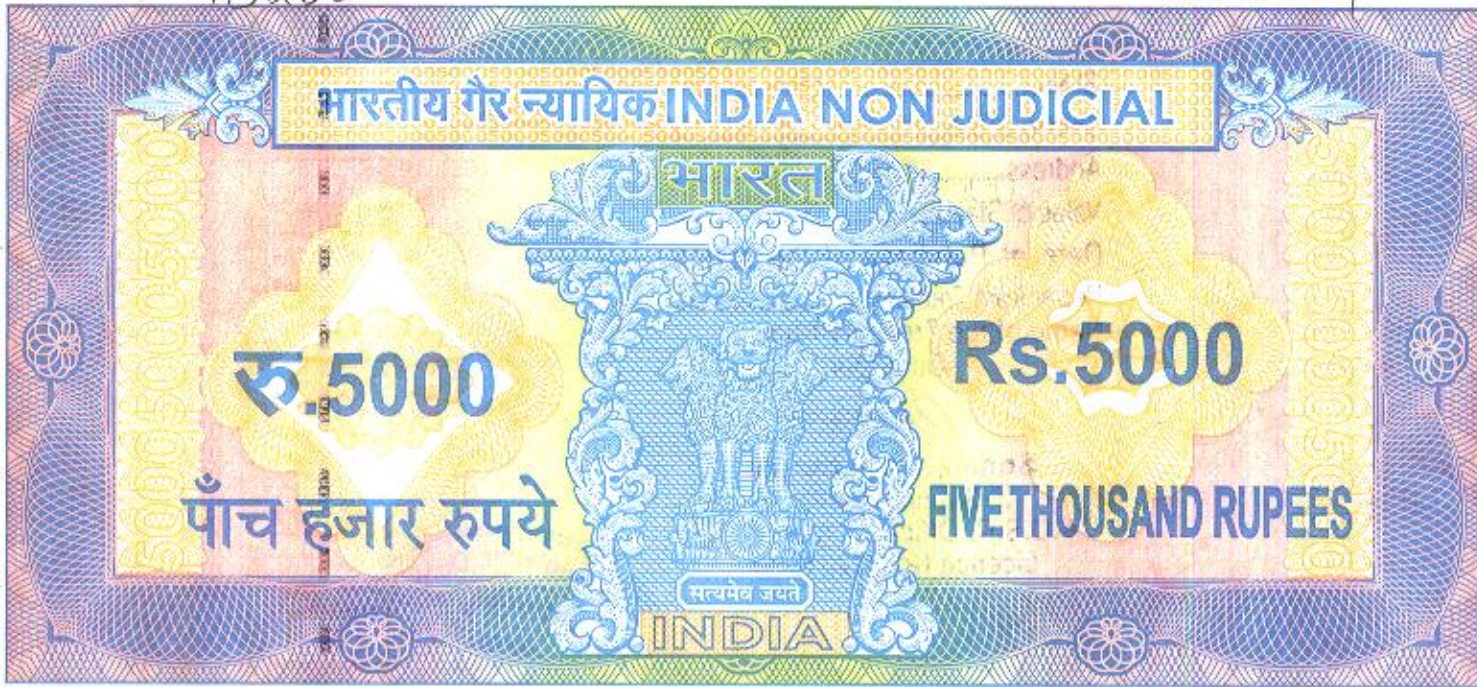


13255

P-13288/22



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

H 739359

It is hereby certified that the Documents
 are Admitted to Registration, the
 Signature Sheet and the Endor-
 sements are correct with this
 Document and are the Part of this
 Document

A.D.S.R. Das
 Registrar

29 DEC 2022

DEVELOPMENT AGREEMENT

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

Contd. Page-02

12-12-22
 29.12.22
 Reg. No. 2642595

J. Roy
 2022

SI No. 4137 Date 28/12/2022

Sold to Durgapur Bidisha Niketan

Address DGP-AB

Value of Stamp 5000

Date of Purchase of the stamp

Pepar from Treasury

Name of the Treasury from
Durgapur

Chatterjee

Somenath Chatterjee
Stamp Vendar

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



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

29 DEC 2022

BETWEEN

GOLAM SAMIM [Pan No-**BIKPS7993D**, Aadhaar No- 209188151854] son of Habibur Rahaman, by Nationality-Indian, by faith-Muslim, by occupation-Business, residing at Akbar Road, P.O-Durgapur-04, P.S-Durgapur, Dist-Paschim Bardhaman, West Bengal.

{ Hereinafter referred to and called as “LANDOWNER” (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include **their** heirs, executors, representatives and assigns) of the ONE PART.

AND

DURGAPUR BIDISHA NIKETAN [Pan No-**AARFD8896J**] having its principle place of business at 2/12, Rocky Path, Moulana Azad City Centre, P.O-Durgapur-16, P.S- Durgapur, Dist- Paschim Bardhaman, West Bengal represented by one of its partner **Mr. BISWABIJOY SUTTRADHAR** (Pan No-**BEPPS5320M** , Aadhaar No-**494694708781**) son of Rasamay Sutradhar, by faith: Hindu, by occupation: Business, by nationality: Indian, residing at 5/8 Mahiskapur Road, P.O-Durgapur-05, P.S-Durgapur, District-Paschim Bardhaman, West Bengal, Pin-713205.

[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 OTHER PART.

AND WHEREAS the schedule below Land originally belongs to the landowner which he acquired by way of Regd deed No-4342 of 2022 of an area of 3 Katha 9 Chatak in connection with plot no-LR & RS-472 and acquired an area of 3 Katha 9 Chatak in connection with plot no-LR & RS-472 by way of Regd deed No- 4343 of 2022 and name of the present LANDOWNER duly recorded in LR records of rights under Khatian no-LR-1947 and from the date of purchase he is owning, possessing and seizing the schedule below land without any encumbrances.

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

J. Roy
ADP

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

I-DEFINITION

1. **LANDOWNER/LANDLORDS:-** Shall mean **GOLAM SAMIM [Pan No-BIKPS7993D, Aadhaar No- 209188151854]** son of Habibur Rahaman, by Nationality-Indian, by faith-Muslim, by occupation-Business, residing at Akbar Road, P.O-Durgapur-04, P.S-Durgapur, Dist-Paschim Bardhaman, West Bengal.
2. **DEVELOPER:-** Shall mean **"DURGAPUR BIDISHA NIKETAN [Pan No-AARFD8896J]** having its principle place of business at 2/12, Rocky Path, Moulana Azad City Centre, P.O-Durgapur-16, P.S-Durgapur, Dist- Paschim Bardhaman, West Bengal represented by one of its partner **Mr. BISWABIJOY SUTTRADHAR (Pan No-BEPPS5320M, Aadhaar No-494694708781)** son of Rasamay Sutradhar, by faith: Hindu, by occupation: Business, by nationality: Indian, residing at 5/8 Mahiskapur Road, P.O-Durgapur-05, P.S-Durgapur, District-Paschim Bardhaman, West Bengal, Pin-713205.
3. **LAND:-** Shall mean **Danga Land** measuring area of **12 Decimal** comprising in, **RS Plot no-472 corresponding to Plot No-LR- 472, under LR Khatian No- 1947** under Mouza-Bansole, J.L No-209, P.S-Durgapur, Dist-Paschim Bardhaman, West Bengal.
4. **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by 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. **Gram Panchayat:-** Shall mean the Ichapur 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 Ichapur Gram Panchayat and shall also include variations/modifications, alterations therein that may be made by the LANDOWNER 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.

J. Roy
ADV

9. **PROJECT:** Shall mean the work of development undertake and to be done by 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 Gram Panchayat or any other statutory Body or any Court, Government Regulations, new and/or changes in any law 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.

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 from the date of getting all necessary permission from the statutory authority/Government.

IV:- DURATION: - This agreement will be valid till the completion of the project which starts from the date of getting approval from the appropriate authority.

J. Roy
ADV

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

VI: - LANDOWNER DUTY & LIABILITY:-

1. The LANDOWNER will deliver the First Schedule land for development and construction of a Commercial Cum Residential housing complex consisting of flats / apartments & parking spaces.
2. That LANDOWNER 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 LANDOWNER 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 LANDOWNER 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.

1. The LANDOWNER hereby declared that :-

- a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
- b) There is no agreement between the LANDOWNER and any other party except **DURGAPUR BIDISHA NIKETAN** either for sale or for development and construction of **Commercial Cum Residential housing complex** and the said land is free from any encumbrance.
- c) Sec-202 of Indian contract Act will be taken into consideration in case of death of any of the LANDOWNER after execution of Development Agreement & Development Power of Attorney.
- d) That GST, stamp duty and registration fees in relation to the LANDOWNER' allocation Flat shall be borne by the LANDOWNER himself.
- e) That it is agreed by the LANDOWNER that he will not avail any services provided by taking development charges.
- f) That in case of death of any of the landowner his legal representative will never raise any objection or dispute in future before any authority or court of law and they will also execute all the necessary deeds and documents as and when required by the developer for the purpose of this project.

2. That the LANDOWNER 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 LANDOWNER and on their behalf in respect of all activities related to developing and construction of a **Commercial Cum Residential housing**

J. Roy
Adv

complex on the said land i.e receive sanctioned plan from the Ichapur 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.

- 3. 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 “**DURGAPUR BIDISHA NIKETAN**” is fully acquainted with, aware of the process/formalities related to similar project in this area.
2. The developer confirms and assures the LANDOWNER 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 LANDOWNER do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Gram Panchayat/Govt. agencies. Any variation/ alteration/ modification from the original approved drawing/plan needs approval of the LANDOWNER & the Architect before submission to the Gram Panchayat/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 the developer only. 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 LANDOWNER and Developer.
4. That the Developer shall not raise any question regarding the measurement of the First 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.

J. Roy
Adv

5. That the Developer shall be responsible for any acts, deeds or things done towards any funds collection from one or more prospective buyers 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 LANDOWNER 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 LANDOWNER 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 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 LANDOWNER 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 LANDOWNER 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 LANDOWNER time to time.

J. Roy
ADV

- e) The LANDOWNER can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor and the decision will be held after discussion with the developer.
- 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.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

ALL THAT piece and parcel of **Danga Land** measuring area of **12 Decimal** comprising in **Plot No-RS-472** corresponding to **Plot No-LR- 472, under LR Khatian No- 1947** under **Mouza-Bansole, J.L No-209, P.S-Durgapur, Dist-Paschim Bardhaman, West Bengal** which is butted and bounded as follows :

North: Plot No-RS- 472 (P), East : 20 ft wide Kancha Road.

West: Plot No-RS- 471 (P), South : Plot No-RS- 472 (P), ✓

J. Roy
ADV

SECOND SCHEDULE ABOVE REFERRED TO

(LANDOWNER'S ALLOCATION)

The LANDOWNER will get 20 % of the total construction area of the building constructed over the first schedule property.

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

AND together with the undivided importable proportionate share and/or interest in the said land and the common portions as specified in schedule below.

THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION shall mean the entire building including common facilities common areas 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.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of landowner & 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 witnesses whereof the landowner & developer put their signature on this 29th day of December 2022 at ADSR Office Durgapur.

WITNESSES: -

- 1) Bhrita Pal.
Do. Bindyath Pal
Durgapur Cost-16
2. Raju Singh.
Steel market - Azone
Durgapur - 713204


Signature of LANDOWNER

DURGAPUR BIDISHA NIKETAN

Partner

Signature of the Developer







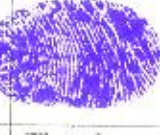




Drafted by me and Typed me my office
& I read over & Explained in Mother
Languages to the LANDOWNER and
she admit that the same has been
correctly written as per his instruction.



Advocate, Durgapur Court





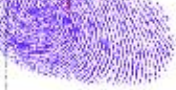






Regd No- F/595/562/2020

FINGER PRINT & PHOTOCOPY

Left hand						 Golam Samim
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Golam Samim

Left hand						 Birwal Goy Sutta Shah
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Birwal Goy Sutta Shah

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me



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



192022230234527011

GRN Details

GRN: 192022230234527011 **Payment Mode:** Online Payment
GRN Date: 29/12/2022 11:33:20 **Bank/Gateway:** State Bank of India
BRN : CKV7763959 **BRN Date:** 29/12/2022 11:34:28
GRIPS Payment ID: 291220222023452700 **Payment Init. Date:** 29/12/2022 11:33:20
Payment Status: Successful **Payment Ref. No:** 2003642595/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: DURGAPUR BIDISHA NIKETAN
Address: DGP-16
Mobile: 8695775415
Contact No: 8250537504
Depositor Status: Buyer/Claimants
Query No: 2003642595
Applicant's Name: Mr Prasanta Bandyopadhyay
Identification No: 2003642595/1/2022
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 29/12/2022
Period To (dd/mm/yyyy): 29/12/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003642595/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	10
2	2003642595/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	24

IN WORDS: TWENTY FOUR ONLY.

Major Information of the Deed



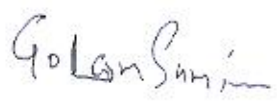
Deed No :	I-2306-13288/2022	Date of Registration	29/12/2022
Query No / Year	2306-2003642595/2022	Office where deed is registered	
Query Date	27/12/2022 8:43:00 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, 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]		
Set Forth value	Market Value		
	Rs. 26,58,463/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Gram Panchayat: ICHHAPUR, Mouza: Bansole, JI No: 209, Pin Code : 713363

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-472 (RS :472)	LR-1947	Other Commercial Usage	Danga	12 Dec		26,58,463/-	Width of Approach Road: 20 Ft.,
Grand Total :					12Dec	0 /-	26,58,463 /-	

Land Lord Details :



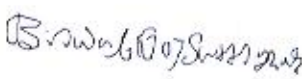
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Golam Samim (Presentant) Son of Habibur Rahaman Executed by: Self, Date of Execution: 29/12/2022 , Admitted by: Self, Date of Admission: 29/12/2022 ,Place : Office			
		29/12/2022	LTI 29/12/2022	29/12/2022

Akbar Road, Durgapur, City:- Durgapur, P.O:- A Zone, P.S:-Durgapur, District:-Paschim Bardhaman West Bengal, India, PIN:- 713204 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: B1xxxxxx3D, Aadhaar No: 20xxxxxxxx1854, Status :Individual, Executed by: Self, Date of Execution: 29/12/2022 , Admitted by: Self, Date of Admission: 29/12/2022 ,Place : Office



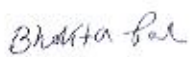
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DURGAPUR BIDISHA NIKETAN 2/12 Rocky Path, Moulana Azad Sarani, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 , PAN No.:: AAxxxxxx6J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Biswabijoy Sutradhar Son of Mr Rasamay Sutradhar Date of Execution - 29/12/2022, , Admitted by: Self, Date of Admission: 29/12/2022, Place of Admission of Execution: Office	 Dec 29 2022 2:07PM	 LTI 29/12/2022	 29/12/2022
5/8 Mahiskapur Road, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BExxxxxx0M, Aadhaar No: 49xxxxxxxx8781 Status : Representative, Representative of : DURGAPUR BIDISHA NIKETAN (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr Baidyanath Pal Gourbazar, City:- Not Specified, P.O:- Gourbazar, P.S:-Faridpur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713363	 29/12/2022	 29/12/2022	 29/12/2022
Identifier Of Golam Samim, Mr Biswabijoy Sutradhar			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Golam Samim	DURGAPUR BIDISHA NIKETAN-12 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Gram Panchayat: ICHHAPUR, Mouza: Bansole, JI No: 209, Pin Code : 713363

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 472, LR Khatian No:- 1947	Owner:গোলাম সামিম, Gurdian:হাবিবুর রহমান, Address:আব্বর রোড , Classification:ডাঙ্গা, Area:0.12000000 Acre,	Golam Samim

On 29-12-2022

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 12:17 hrs on 29-12-2022, at the Office of the A.D.S.R. DURGAPUR by Golam Samim , 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 26,58,463/-

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

Execution is admitted on 29/12/2022 by Golam Samim, Son of Habibur Rahaman, Akbar Road, Durgapur, P.O: A Zone Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713204, by caste Muslim, by Profession Business

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Gourbazar, P.O: Gourbazar, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713363, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 29-12-2022 by Mr Biswabijoy Sutradhar, Partner, DURGAPUR BIDISHA NIKETAN, 2/12 Rocky Path, Moulana Azad Sarani, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Gourbazar, P.O: Gourbazar, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713363, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/12/2022 11:34AM with Govt. Ref. No: 192022230234527011 on 29-12-2022, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKV7763959 on 29-12-2022, Head of Account 0030-03-104-001-16

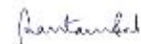
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 10/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4137, Amount: Rs.5,000.00/-, Date of Purchase: 28/12/2022, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/12/2022 11:34AM with Govt. Ref. No: 192022230234527011 on 29-12-2022, Amount Rs: 10/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKV7763959 on 29-12-2022, Head of Account 0030-02-103-003-02



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 289159 to 289175

being No 230613288 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.12.30 11:08:15 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/12/30 11:08:15 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)
