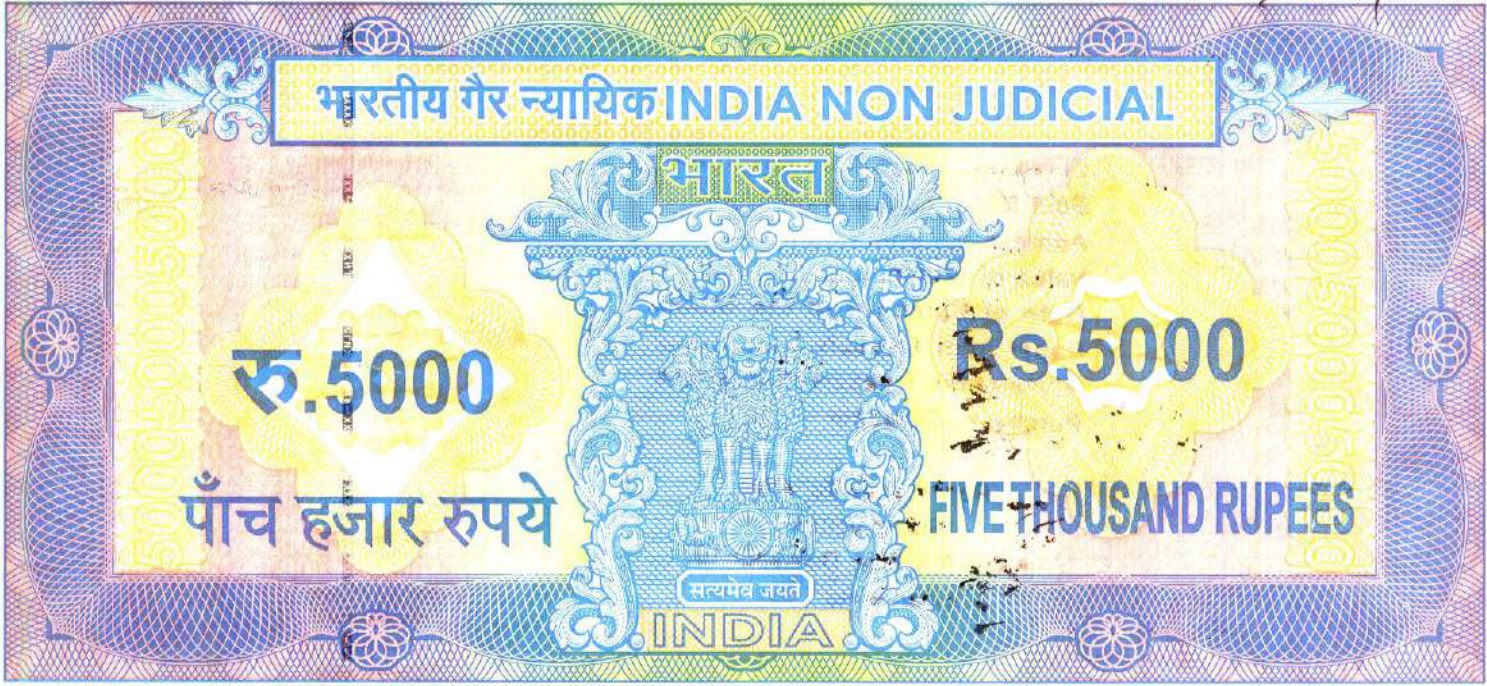


9284

[1]

P-9321/22



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

H 735320

19-12-22
26.08.22
Case No 20221441/22
Area = 11/100 अर्ग/एकड़

certified that the Document
is Admitted to Registration. The
Signature Sheet and the Endr-
gements attached with this
Document are the Part of this
Document

A.D.R. Datta
Registrar

26 AUG 2022

Development Agreement

Query No-2002521441/2022

This Development Agreement is made on 26th day of August 2022

Dist- Paschim Bardhaman.

P.S- New Township

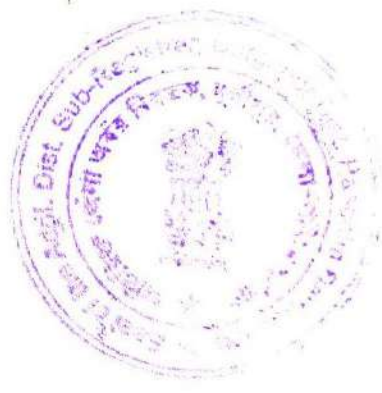
Mouza- Sankarpur

Area of Land- 11 Decimals

[Handwritten signature]

Sl No..... 2242 Date 22/08/22
Sold to..... Sankalpa Real Estate Developers
Address..... Durgapur-12
Value of Stamp..... 5000
Date of Purchase of the Stamp Paper from Treasury..... 04 AUG 2022
Name of the Treasury from where Purchase:-Durgapur

Ram Prasad Banerjee
Stamp Vendor
A.D.S.R. Officer, Durgapur-10
Licence No-1703



9

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

26 AUG 2022

BETWEEN

Mr. PRANKRISHNA DAS, [PAN-ACRPD9163G],[AADHAAR- 299275388007], S/O- Late SACHINDRA KUMAR DAS, by Faith- Hindu, by Nationality- Indian, by occupation- Retired Person, Residing at- SP 16/16 Saptarshi Park, West Shankarpur, Jemua, P.O- ABL Township, P.S- New Township, Durgapur, PIN- 713206, District- Paschim Bardhaman, West Bengal, India. Hereinafter referred to and called as the **"FIRST PARTY/LANDOWNER"** (which expression shall include his/her/their Party heirs, executors, assigns, administrators successors and legal representative unless contrary to and repugnant to the context) of the **FIRST PART.**

AND

SANKALPA REAL ESTATE DEVELOPERS, Being a Partnership firm, (**PAN-AERFS5926E**) having its registered office at - C-1, Imon Kalyan Sarani, Bidhannagar, P.O- Bidhannagar, P.S- New Township, District- Paschim Bardhaman, Pin No-713212, West Bengal, India. represented by some of its partners **(1) Mr. RAJU GORAI, [PAN-BHWPG4090C], [AADHAAR-688993031123], S/O- NIMAI GORAI,** by faith- Hindu, by Nationality Indian, by occupation- Business, Resident of- Tetikhola, Arrah, P.O- Arrah, P.S- New Township, Durgapur PIN-713212, District- Paschim Bardhaman, West Bengal, India. **(2) Mr. SOMNATH CHOWDHURY, [PAN-AHTPC5596M],[AADHAAR-327174488405], S/O. NIRMALENDU CHOWDHURY,** by faith- Hindu, by Nationality Indian, by occupation- Business, Resident of- RA-18, Collins Path, D.D.A Market, P.O- Bidhannagar, P.S-New Township, Durgapur, PIN-713212, District- Paschim Bardhaman, West Bengal, India. **(3) Mr. DIPANKAR DUTTA, [PAN- AKOPD5526A], [AADHAAR-949203174963], S/O- SUBODH DUTTA,** by faith-Hindu, by Nationality Indian, by occupation- Business, Resident of-C-1, Imon Kalyan Sarani, Bidhannagar, P.O- Bidhannagar, P.S-New Township, District- Paschim Bardhaman, Pin No-713212, West Bengal, India. Hereinafter referred to and called as the **"SECOND PARTIES/ DEVELOPERS"** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the **SECOND PART.**

Whereas the present landowners owning and possessing the schedule mentioned below land at Mouza- Shankarpur measuring about 11 Decimals under the jurisdiction of Jemua Gram Panchayat, Dist-Burdwan at present Paschim Bardhaman, and the aforesaid land owner occupied the same by dint of a Registered Deed of sale vide No- I- 2358/2005 of A.D.S.R.O Durgapur.

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

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

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

I-Definition

- 1.1 OWNER/LANDLORD:-** Shall mean **Mr. PRANKRISHNA DAS, [PAN-ACRPD9163G],[AADHAAR- 299275388007], S/O- Late SACHINDRA KUMAR DAS,** by Faith- Hindu, by Nationality- Indian, by occupation- Retired Person, Residing at- SP 16/16 Saptarshi Park, West Shankarpur,



Jemua, P.O- ABL Township, P.S- New Township, Durgapur, PIN -713206, District- Paschim Bardhaman, West Bengal, India.

- 1.2 DEVELOPER:-** Shall mean "SANKALPA REAL ESTATE DEVELOPERS", Being a Partnership firm, (PAN-AERFS5926E) having its registered office at - C-1, Imon Kalyan Sarani, Bidhannagar, P.O- Bidhannagar, P.S- New Township, District- Paschim Bardhaman, Pin No-713212, West Bengal, India. represented by some of its partners (1) Mr. RAJU GORAI, [PAN- BHWPG4090C], [AADHAAR- 688993031123], S/O- NIMAI GORAI, by faith- Hindu, by Nationality Indian, by occupation- Business, Resident of- Tetikhola, Arrah, PO- Arrah, PS- New Township, Durgapur PIN-713212, District- Paschim Bardhaman, West Bengal, India. (2) Mr. SOMNATH CHOWDHURY, [PAN-AHTPC5596M], [AADHAAR-327174488405], S/O. NIRMALENDU CHOWDHURY, by faith- Hindu, by Nationality Indian, by occupation- Business, Resident of- RA-18, Collins Path, D.D.A Market, PO- Bidhannagar, PS- New Township, Durgapur, PIN-713212, District- Paschim Bardhaman, West Bengal, India. (3) Mr. DIPANKAR DUTTA, [PAN- AKOPD5526A], [AADHAAR- 949203174963], S/O- SUBODH DUTTA, by faith- Hindu, by Nationality Indian, by occupation- Business, Resident of- C-1, Imon Kalyan Sarani, Bidhannagar, P.O- Bidhannagar, P.S- New Township, District- Paschim Bardhaman, Pin No-713212, West Bengal, India.
- 1.3 LAND:-** Shall mean land measuring about 11 Decimals under Mouza- Shankarpur, J.L.No-109, R.S. Plot No- 1/524, and L.R. Plot No- 80, L.R Khatian No-1752, under the jurisdiction of Jemua Gram panchayat, Dist-Burdwan at present Paschim Bardhaman.
- 1.4 BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owner herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.
- 1.5 ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the lawful Architect(s) of the Building.
- 1.6 GRAM PANCHYAT MEANS:** - Shall mean the Jemua Gram panchayat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.7 PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Jemua Gram Panchayat and shall also include variations/modifications, alterations therein that may be made by the Owner herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any
- 1.8 OWNERS AREA/ALLOCATION:-** developer shall have to provide 2(Two) numbers of 2BHK Flat Approx area more or less 800 sq. ft which shall be provided at 2nd & 3rd Floor of the said Building and 1(One) car-parking space at the surrounding place of the said building and the Developer also have to provide an amount of Rupees 55,00,000/- (Fifty Five Lakhs) as monetary consideration for the First schedule land against the said project as per sanctioned building plan which is going to be constructed over and above First Schedule mentioned land, together with the undivided importable proportionate share and/or interest in the said land. An amount of Rupees 3,00,000/- (Three Lakhs) to be paid on the date of this development agreement as an advance by the developer to the landowner which will be adjusted from the original consideration of the landowner.
- 1.9 DEVELOPER'S AREA:** Shall mean entire area of the building/s together with the undivided importable proportionate share and/or interest in the said land and the common portions after providing owner consideration as mentioned in clause 1.8 written above.

[Handwritten signature]

- 1.10 UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.
- 1.11 PROJECT:** Shall mean the work of development undertake and to be done by the Owners herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/Flat/s/Car Parking Space/s/etc. and Others be taken over by the Unit/Flat and occupiers.
- 1.12 FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer
- 1.13 PURCHASER/S shall mean and include:**
- A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
 - B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns
 - C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
 - D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
 - E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.
- 1.14 Masculine gender:** Shall include the feminine and neuter gender and vice versa.
- 1.15 Singular number:** Shall include the plural and vice-versa.

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

III- **EFFECTIVENESS:** - This agreement shall become effective from the date of getting all necessary permission from the statutory authority/Government.

IV: - **DURATION:** - This agreement is made for a period of **36 Month from the date of approval of the project by sanctioning authority.**

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

VI:- OWENER DUTY & LIABILITY:-

1. The owners have offered total land of 11 Decimals for development and construction of a housing complex consisting of flats / apartments & parking spaces etc.

2. That the Owner shall within 30 (Thirty) days from this agreement shall vacate and deliver the vacant and peaceful possession of the Schedule property to the second party
3. **The Owners hereby declared that :-**
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) The said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.
 - c) There is no agreement between the Owners and any other party (except **"SANKALPA REAL ESTATE DEVELOPER"** either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
4. That the Owner have agreed that they 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 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 land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sign agreement for sale or sale deed on behalf of the land owners of flats/apartments/parking space etc to the prospective buyers and produce the same before the registering authority and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises and the owners shall agreed to ratify all acts and things lawfully done by the developer but the Owner shall not be responsible for any unlawful activities of the Developer.
6. The owner/vendor shall execute and register a power of Attorney whereby the partners either individually or jointly for and on behalf of the **"SANKALPA REAL ESTATE DEVELOPER"** will be nominated, appointed and constituted as lawful attorney of the OWNER/VENDOR in their names and on their behalf to do all acts and deeds and things relating to the aforesaid project including signing all papers, making complain to the policy, signing and registering agreement for sale in respect of the developer allocated flats more fully described in the scheduled 1.8 hereto signing and registering mortgage deed and mortgaging of the property obtain project loan etc, execution and registration of the deeds of conveyances in favor of the intending purchasers in respect of any flat/unit/covered space/rooms car parking space etc. With proportionate share of the undivided and impetrative land common areas, facilities.

VII- Developer Duty, Liability & responsibility:-

1. The developer **"SANKALPA REAL ESTATE DEVELOPER"** Confirm, accepts and assure the owner that they are fully acquainted with, aware of the process/formalities related to similar project in. Jemua Gram Panchayat area or any other area.



2. The developer confirms and assures the 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 owners do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owner & the Architect before submission to the Corporation/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.
4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and Developer shall take all necessary steps to save the property from any kind of encroachment by the adjacent land owner.
5. That the Developer shall be responsible for any acts deeds or things done towards any fund collection from one or more prospective buyer of the proposed flats
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owners shall not be responsible for any infringement of law that may be in force from time to time during the subsistence of this Agreement. The Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible for the said incident or damage or loss during construction.
7. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan within **36 Months** from the date approval of plan by the Jemua Gram Panchayat or by any competent authority, the time shall be computed on and from the date of sanctioned of building plan, be it mentioned here Rera will be applicable for this project.
8. That Developer claims any extra amount for water and electricity connection from the Land Owner for his allocation.
9. That the Developer shall not make the Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such cases the Developer shall have to bear the entire responsibility.

VIII-Developer Allocation:-

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

IX-Miscellaneous:-

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.

- b) Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) Disputes- Differences in opinion in relation to or arising out during execution of the housing project under this agreement shall be intimated by a registered letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate, to be nominated by both the parties and their legal advisors.
- d) Copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owners time to time.
- e) The owner can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disturb the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project. And the owner shall not be liable for same in any manner whatsoever whether during construction or after construction.
- g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney.
- h) A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense for a guarantee period of next six months after handing over of physical possession of the flats.
- i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne, paid and discharged by the Developer exclusively.
- j) The landowners and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- k) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

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

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

Schedule, above referred to

(Description of Land)

ALL THAT the piece and parcel of land presently owned by the First Parties within Mouza- Shankarpur, J.L. No- 109, Sub-Division-Durgapur, P.S-New Township, City-Durgapur, Dist- Paschim Bardhaman, Pin-713212, ADSR Durgapur, Under Jemua Gram Panchayat.

R.S. Plot No- 1/524, L.R Plot No-80, LR. Khatian No- 1752, Baid, at present usable as Bastu, Area measuring about more or less **11** Decimals.

The land is butted and bounded by:

North- 16 Foot wide Road. (KANCHA)

South- land of same LR Plot no- 80.

East- land of same LR Plot no- 80.

West- 20 Feet wide road. (KANCHA)

This Project will be used for Residential Housing Purpose.

OWNERS AREA: - developer shall have to provide 2(Two) numbers of 2BHK Flat Approx area more or less 800 sq. ft which shall be provided at 2nd & 3rd Floor of the said Building and 1(One) car-parking space at the surrounding place of the said building and the Developer also have to provide an amount of Rupees 55,00,000/- (Fifty Five Lakhs) as monetary consideration for the First schedule land against the said project as per sanctioned building plan which is going to be constructed over and above First Schedule mentioned land, together with the undivided importable proportionate share and/or interest in the said land. An amount of Rupees 3,00,000/- (Three Lakhs) to be paid on the date of this development agreement as an advance by the developer to the landowner which will be adjusted from the original consideration of the landowner. The money consideration to be paid step by step as per the table of the second schedule below.

SECOND SCHEDULE

Date of Registry (This DEV Agreement)	3,00,000 /-
Foundation Complete	3,00,000/-
1 st Floor Casting	4,00,000/-
2 nd Floor Casting	5,00,000/-
3 rd Floor Casting	5,00,000/-
4 th Floor Casting	5,00,000/-
At the time of Bricks Work.	5,00,000/-
In side & Out side plaster of the Building	5,00,000/-
Flooring & Wall putti work complete	10,00,000/-
After possession	10,00,000/-

P. K. D.

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

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

WITNESSES: -

1. Ashim Sutraddhar
S/o - Subal chandra
Sutraddhar
Piyala, DGP-08.

Ashim Sutraddhar

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

2. Nabamita Das, Sankalpa Real Estate Developers
Kogur Goma:

Sankalpa Real Estate Developers

wife of Saumyakanti Das.

SP-16/16, Saptarshi Park

Shankarpur West.

P.O- ABL, Durgapur-713206

Sankalpa Real Estate Developers

Dipankar Das

Partner

Sankalpa Real Estate Developers
Sankalpa Real Estate Developers
Partner

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

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

Pradip Kr. Acharyya
PRADIP KR. ACHARYYA
ADVOCATE, Durgapur court
Enrollment no-WB/512/2000.

1(A)

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



Pran Krishna Das

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature *Pran Krishna Das*

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



Raju Gora
EVEREST

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature *Raju Gora*

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



Smriti Choudhary

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature *Smriti Choudhary*

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature *Dipanker*



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

GRN Details

GRN: 192022230106778021
GRN Date: 25/08/2022 20:33:54
BRN : IK0BVZHTX3
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 25/08/2022 20:35:47
Payment Ref. No: 2002521441/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: PRADIP KUMAR ACHARYYA
Address: DURGAPUR COURT PIN- 713216
Mobile: 9434251726
Depositor Status: Advocate
Query No: 2002521441
Applicant's Name: Mr PRADIP KUMAR ACHARYYA
Identification No: 2002521441/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002521441/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	11
2	2002521441/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	55014
Total				55025

IN WORDS: FIFTY FIVE THOUSAND TWENTY FIVE ONLY.

Major Information of the Deed




Deed No :	I-2306-09321/2022	Date of Registration	26/08/2022
Query No / Year	2306-2002521441/2022	Office where deed is registered	
Query Date	22/08/2022 9:26:04 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	PRADIP KUMAR ACHARYYA DURGAPUR COURT,,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL PIN - 713216, Mobile No. : 9434251726, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 55,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 19,80,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 55,014/- (Article:E, E, B)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, 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-80 (RS :-1/524)	LR-1752	Bastu	Baid	11 Dec	1/-	19,80,000/-	Width of Approach Road: 36 Ft., Last Reference Deed No :2306-I -02358/2005
Grand Total :					11Dec	1 /-	19,80,000 /-	




Land Lord Details :



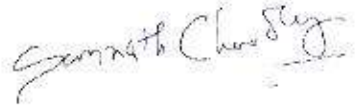


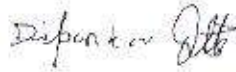
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PRAN KRISHNA DAS (Presentant) Son of Late SACHINDRA KUMAR DAS Executed by: Self, Date of Execution: 26/08/2022 , Admitted by: Self, Date of Admission: 26/08/2022 ,Place : Office	 26/08/2022	 LTI 26/08/2022	 26/08/2022
SP 16/16, SAPTARSHI PARK, SANKARPUR,, City:- Durgapur, P.O:- ABL TOWNSHIP, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx3G, Aadhaar No: 29xxxxxxxx8007, Status :Individual, Executed by: Self, Date of Execution: 26/08/2022 , Admitted by: Self, Date of Admission: 26/08/2022 ,Place : Office				

Developer Details :




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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RAJU GORAI Son of NIMAI GORAI Date of Execution - 26/08/2022, , Admitted by: Self, Date of Admission: 26/08/2022, Place of Admission of Execution: Office	 Aug 26 2022 2:08PM	 LTI 26/08/2022	 26/08/2022
TETIKHOLA, ARRAH,, City:- Durgapur, P.O:- ARRAH, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BHxxxxxx0C, Aadhaar No: 68xxxxxxxx1123 Status : Representative, Representative of : SANKALPA REAL ESTATE DEVELOPERS (as PARTNER)				

2	Name	Photo	Finger Print	Signature
	Mr SOMNATH CHOWDHURY Son of NIRMALENDU CHOWDHURY Date of Execution - 26/08/2022, , Admitted by: Self, Date of Admission: 26/08/2022, Place of Admission of Execution: Office	 <small>Aug 26 2022 2:08PM</small>	 <small>LTI 26/08/2022</small>	 <small>26/08/2022</small>
RA-18, COLLINS PATH, D.D.A MARKET,, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx6M, Aadhaar No: 32xxxxxxxx8405 Status Representative, Representative of : SANKALPA REAL ESTATE DEVELOPERS (as PARTNER)				
3	Name	Photo	Finger Print	Signature
	Mr DIPANKAR DUTTA Son of Mr SUBODH DUTTA Date of Execution - 26/08/2022, , Admitted by: Self, Date of Admission: 26/08/2022, Place of Admission of Execution: Office	 <small>Aug 26 2022 2:09PM</small>	 <small>LTI 26/08/2022</small>	 <small>26/08/2022</small>
C-1, IMON KALYAN SARANI, BIDHANNAGAR, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx6A, Aadhaar No: 94xxxxxxxx4963 Status : Representative, Representative of : SANKALPA REAL ESTATE DEVELOPERS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ASHIM SUTRADHAR Son of Mr SUBAL CHANDRA SUTRADHAR PIYALA,, City:- Durgapur, P.O:- PALADHDIYA, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713208	 <small>26/08/2022</small>	 <small>26/08/2022</small>	 <small>26/08/2022</small>

Identifier Of Mr PRAN KRISHNA DAS, Mr RAJU GORAI, Mr SOMNATH CHOWDHURY, Mr DIPANKAR DUTTA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PRAN KRISHNA DAS	SANKALPA REAL ESTATE DEVELOPERS-11 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 80, LR Khatian No:- 1752	Owner:প্রানকৃষ্ণ দাস, Gurdian:শচীন্দ্র , Address:নিজ , Classification:বাইদ, Area:0.11000000 Acre,	Mr PRAN KRISHNA DAS

On 26-08-2022

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 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:13 hrs on 26-08-2022, at the Office of the A.D.S.R. DURGAPUR by Mr PRAN KRISHNA DAS ,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 19,80,000/-

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

Execution is admitted on 26/08/2022 by Mr PRAN KRISHNA DAS, Son of Late SACHINDRA KUMAR DAS, SP 16/16, SAPTARSHI PARK, SANKARPUR,, P.O: ABL TOWNSHIP, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Retired Person

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

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

Execution is admitted on 26-08-2022 by Mr RAJU GORAI, PARTNER, SANKALPA REAL ESTATE DEVELOPERS (Partnership Firm), C-1, IMON KALYAN SARANI,, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

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

Execution is admitted on 26-08-2022 by Mr SOMNATH CHOWDHURY, PARTNER, SANKALPA REAL ESTATE DEVELOPERS (Partnership Firm), C-1, IMON KALYAN SARANI,, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

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

Execution is admitted on 26-08-2022 by Mr DIPANKAR DUTTA, PARTNER, SANKALPA REAL ESTATE DEVELOPERS (Partnership Firm), C-1, IMON KALYAN SARANI,, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 55,014/- (B = Rs 55,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 55,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/08/2022 8:35PM with Govt. Ref. No: 192022230106778021 on 25-08-2022, Amount Rs: 55,014/-, Bank State Bank of India (SBIN0000001), Ref. No. IK0BVZHTX3 on 25-08-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 11/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2242, Amount: Rs.5,000/-, Date of Purchase: 22/08/2022, Vendor name: RAM PRASAD BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/08/2022 8:35PM with Govt. Ref. No: 192022230106778021 on 25-08-2022, Amount Rs: 11/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BVZHTX3 on 25-08-2022, Head of Account 0030-02-103-003-02

Santanu Pal

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2022, Page from 216242 to 216260
being No 230609321 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.08.29 12:55:05 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/08/29 12:55:05 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)