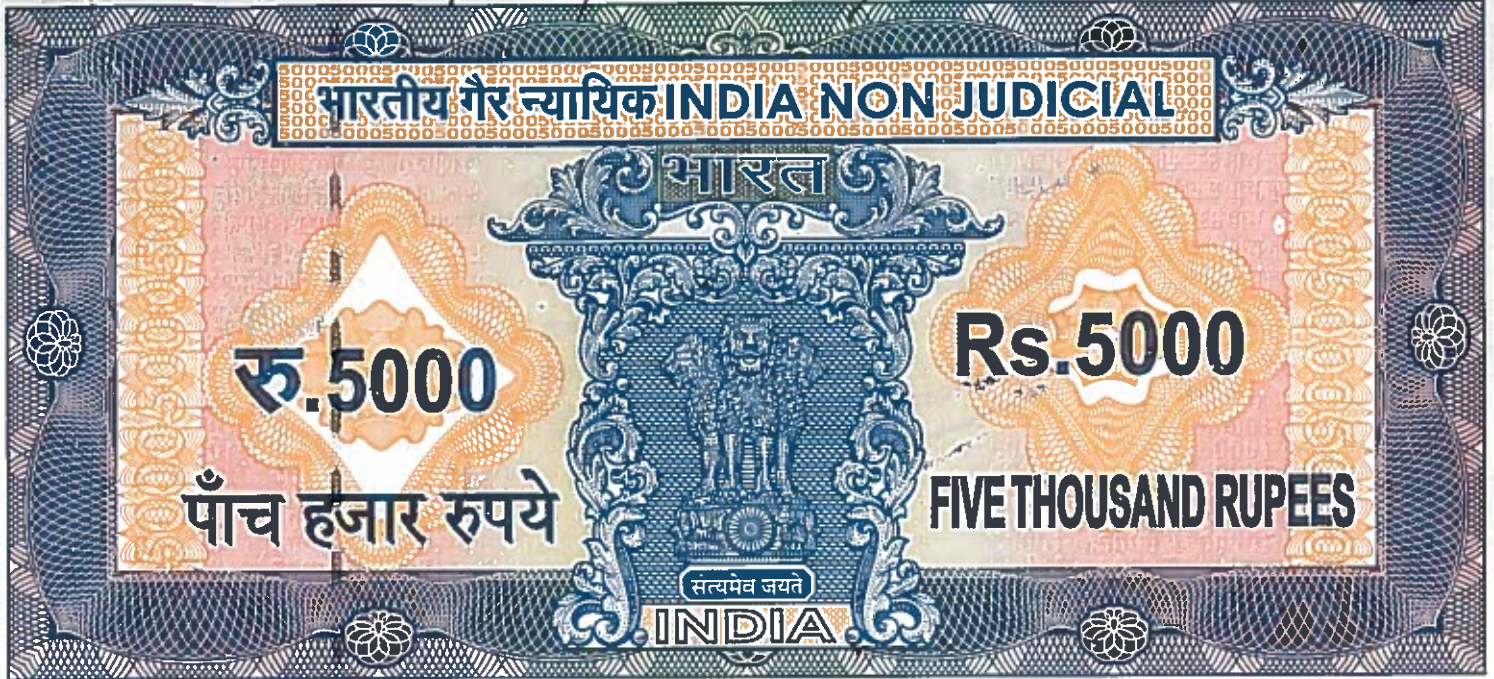


SLN-4527/2023

I-4497/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 8. 2002208550/2023 L 511069

29.08.2023
02:00PM

certified that the document is
submitted to Registration. The
endorsement lines and the
with this document are the part
of this document.

Sub Registrar
29/08/2023

Shyama forward Datta
Goutam Datta
GOPAL DHA
Subhamy Bar.

DEED OF DEVELOPMENT AGREEMENT

This Deed of Development Agreement is executed on this the 29th day of August, 2023 (Two Thousand Twenty Three);

নং 12974 তার 29.08.2023

শ্রী-*Shreemati Priya Das*
সার-*Sarabati Das* নং *S.P. 12974*

থানা-*Purulia (T)* ব্লক-*S-900*

কোর্সনং-..... বনো: *আম* না থাকায়

..... নং জোড়া দিয়ে শরণ করিলাম

Pravash Banerjee
PRAVASH BANERJEE

S.V. Purulia



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**Additional District
Sub-Registrar**

29 AUG 2023

Purulia (W.B.)

Shyama Prasad Dutta

Goutam Dutta

Gopal Dutta

Subhamoy Dev.

BETWEEN

1. Sri Shyama Prasad Dutta @ S.P. Dutta, (PAN-AHFPD0670B) (Aadhar No.294005835233), 2. Sri Goutam Dutta, (PAN-ATVPD3336J) (Aadhar No.334838664553), 3. Sri Gopal Dutta, (PAN-CCOPD9644K) (Aadhar No.617965925538), All Sons Late Rash Behari Dutta, all by faith Hindu, by Occupation Business, Indian Citizen, & resident of Sindarpatty, Purulia, P.S.-Purulia(T), P.O. & District-Purulia, W.B., hereunder called and referred to as the "LAND LORDS/ OWNERS" (which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include its executors, administrators, legal representatives, assignees etc.) on the **ONE PART,**

AND

Sri Subhamoy Dev, (PAN-ALGPD6149Q) (Aadhar No.-529347329815), Son of Late Sanjay Dev, a resident of Ambarish Pally, Garikhana, Purulia, P.S.-Purulia Town, P.O. & District-Purulia, W.B. by faith Hindu, by Occupation Business, Indian Citizen, herein after called and referred to as the **DEVELOPER** (which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include their heirs, executors, administrators, legal representatives, assignees etc. in office) of the **OTHER PART.**

WHEREAS the property situated in Mouza Purulia J. L. No. 292/2 under Purulia Municipality Ward No.10, Holding No. 248 bearing R.S. Plot No.15830 & 15835 measuring an area 0.113 Acres or 11.3 Decimals, more particularly described in the schedule below, have been owned and possessed by Rasbehari Dutta Son of Late Prasanna Kumar Dutta and Usharani Dutta Wife of Rashbehari Dutta, both since deceased and while in possession over aforesaid property said Rashbehari Dutta and Usharani Dutta during their wedlock period had given birth of three male childrens namely Sri Shyama Prasad Dutta, Sri Goutam Dutta, & Sri Gopal Dutta, the present Land Owners herein and accordingly after death of said Rashbehari Dutta and Usharani Dutta, the present owners have become the absolute owners in possession over the aforesaid property each having 1/3rd share in the same.

AND

WHEREAS for the purpose of benefit of themselves, and also for the development of the property, the Landlords/Owners have intend to raise and/or construct a multi-storied building over the aforesaid property mentioned in the schedule herein below and as the Land Owners have the lacuna in the sector/area of construction or infrastructure, they envisage and/or entrusted to the



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Purulia (W.B.)

Syama Prasad Mittal

Gautam Dutt

GOPIKISHA

Subhrajit Dutt

Developer to do the same and the Developer/Second Party of the other part also agreed with such proposal of the Landlords/Owners, have agreed to develop the schedule property by constructing a multi-storied building thereon which will consist of several numbers of residential flats/shop room/garage/servant quarter etc. and hence this deed of Development Agreement.

AND

WHEREAS the landlords/owners have assured the present developer/second party that the schedule property is free from all encumbrances, liens, attachment, mortgage etc. and any other liabilities of any nature whatsoever and howsoever and the owners are in peaceful possession of their inherited property, and the owners have assured the developer that they have marketable and saleable right and title over the Scheduled property.

AND

WHEREAS the Developer after scrutinizing and going through all the papers and documents regarding the valid title and possession over the schedule property & after satisfaction regarding the right, title, interest and possession of the landlords, the Developer herein make this deed of Development agreement with the consent that landlords/owners in every part of construction will assist.

NOW THIS DEED OF DEVELOPMENT AGREEMENT WITNESSES AS FOLLOWS:-

1. That the land-owners jointly delivered peaceful possession of the schedule property through the execution of this deed of development agreement to the developer, for the purpose of development and construction of proposed multi-storied (G+4) building which consisting of several nos. of residential/commercial independent flat/unit from the ground floor to upper floors with garage spaces in the ground floor and the developer in this deed shall accordingly take over possession of the land in question for the aforesaid purpose for development of the same.
2. That the land owners have fully assured the developer that the land in question is free from all kinds of encumbrances, charges, liens, attachments and encroachment, mortgage etc. and there is no notice of the proposed multistoried building or buildings thereon over the schedule mentioned property and also there is no objection or hindrance or obstacles in obtaining approval and sanctioned plan for construction of multistoried building/apartment from the competent authorities.



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Purulia (W.B.)

Shyama Prasad Mittal

Goutam Dutt

Geop. P. Mittal

Subhanyu Dutt

3. The first party/ landowners further assured the developer that apart from themselves, no one else is/are entitled to or has any right and interest over the schedule property or any part thereof either as co-sharers and co-interested persons in joint family or otherwise the first party/landowners are not the benamdar trustee for any one in respect of the schedule property and the first party/ landowner are fully entitled to transfer, convey, dispose and alienate the property in any manner to any one as they think proper and fit as per their own and sole discretion.
4. That the first party/ land owners also assured the developer that the developer will be in no manner liable for any of the outgoing and outstanding dues relating to the scheduled land for the period prior to execution of this deed of development agreement and the same liabilities shall be borne by the first party/ land owners only.
5. That the second party/ developer be entitled to do all acts, deeds, matters, which it/he/they think, necessary, relating to the development and construction of proposed multistoried building/apartment consisting of independent, commercial unit, residential flats; garage, parking space etc. in general only on specific reliefs written hereunder:-
6. The reliefs have been given by the first party/ landowners as follows:-
 - a. To prepare, amend or revise the building plan so will be submitted by the owners/landlords with the assistance of the Developer herein for the purpose of construction of Multi-storied (G+4) building on the land in question and to process submit the same for approval and sanction to the competent authority Concerned in this name or either in the name of the land owners at the cost and expenses of developer of the other part in this deed.
 - b. To appoint technical person, architects, engineers, contractors etc. and managerial personals for development and construction of the proposed multistoried building and for allied jobs as may be deemed necessary for the purpose.
 - c. To make application to the concerned authorities in the name of the first party/land owners or in their own names.
7. The project for construction of the multistoried building as in the manner stated aforesaid have been averred and stated as follows under the nomenclature of "OWNERS' ALLOCATION" and "DEVELOPER'S ALLOCATION":-



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**Additional District
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Purulia (W.B.)

3/4 owner / 1/4 developer

Ground Floor

60% Developer

Subsequent

After obtaining the sanctioned plan from the competent authority the owner in the one hand and the developer in the other hand of this deed will demark their own portions and or shares in the building so will be constructed over the schedule property and in this event the owners' allocated area will be provided with specific boundary and the remaining area will be provided for the Developer Allocated area as Developers' Allocation.

That the first party/land owners are entitled to get 28% of the total constructed area of the multistoried building constructed by the developer through their own finance and capital and the second party/developers will get remaining 72% of the total construction area of the multistoried building. For more details of allocation of the first party/land owners and the second party/developers in the said multistoried building proposed to be constructed over the schedule property. It is described apparently as follows:-

8. OWNERS' ALLOCATION:

a) After construction of the entire multi storied building the owner shall be entitled to get 28% (Twenty eight percent) of the total constructed area of the building and the builders/developers shall not be entitled to claim over the aforesaid 28% of the total construction area. It is to be mentioned further that out of said 28%, 10% will be provided at Ground Floor & rest 18% will be provided at top floor.

b) The flats apartments of the Owner's allocation shall be finished flat the floor shall be covered with marble/floor tiles, windows will be finished with aluminum with glass fitting the doors will be flash doors made of by ply wood/wooden (saal wood) inside walls will be finished with wall putty with primary coating the slab of the kitchen will be made of by marble stone/codappa stone walls of bathrooms and kitchen will be provided with the glaze tiles and the flats will be with complete electric wirings and the electric fittings as well as the electrical wires will be provided.

9. DEVELOPERS' ALLOCATION:

a) After deducting the said owners allocation the existing portion of the building i.e. 72% of the total construction of the said construction area of the building will be i.e. the developer's allocation. The developers shall construct and finished its/their allocated portion as per its/their own choice and decision.

The owners shall not be entitled to claim over the aforesaid 72% of the total constructed area of the building. If the developers extend the total construction



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Purulia (W.B.)

Sujana Prasad Datta

Goutam Datta

ROPA Datta

Subhrajit Datta

then the extended area also be divided between the parties in the same proportion as stated in "owners allocation" and "developers allocation". The owners allocated area will be the exclusive share of the owners in which the developers and/or their legal heirs, assignees, representatives etc. shall not be entitled to lay any claim or any claim laid that will not be tenable or valid. The developers allocated portion will be their exclusive share unconcerned with the owners in which the owners and/or their legal heirs, nominees, assignees, representatives etc. shall not be entitled to lay any claim or any claim laid that will be not tenable or valid. After obtaining the sanction plan the owners and developers shall jointly demarcate their own share on the sanctioned plan of the said proposed building as owners allocation and after such demarcation the balance portion of the proposed building will be treated as developers allocation. Over the top roof of the aforesaid proposed multistoried building the developer and the owners will have right in accordance with their proportionate share i.e. 72% and 28% alongwith the parapet wall. It is further agreed and decided that the developers shall deliver the owners allocation of the full and complete to the owners free of cost charge and encumbrances. The developers shall be exclusively entitled to the developers allocation having valid right, title and interest therein as per this agreement with exclusive right to enter into agreement for sale, transfer, let out, lease, license over the same and execute the appropriate deeds to that effect. The owners shall be exclusively entitled to their own allocation having valid right, title interest ownership etc. over its own allocation and the owners can sale, transfer, lease, let-out, etc. to any intending person at their own discretion and in the event of developers allocation, if the developers intend to transfer their allocation in part or full by way of sale or any deed of conveyance to any intending buyer or purchaser then no prior consent from the owners are required to the effect. The developers may be entitled to take advance from the intending purchaser of their own allocation and they are allowed and/or to be permitted to execute and register sale deed in respect of their own allocation without taking the consent in writing from the owners. The developers as per their own discretion will be entitled to retain or deliver possession of their allocated portion partly or wholly to any person or any such intending buyer, transferee, leasee, tenant etc. and no further consent of the owners is required to that effect and this agreement by itself be deemed to be and treated as the consent of both the parties. At the request of the developers the owners shall give power through registered deed of power of attorney to the developers allocated portion having power to enter into an agreement for sale, lease, gift, or any such other purposes and also having right to receive and received the money against that deed or the consideration money.

It is hereby further agreed that on completion of owners allocated portion the developers either verbally or in written request the owners to take their



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Purulia (W.B.)

Shyama Prasad Datta

Goutam Datta

WOPRWA

Subhrajit Datta

allocated portion. If any dispute arises in between the parties regarding their allocation as stated in this deed the matter should be referred to the Arbitrator within 7 days from the occurrence of the dispute.

It is to be mentioned here that as the proposed multistoried building has yet to be started at this time and the parties of this deed have been mutually agreed that as soon as the sanctioned plan has been obtained the respective sharers of the parties will be demarcated in the sketch map and in this event the Developer will start construction work of the aforesaid multi storied building after obtaining the sanctioned plan and also after demarcating the share of the parties.

b) It is to be mentioned here that the Developer will hand over and deliver the possession to the landlords/owners in respect of the owners allocated area as will be distinguished after obtaining the sanctioned plan with finished work as early as possible within the aforesaid period of 30 (thirty) months and in this event the parties of this agreement have mutually agreed that the developers can never in any way transfer any unit prior to hand over the finished allocated portion to the owners which is under the nomenclature of "OWNERS ALLOCATION". Provided that if any type of loss to the second party/developers such as declaration of war by enemy county, hindrance from Govt. Natural Calamity, any proceeding to dispose before the court etc. then so much of time as is/are required shall be added to the aforesaid period of 30 (thirty) months. Another extra time may be given as per mutual agreement if required by legal registration/ Notary Public and that never be exceed 12 months more in addition to 30 months. After that (42 months) all to be null & void automatically.

It is to be mentioned here that the developers can use their own allocated portion at their sole discretion and the owner can never make any objection to that effect.

It is also be further mutually decided by both the parties that the first party/land owners will execute a further deed of general power of attorney in respect of their allocated share i.e. the "Developers Allocation" and on the strength of the said General Power of Attorney the developers will have every liberty to execute any kind of conveyance or conveyances such as agreement, sale deed mortgage gift etc from their own allocation to the intending the transferee and transferors.

It is further be mentioned here that during the period of construction, the first party/landlord will never be in any way make any obstruction or create any disturbance in the scheduled premises.



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**Additional District
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29 AUG 2008

Purulia (W.B.)

Shyama Prasad Datta

Grover Datta

GOPAL DATT

Subhmita Datta

10. It is also be agreed between the parties that the proposed lift which will be provided in the proposed multi-storied building (G+4) will be constructed by the developers at their own cost and expense.

11. THE DEED OF DEVELOPMENT AGREEMENT has been executed by the parties with the condition as stated herein below:

The OWNER shall not be entitled to lay any claim if the DEVELOPER makes any alteration over their allocated portion. The OWNERS' allocated portion will be the exclusive share of the OWNER in which the DEVELOPER and/or their assignees and /or successor in interest shall not be entitled to lay any claim or if any claim laid, that will not be tenable or valid. The DEVELOPERS' allocated portion will be exclusive share of DEVELOPER unconcerned with the OWNER, in which the OWNER and /or their assignees and/or successor in interest shall not be entitled to lay any claim or if any claim laid that will not be tenable and valid. The OWNER and the DEVELOPER shall jointly demarcate and define on a copy of the sanctioned plan of the proposed building as OWNERS' ALLOCATION in red colour and after such demarcation the balance portion in the sanctioned plan of the proposed building will be treated as DEVELOPERS' ALLOCATION. It has been further agreed and decided that the DEVELOPER shall deliver the OWNERS' ALLOCATION in finished and complete in the manner as stated in "OWNERS' ALLOCATION" above to the OWNER free of cost, charges and encumbrances. The Developer shall be exclusively entitled to Developers' Allocation having valid right, title, interest and possession therein with exclusive right to enter into any agreement for sale, transfer, let out, lease, license, gift, dispose of or otherwise deal with the same in such part or portion as per his/its discretion and appropriate the earnest money, sale proceeds, premium rent or usufruct of the same without any right, title, interest or claim of the owner and the owner shall not be entitled to lay any manner of claim over the same. The Developer as per his/its own discretion will be entitled to retain or deliver possession of his/its allocated portion or part thereof to any person or persons or any such intending buyer transferee, lessee, tenant etc. and no further consent of the owner shall be required to this effect and this agreement by itself be deemed to be and treated as consent of the owner. The owner shall be exclusively entitled to owners' allocation having valid right, title, interest and possession therein with exclusive right to retain for himself/themselves enter into an agreement for sale transfer let out lease license gift dispose of or otherwise deal with same in such part or portion as per their discretion and appropriate the earnest money sale proceeds premium, rent or usufruct of the same without any right, title, interest or claim of the Developers and the Developers shall not be entitled to lay any manner of claim over the same.



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Purulia (W.B.)

Sujana Pooval Dutta

Goutam Dutta

WOPAL DV/A

Subhamoy Dew.

The owners as per his/her/their discretion shall be entitled to retain or deliver possession of his/her/their allocated portion or part thereof to any person or persons or any such intending buyer, transferee, lessee, tenant etc. and no further consent of the Developer shall be required to this effect and this agreement by itself be deemed to be and treated as the consent of the Developer. At the request of the Developers the owners through registered deed of General Power of Attorney shall give power to the Developers or its nominated person, in respect of the Developers' allocated portion having power to enter into an agreement for sale, to transfer, lease, license, gift, or any such other purpose/purposes what so ever as stated in that deed having right to receive and /or retain the money against that deed or the consideration money.

12. That the aforesaid proposed multi-storied (G+4) building will be constructed and the same will be named after entire constructional work of the building after having mutual discussion of the parties.

Be it mentioned that both the parties mutually agreed that after completion of the aforesaid multistoried (G+4) building under the possessional right in accordance with the proportion and distinguished portion of their respective allocation as will be demarcated and/or distinguished portion of their respective allocation as will be demarcated and/or distinguished by the developers herein in its sole discretion and in no manner either of the parties will lay any claim for the portion lying in either of the parties.

13. That the stamp duty, registration charges, transform charges statutory fees any kind of GST if be imposed electricity meter charges etc has to be borne and paid by the land lord/owners in respect of their allocated area/portion in the proportionate ratio.

14. That it is hereby agreed by and between the owners and the developers that after delivery of the allocated portion of the owners by the developer within the stipulated period and the owners shall be treated as the unit holder of the building and the owners shall not be entitled to get any privilege to claim any right apart from the privilege and right of other unit holders.

15. It is mutually decided by the parties of this agreement that the developer will construct the multistoried building over the scheduled property by providing and or using standard first class materials which is being qualified under the marked as ISO and in this event if any damages will occur in future in respect of the building so proposed on the scheduled property, the landlord will be no way be liable, and for that every liabilities will be borne by the developers itself.



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Additional District
Sub-Registrar

29 AUG 2023

Purulia (W.B.)

Syama Prasad Deb

Goutam Deb

ROYAL DUTTA

Subhrajit Deb.

ARBITRATION

Save and except what has been specifically stated herein before all disputes and differences between the parties arising out of the meaning, construction or imposed of this argument of their respective right and liabilities as per this agreement shall be adjudicated by reference to the arbitration of two independent each party who shall jointly appoint an umpire and the commencement of reference and the award of the arbitrator or the umpire as the case may be final and conclusive on the subject as between the parties and this clause shall be deemed to be a submission within the meaning of arbitration Act of 1940 and its statutory modifications and/ or re-enactment thereof in force from time to time.

Notwithstanding the foregoing provision the right to use for specific performance of this contract by one party against the other as per terms of this agreement shall remain unaffected.

Jurisdiction

All Learned Courts within the limit of the Purulia shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of this present between the parties.

SCHEDULE

All that a landed property within Mouza: Purulia (R.S.), being J.L. No. 292/2, Pargana Chharrah, situated at Siderpatty By-Lane, Purulia, under Purulia Municipality Ward No. 10, being Holding No. 248, in the district of Purulia, within local limits of Purulia Town P.S. under Purulia Sub-Registry Office, recorded in R.S. Khata No. 444, R.S. Plot No. 15835, classification Bastu area 11.13 Decimals, & R.S. Khatian No.183, R.S. Plot No.15830, classification Bastu, area 0.17 decimals total in two Plots 11.3 decimals, has been agreed by the Landlord/owners with the developer to develop the same through this deed of Development Agreement and the said properties have been delineated in red colour in the sketch map attached herewith this deed which will be treated as the part and parcel of this deed. **Bounded by:**

On the North :- House of Sahadeb Sahis,

On the South :- Pucca Road,

On the East :- House of Upendranath Bhattacharya,

On the West :- House of Arun Barman Roy.



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Additional District
Sub-Registrar

29 AUG 2023

Purulia (W.B.)

Spyamra found Ducts

Groutm Ducts

60 PWD 110 Ha

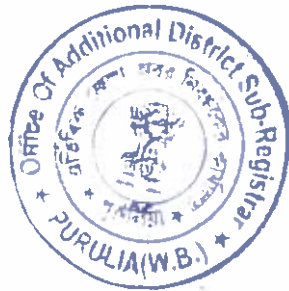
Subhamy Sw.

WORK SCHEDULE

SPECIFICATION OF CONSTRUCTION AND MATERIALS

1. **Foundation** : Filling with isolated footings.
2. **Structure** : Structure will be of RCC with bricks 10 Inch outside and 5 Inch inside wall including cement plaster.
3. **Walls** : Internal- Wall putty and External- Weather coat paint with Water proofing compound.
4. **Flooring** : The entire flat with vitrified tiles.
5. : Cement and Rod will be of ISI Mark.
6. **Electrical** : Concealed ISI copper wiring with modern switches, adequate light power points.
7. **Kitchen** : Glazed tiles up to the height of 48 inches above cooking platform. Cooking platform of Marble. Stainless Steel Sink.
8. **Toilet** : Concealed pipelines with hot and cold water lines. Glazed tiles up to the height of seven feet. CP bath fittings, sanitary fittings, PVC Cistern of reputed company with ISI mark.
9. **Doors** : wood frame with flush door shutter, Synthetic doors and frame in toilets. And aluminum glass windows.
10. **Water supply**: Deep Tube well. Overhead tank for sufficient storage & supply.

NOTE- The above specification made are subject to change and Builder/ Developer can change the specifications without any prior notice.



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Additional District
Sub-Registrar

29 AUG 2028

Purulia (W.B.)

Shyamra Prasad Dubb

Goutam Dubb

LEOPOLDINE

Subhrajit Dubb

(COMMON EXPENSES AND GENERAL EXPENSES)

GENERAL: All costs and expenses for maintaining, repairing and doing all acts, deeds and things which are necessary for maintaining and beautifying the said Buildings has to be borne by respective parties as per their respective shares in the aforesaid building. The expenses for maintaining the gutters and water pipes, drains and electrical wires of the said building and used and enjoyed by the parties in common with other occupiers and all expenses for maintaining the said Building, Main Entrance, Landing, Staircases of the Building and Boundary walls and the cost of cleaning and lightening of the said Building and keeping the said, back and front of the building borne by the respective parties as per their respective shares in the building.

ASSOCIATION: All cost and expenses for establishment and incorporation and registration of the Association for the whole building. Proportionate expenses for the Association will be paid by the parties as per their respective shares in the building including the cost of formation of Association, establishment and registration.

OPERATIONAL: The expenses for day today maintenance of the whole Building particular building and such expenses to be incurred by Association will be borne by the Unit holders proportionately including the salary of the staffs of the Association.

RESERVES: Creation of funds replacement, renovation and/or other periodic expenses.

GENERATOR AND TRANSFORMER: Cost for installation of the Generator and Transformers will be borne by parties and unit holders as per their proportionate share in the building and the same will be treated as common.



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Additional District
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29 AUG 2023

Purulia (W.B.)

Shyama Prasad Dutta

Goutam Dutta

Leopold Dutta

Subhamoy Sen.

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

Note:- Signature with photo and fingers' print of the owners and the developer are affixed on the specimen copy annexed with this Deed.

Witnesses

1. S.K. Barikal.

L/T. S/o. SK. Ranjan

W.NO. 10. Sindur Pally

Po+Dist+P.S. Purulia

Andhr No 967901503048

Ranjay Dutta
Munshidanga,
Master Colony,
Purulia.

1. *Shyama Prasad Dutta*

2. *Goutam Dutta*

3. *Leopold Dutta*

Signature of Owners

Subhamoy Sen.

Signature of the Developer

Scribe - The Deed has been drafted as per the instruction of the Parties and the writings of this deed read over and explained to the Parties who having been fully understood the meaning and purport of this writing of this Deed, put their respective signature and Fingers impression by their own hand and fingers.

Koushik Singh

Koushik Singh (Advocate)
District Judges Court Purulia
Enrollment No. WB/181/2003



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**Additional District
Sub-Registrar**

29 AUG 2023

Purulia (W.B.)

ক্রমানুযায়ী দাতাগণের ও গ্রহীতার স্বাক্ষরিত ছবিসহ
বাম ও ডান হাতের দশ আঙ্গুলের টিপ ছাপ।

Shyam



বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
		ডান হাত		

Geetanjali



বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
		ডান হাত		

Geopandita



বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
		ডান হাত		

Subhamoy Sw.



	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
		ডান হাত		

Shyama Parrot

Geetanjali

Geopandita

Subhamoy Sw.



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Additional District
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29 AUG 2023

Purulia (W.B.)

Major Information of the Deed



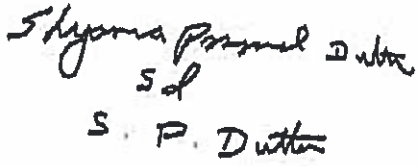





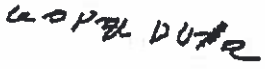
Deed No :	I-1402-04497/2023	Date of Registration	29/08/2023
Query No / Year	1402-2002208550/2023	Office where deed is registered	
Query Date	29/08/2023 10:55:04 AM	A.D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	Koushik Singh Loknathpally Amdiha Purulia, Thana : Purulia Town, District : Purulia, WEST BENGAL, PIN - 723101, Mobile No. : 9932262065, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
Rs. 22,30,000/-	Rs. 38,64,600/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,000/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Sinder Patti, Mouza: Purulia-(002), JI No: 0, Pin Code : 723101

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-15835 (RS :-)	LR-444	Bastu	Bastu	11.13 Dec	22,00,000/-	38,06,460/-	Property is on Road Adjacent to Metal Road,
L2	LR-15830 (RS :-)	LR-183	Bastu	Bastu	0.17 Dec	30,000/-	58,140/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			11.3Dec	22,30,000 /-	38,64,600 /-	
	Grand Total :				11.3Dec	22,30,000 /-	38,64,600 /-	




Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Shyamaprasad Dutta, (Alias: Mr S P Dutta) (Presentant) Son of Late Rashbehari Dutta Executed by: Self, Date of Execution: 29/08/2023 , Admitted by: Self, Date of Admission: 29/08/2023 ,Place : Office	 29/08/2023	 LTI 29/08/2023	 29/08/2023
Sindarpatti, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ahxxxxx0b, Aadhaar No: 29xxxxxxxx5233, Status :Individual, Executed by: Self, Date of Execution: 29/08/2023 , Admitted by: Self, Date of Admission: 29/08/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Goutam Dutta Son of Late Rashbehari Dutta Executed by: Self, Date of Execution: 29/08/2023 , Admitted by: Self, Date of Admission: 29/08/2023 ,Place : Office	 29/08/2023	 LTI 29/08/2023	 29/08/2023
Sindarpatti, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: atxxxxx6j, Aadhaar No: 33xxxxxxxx4553, Status :Individual, Executed by: Self, Date of Execution: 29/08/2023 , Admitted by: Self, Date of Admission: 29/08/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr Gopal Dutta Son of Late Rashbehari Dutta Executed by: Self, Date of Execution: 29/08/2023 , Admitted by: Self, Date of Admission: 29/08/2023 ,Place : Office	 29/08/2023	 LTI 29/08/2023	 29/08/2023
Sindarpatti, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ccxxxxx4k, Aadhaar No: 61xxxxxxxx5538, Status :Individual, Executed by: Self, Date of Execution: 29/08/2023 , Admitted by: Self, Date of Admission: 29/08/2023 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Subhamoy Dev Son of Late Sanjay Dev Executed by: Self, Date of Execution: 29/08/2023 , Admitted by: Self, Date of Admission: 29/08/2023 ,Place : Office	 29/08/2023	 LTI 29/08/2023	 29/08/2023
Son of Late Sanjay Dev Ambarishpalli, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: alxxxxxx9q, Aadhaar No: 52xxxxxxxx9815, Status :Individual, Executed by: Self, Date of Execution: 29/08/2023 , Admitted by: Self, Date of Admission: 29/08/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Sk Barkat Son of Late Sk Ramjan Sinderpatty Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101	 29/08/2023	 29/08/2023	 29/08/2023
Identifier Of Mr Shyamaprasad Dutta, Mr Goutam Dutta, Mr Gopal Dutta, Mr Subhamoy Dev			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Shyamaprasad Dutta	Mr Subhamoy Dev-3.71 Dec
2	Mr Goutam Dutta	Mr Subhamoy Dev-3.71 Dec
3	Mr Gopal Dutta	Mr Subhamoy Dev-3.71 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Shyamaprasad Dutta	Mr Subhamoy Dev-0.0566667 Dec
2	Mr Goutam Dutta	Mr Subhamoy Dev-0.0566667 Dec
3	Mr Gopal Dutta	Mr Subhamoy Dev-0.0566667 Dec

Land Details as per Land Record

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Sinder Patti, Mouza: Purulia-(002), JI No: 0, Pin Code : 723101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 15835, LR Khatian No:- 444		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 15830, LR Khatian No:- 183		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 140204497 / 2023

On 29-08-2023

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

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

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

Presented for registration at 14:00 hrs on 29-08-2023, at the Office of the A.D.S.R. PURULIA by Mr Shyamaprasad Dutta Alias Mr S P Dutta, one of the Executants.

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 38,64,600/-

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

Execution is admitted on 29/08/2023 by 1. Mr Shyamaprasad Dutta, Alias Mr S P Dutta, Son of Late Rashbehari Dutta, Sindarpatti, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business, 2. Mr Goutam Dutta, Son of Late Rashbehari Dutta, Sindarpatti, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business, 3. Mr Gopal Dutta, Son of Late Rashbehari Dutta, Sindarpatti, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business, 4. Mr Subhamoy Dev, Son of Late Sanjay Dev, Ambarishpalli, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business

Indetified by Sk Barkat, , Son of Late Sk Ramjan, Sinderpatty Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/08/2023 2:42AM with Govt. Ref. No: 192023240194446531 on 29-08-2023, Amount Rs: 7/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 519767247 on 29-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,000/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,000/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 12974, Amount: Rs.5,000.00/-, Date of Purchase: 29/08/2023, Vendor name: PRAVASH BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/08/2023 2:42AM with Govt. Ref. No: 192023240194446531 on 29-08-2023, Amount Rs: 2,000/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 519767247 on 29-08-2023, Head of Account 0030-02-103-003-02



Ruhul Amin
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
Purulia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1402-2023, Page from 72117 to 72137
being No 140204497 for the year 2023.**



Ruhul Amin

Digitally signed by RUHUL AMIN
Date: 2023.08.29 18:27:10 +05:30
Reason: Digital Signing of Deed.

**(Ruhul Amin) 2023/08/29 06:27:10 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
West Bengal.**

(This document is digitally signed.)