

SL no- 1627/22

D-010201703/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 246659

1  
12-36 p.m  
22/03/2022

Certified that the document is admitted  
for registration. The signature of the  
the endorsement sheet, the signature sheet and  
the document are the part of this document.

Q - 2000881631/2022

  
Additional District Sub-Registrar  
Bankura

22 MAR 2022

**DEVELOPMENT AGREEMENT**

MOUZA : KHUDSOLE  
AREA OF LAND : 0.060 ACRES

  
(Not)

3998  
21. 3. 2022  
Nirmaya Builders  
Chandmari  
Bankura  
Sankar Das



H S46822



A

Additional District Sub-Registrar  
Bankura

22 MAR 2022

Sankar Das  
Sankar Das  
Bankura  
Bankura  
Bankura

**THIS DEVELOPMENT AGREEMENT IS MADE ON 22<sup>ND</sup> DAY OF MARCH , 2022**

**BETWEEN**

- 1) **ASWINI KUMAR MANDAL [PAN No-AFCPM4720N]**, S/O of Lt. Sahadeb Mandal, by faith Hindu, by nationality Indian, by Profession Retired employee residing at Arabindanagar(North) , Bankura, P.O., P.S. & Dist. Bankura, West Bengal- 722101 at hereinafter refereed to and called as "**LANDOWNER**" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART**

**AND**

**M/S NIRMAYAK BUILDERS PVT. LTD. [PAN No-AAFCN3721P], (CIN-U45309WB2016PTC217676)**, being a company incorporated according to Company's Act 2013 hereby its registered office at Arabindanagar,By-Pass more Bankura, PIN-722101, P.S.-Bankura, District-Bankura (W.B) , herein after referred to as "**THE DEVELOPERS**" represented by its **Director SMT. CHANDRANI SENGUPTA[PAN No- BDVPS4020H] W/O SRI SOURAV SENGUPTA**, by faith Hindu, by nationality Indian, by Profession Business, resident of Arabindanagar, By-Pass more Bankura , PIN-722101 (W.B) (which term shall include their heirs, executors, representatives and assigns) of the **SECOND PART**

**WHEREAS** The present landowner owning and possessing a "Bastu" Land measuring area of 0.060 acres, under Plot No.- 665( L.R.), L.R. Khatian No-1879, J.L. No.- 228 of Mouza- Khudsole, PO, P.S. & Dist. Bankura, word No-09 under Bankura Municipality.

**AND WHERE AS** the First Part desire to develop the First schedule property by construction of a multi storied building commercial cum residential up to maximum limit of floor consisting of so many flats and parking space etc as per plan approved by Bankura Municipality but the owner has not the sufficient fund for the development work and for this reason 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 the various aspects of execution of the project and proposal of the landowner has decided to construct multistoried building there at consisting of apartments and flat with the object of selling such flats/apartments to the prospective purchasers and the Second Part has accepted the proposal of First Part

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

- 1.1 **OWNER/LANDLORD:-** Shall mean **ASWINI KUMAR MANDAL [PAN No-AFCPM4720N]**, S/O of Lt. Sahadeb Mandal, residing at Arabindanagar(North) , Bankura, P.O., P.S. & Dist. Bankura, West Bengal- 722101
- 1.2 **DEVELOPER:-** Shall mean **M/S NIRMAYAK BUILDERS PVT. LTD.** Being a company incorporated according to Company's Act 2013, hereby its registered office at Chandmaridanga (Near Kali Mondir), P.O. ,P.S. and Dist- Bankura, PIN-722101, (W.B).

1.3 **LAND:** - Shall mean "Bastu" Land measuring area of 0.060 acres, under Plot No.-665( L.R.), L.R. Khatian No-1879, J.L. No.- 228 of Mouza- Khudsole, PO, P.S. & Dist. Bankura, word No-09 under Bankura Municipality.

1.4 **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE

1.5 **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.

1.6 **MUNICIPAL CORPORATION:** - Shall mean the Bankura Municipality 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 Bankura Municipality and shall also include variations/modifications, alterations therein that may be made by the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any

1.8 **Owner's & Developer's Allocation:-**

a) **LAND OWNER'S ALLOCATION:** Shall mean 2 nos of flat measuring more or less 1925 sq. Ft (Super Built up area) of the building and 2(Two) no of parking space measuring more or less 120 Sq. ft each and if the concern authority give permission for construction of G+4 instead of G+3 then landowners also entitled get another Flat measuring more or less 1058 sq.ft. which is particularly mentioned and described in the Second Schedule and together with the undivided impartible proportionate interest in the said land and the common portions.

b) **DEVELOPER'S ALLOCATION:** Shall mean entire super built area of the building/s together with the undivided impartible proportionate interest in the said land and the common portions after providing Land Owners allocation as mentioned in the Second Schedule.

c) It is hereby specifically mentioned that the parties hereto shall be free to sell, transfer, and /or mortgage, assignor part with the possession of their respective portion at their own risk and account without any objection from the other party and to receive, accept any consideration, money in regards to their respective share. Each Party shall have rights to negotiate their respective portion with common facilities to any intending purchaser.

d) That GST relating to landowners allocation shall be paid by the Land owner

1.9 **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

1.10 **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/commercial space/ and Others be taken over by the Unit/Flat and occupiers.

**1.11 FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer

**1.12 PURCHASER/S** shall mean and include:

- A) If he/she be an individual then his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- B) If it be a Hindu Undivided Family then its members for 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 its Trustees for the time being and their successor(s)-in-interest and assigns.

**1.13 Masculine gender:** Shall include the feminine and neuter gender and vice versa.

**1.14 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 of execution of this agreement.

**III- EFFECTIVENESS:** - This agreement shall become effective from the date of execution of this agreement.

**IV:- DURATION:-** This agreement is made for a period of 24 month from the date of approved plan by Bankura Municipality with a grace period of 6 month.

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

**VI :- OWENER DUTY & LIABILITY:-**

1. The owner has offered total land of 0.060 Acre for development and construction of a Residential Complex consisting of flats / apartments & parking spaces.
2. That the Owner shall within 30 (Thirty) days from this agreement shall peaceful possession of the 1st 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) There is no agreement between the Owners and any other party (except **M/S NIRMAYAK BUILDERS PVT. LTD.**) either for sale or for development and construction of Commercial Cum Residential Complex and the said land is free from any encumbrance.
4. That the Owner has agreed that they will personally present before the Registering Authority to sign Registered Development Agreement as well as Registered Power of Attorney and all the agreement for sale and all deeds of conveyance for selling the Flats to the prospective buyer as Land Owners.
  5. That Owner hereby declare that he shall resolved , all the land related dispute and after starting the construction if any land related dispute arise and if the Land owner unable to resolved the same then he shall indemnify the Developer and agree to pay damages. The damage amount shall be the amount which is already invested by the Developer in the project plus interest @ 8% p.a.
  6. That the Owner also agree that he gives full authority & power to Second Part to do & execute all lawful acts, deeds things for the owners and on his behalf in respect of all activities related to developing and construction of a Residential Complex on The said land i.e to receive sanctioned plan from the Bankura Municipality, such other statutory authority or authorities, 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 sale of flats/apartments to the prospective buyers save and except Owner's allocation and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed by the owners and the owners shall agreed to ratify all acts and things la fully done by the developer.
  7. That Landowners hereby declare that they shall not claim any excess consideration apart from the consideration mentioned in this agreement.
  8. That Landowners hereby declare that they have no objection if the Developer takes project loan by depositing title deed but the Developer shall not make liable the Landowner personally for repayment of the same.
  9. All the land title related dispute shall resolved by the Landowners.
  10. The Owner hereby agreed to execute a Development Power of attorney in the name of representative of the Developer within one month from registered Development



Handwritten signature and initials, possibly reading 'S. K. (S.K.)'.

Agreement for the purpose of selling Flat/parking save and except those Flat/  
/parking are allotted in favour of Landowner in this agreement.

11. The Owner hereby agreed to pay the Electric transformer charges and D.G. Charges and other extra charges(if any) for his allocated flats.

#### **VII- DEVELOPER DUTY, LIABILITY & responsibility:-**

1. The Developer **M/S NIRMAYAK BUILDERS PVT. LTD.** confirms and assures the owners that they are fully acquainted with and aware of the process / formalities related to similar project in Corporation area and fully satisfied with the papers/documents related to the ownership, physical measurement of the said land, litigation free possession, suitability of the site and viability of the said project and will not raise any objection with regard thereto.
2. The developer **M/S NIRMAYAK BUILDERS PVT. LTD.** confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within the 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 responsible for do all the necessary paper work for sanctioned the plan within One year from this agreement.
6. That if Developer takes project loan then he shall not make the landowner personally liable for repayment of the same; it is pertinent to mention that the Developer will remain under obligation to repay the said loan as well as also to keep the landowner



Handwritten signature and initials, possibly reading 'S. S. S. (S.S.S.)'.

harmless in case the Bank/Financial Institution conducts any auction of the schedule mentioned property to realize the dues of such loan, not only that, the Developer including Director of the Company will be bound to reimburse the contemporary market value of the schedule mentioned property in accordance with the value displayed by D.S.R/A.D.S.R office at that time, to the landowners.

7. 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.
8. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the 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.
9. 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 30 months from approved plan of Bankura Municipality with further additional period of 6 months if needed both the case the time shall be computed on and from the date of sanction of plan from Bankura Municipality.
10. 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 be the entire responsibility.
11. That the Developer hereby declared that after completion of project and successful handing over of the project to the prospective buyers/ leaseholder they have no right to interfere in any matter of the project.
12. That Developer shall agreed to indemnify the land owner from the obligation of paying Income Tax, sales tax or any other duties levies either by the State Government or Central Government or statutory local authorities from his part which are required to pay for the profits which he derived after selling the flats to the prospective buyer.
13. The Developer agrees to pay Rs. 10,000/- per month to the Land Owners in case he cannot hand over their allocation within 30 months from effectiveness of this agreement.

#### **VIII-Cancellation**

The Owner has every right to cancel and/or rescind this agreement after 36 month from execution of agreement if the Developer is unable to make payment or deliver the



flats to the land owner within stipulated period. If this agreement is cancelled for the reason mentioned earlier then the Developer shall liable to pay the amount which he received from the prospective buyer.

The Developer has every right to cancel and/or rescind this agreement if the Landowners shall fails or neglect to resolved the land related problem

**IX-Miscellaneous :-**

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Bankura 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 commercial cum residential 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) Photo 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 owners 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.

  
(Debr)

- 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 owners shall have no right, title, interest, claim whatsoever in the consideration received by the developers or its nominees out of the developers allocation.
- k) 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.
- 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 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.
- m) 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.

**First Schedule above referred to**  
**(Description of Land)**

All that piece and parcel of "Bastu" Land measuring area of 0.060 acres, under Plot No.- 665( L.R.), L.R. Khatian No-1879, J.L. No.- 228 of Mouza- Khudsole, PO, P.S. & Dist. Bankura, Arabindanagar road, word No-09 under Bankura Municipality.

  
(10/11)

Butted and Bounded as under:-

On the North : 16 'wide Road

On the East: 16 'wide Road

On the West : House of Late Biswanath Barat

On the South: House Of Bhanuprasad Roy

**Second Schedule above referred to**

**(Description of Flat allotted to Landowner's as consideration)**

| Sl. No  | Flat No | Area (Super Built up) | Floor |
|---|---------|-----------------------|-------|
| 1   | 1/B     | 867                   | First |
| 2   | 3/A     | 1058                  | Third |
| Two (02) open car parking measuring an area of 120 Sq. Ft. (more or less) each.   |         |                       |       |
| If the concern authority give permission for construction of G+4 instead of G+3 then landowners also entitled get following Flat :-<br>1) 4/A(1058sq.ft.) |         |                       |       |

**Specification of building**

|                        |   |
|------------------------|---|
| <b>WATER SUPPLY</b>    | Ground Water  |
| <b>WALLS</b>           | ACE blocks.   |
| <b>WALL FINISH</b>     | Interior - Putty finish.<br>Exterior - Combination of weather coat.   |
| <b>FLOORING</b>        | Tiles in all bedrooms, Living-cum-Dining, Kitchen, Balcony.   |
| <b>KITCHEN</b>         | Kitchen platform made of Black Stone. Glazed tiles, up to the height of two feet from the platform. Stainless steel sinks, one wash Basin, to be provided.  |
| <b>TOILET</b>          | Antiskid tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 6 feet. ISI/ISO branded sanitary and CP fittings (as per supply), and western type commode, Concealed plumbing and pipe work.     |
| <b>DOORS</b>           | Door frame made of Sal wood. Front Door and all other doors are Flush solid core/panel doors, and PVC door in toilet, Locks of stainless steel at main Door.  |
| <b>WINDOWS</b>         | Sliding Aluminium windows with glass covered with Iron grill outside.   |
| <b>COMMON LIGHTING</b> | Overhead illumination for compound and common path lighting inside the complex.   |
| <b>WIRING</b>          | Standard concealed wiring for electricity. Average 25(Twenty Five) Points for 2 BHK and 30(Thirty) Points for 3 BHK. Modular switches belong to supervisor brands, 2 nos. of 15 Amp point to be provided for each unit. |
| <b>ELECTRIC METER</b>  | Individual meter for each unit by individual cost.  |
| <b>AMENITIES</b>       | Cycle & Motorcycle parking without any extra cost.<br>Lift provided for every floor in the buildings.   |

*(Handwritten signature)*

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

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

Ashwini Kumar Mandal

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

Shankarani Sanjyoti

**WITNESSES:**

1) Gita Banik  
S/o - Suresh Banik  
Barai Bardi, Nakairam  
Orissa, Bankura, 722144.

2) Nandu Paramanik  
S/o Lot. Paramanik  
VILL. Kalisen. Orissa. Bankura

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

Soumen Ghoshal (Advocate)  
Dist. Judge's Court, Bankura  
Enrolment no. F-684/2009

Soumen Ghoshal  
Advocate  
Dist. Judge's Court, Bankura

**SPECIMEN FORM FOR TEN FINGER PRINTS**

**Signature of the Executants/presentation**



*Ashwini Kumar Mondal*

**(LEFT HAND)**

| Little | Ring | Middle | Fore | Thumb |
|--------|------|--------|------|-------|
|        |      |        |      |       |

**(RIGHT HAND)**

| Little | Ring | Middle | Fore | Thumb |
|--------|------|--------|------|-------|
|        |      |        |      |       |

Signature:- *Ashwini Kumar Mondal* ✓

**Signature of the Executants/presentation**



*Anand Kumar Singh*

**(LEFT HAND)**

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|--------|------|--------|------|-------|
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**(RIGHT HAND)**

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Signature:- *Anand Kumar Singh*  
 For, **NIRMAYAK BUILDERS PVT. LTD.** Director

**Signature of the Executants/presentation**

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Signature:-

**Signature of the Executants/presentation**

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

**GRN Details**

GRN: 192021220209645151      Payment Mode: Online Payment  
GRN Date: 22/03/2022 09:55:25      Bank/Gateway: State Bank of India  
BRN : IK0BPCKPF7      BRN Date: 22/03/2022 09:03:53  
Payment Status: Successful      Payment Ref. No: 2000881631/2/2022  
[Query No\*/Query Year]

**Depositor Details**

Depositor's Name: Chandrani Sengupta  
Address: Bankura  
Mobile: 8373089945  
Depositor Status: Others  
Query No: 2000881631  
Applicant's Name: Mr Sital Chandra Mukhopadhyay  
Identification No: 2000881631/2/2022  
Remarks: Sale, Development Agreement or Construction agreement

**Payment Details**

| Sl. No. | Payment ID        | Head of A/C<br>Description               | Head of A/C        | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1       | 2000881631/2/2022 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 1          |
| 2       | 2000881631/2/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 57         |
|         |                   |  | <b>Total</b>       | <b>58</b>  |

IN WORDS: FIFTY EIGHT ONLY.



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

**GRN Details**

|                        |                     |                         |                     |
|------------------------|---------------------|-------------------------|---------------------|
| <b>GRN:</b>            | 192021220210062401  | <b>Payment Mode:</b>    | Online Payment      |
| <b>GRN Date:</b>       | 22/03/2022 17:35:26 | <b>Bank/Gateway:</b>    | State Bank of India |
| <b>BRN :</b>           | IK0BPDIHE0          | <b>BRN Date:</b>        | 22/03/2022 17:03:23 |
| <b>Payment Status:</b> | Successful          | <b>Payment Ref. No:</b> | 2000881631/8/2022   |

[Query No\*/Query Year]

**Depositor Details**

|                           |  |
|---------------------------|--|
| <b>Depositor's Name:</b>  | Chandrani Sengupta   |
| <b>Address:</b>           | Bankura  |
| <b>Mobile:</b>            | 8670171306   |
| <b>Depositor Status:</b>  | Others   |
| <b>Query No:</b>          | 2000881631   |
| <b>Applicant's Name:</b>  | Mr Sital Chandra Mukhopadhyay                                      |
| <b>Address:</b>           | A.D.S.R. BANKURA   |
| <b>Office Name:</b>       | A.D.S.R. BANKURA   |
| <b>Identification No:</b> | 2000881631/8/2022  |
| <b>Remarks:</b>           | Sale, Development Agreement or Construction agreement Payment No 8 |

**Payment Details**

| Sl. No. | Payment ID        | Head of A/C<br>Description        | Head of A/C        | Amount (₹)  |
|---------|-------------------|-----------------------------------|--------------------|-------------|
| 1       | 2000881631/8/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 2000        |
|         |                   |                                   | <b>Total</b>       | <b>2000</b> |

**IN WORDS: TWO THOUSAND ONLY.**

## Major Information of the Deed

|  |   |                                     |            |
|--|---|-------------------------------------|------------|
| Deed No :  | I-0102-01703/2022   | Date of Registration                | 22/03/2022 |
| Query No / Year  | 0102-2000881631/2022  | Office where deed is registered     |            |
| Query Date   | 20/03/2022 8:48:24 AM   | A.D.S.R. BANKURA, District: Bankura |            |
| Applicant Name, Address & Other Details                      | Sital Chandra Mukhopadhyay<br>Purandarpur, Thana : Bankura, District : Bankura, WEST BENGAL, Mobile No. : 8670171306, Status :Deed Writer |                                     |            |
| Transaction  | Additional Transaction  |                                     |            |
| [0110] Sale, Development Agreement or Construction agreement | [4311] Other than Immovable Property, Receipt [Rs : 0/-]  |                                     |            |
| Set Forth value  | Market Value  |                                     |            |
|  | Rs. 41,04,000/-   |                                     |            |
| Stampduty Paid(SD)   | Registration Fee Paid   |                                     |            |
| Rs. 7,001/- (Article:48(g))                                  | Rs. 57/- (Article:E, B)   |                                     |            |
| Remarks  | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)  |                                     |            |



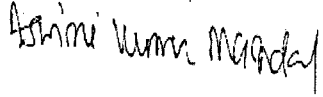
### Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Arabinda Nagar Road, Road Zone : (Ward no 9 -- Ward no 9) , Mouza: Khudshol, JI No: 228, Pin Code : 722101

| 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-665 (RS :- ) | LR-1879        | Commercial            | Bastu        | 0.06 Acre               | 41,04,000/-           | Width of Approach Road: 16 Ft., Adjacent to Metal Road, |
| <b>Grand Total :</b> |                 |                |                       |              | <b>6Dec</b>             | <b>0 /-</b>           | <b>41,04,000 /-</b>                                     |





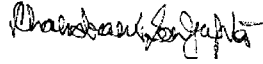
**Lord Details :**

| Sl No   | Name,Address,Photo,Finger print and Signature   |   |   |   |
|---|---|---|---|---|
| 1   | Name  | Photo   | Finger Print  | Signature   |
|   | <b>Asiwini Kumar Mandal (Presentant)</b><br>Son of Late Sahadeb Mandal<br>Executed by: Self, Date of Execution: 22/03/2022 , Admitted by: Self, Date of Admission: 22/03/2022 ,Place : Office |  |  |  |
|   |   | 22/03/2022  | LTI<br>22/03/2022   | 22/03/2022  |
| Arabindanagar (south), Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFxxxxxx0N, Aadhaar No: 00xxxxxxxx0000, Status :Individual, Executed by: Self, Date of Execution: 22/03/2022 , Admitted by: Self, Date of Admission: 22/03/2022 ,Place : Office |   |   |   |   |



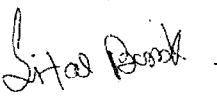
**Developer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Nirmayak Builders Private Limited</b><br>City:- Bankura, P.O:- BANKURA, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 , PAN No.:: aaxxxxxx1p,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   |
|  | <b>Smt Chandrani Sengupta</b><br>Wife of Sourav Sengupta<br>Date of Execution - 22/03/2022, , Admitted by: Self, Date of Admission: 22/03/2022, Place of Admission of Execution: Office |  |  |  |
|  |   | Mar 22 2022 4:57PM  | LTI<br>22/03/2022   | 22/03/2022  |
| Arabindanagar Junbedia Bypass More Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 721101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BDxxxxxx0H, Aadhaar No: 48xxxxxxxx0119 Status : Representative, Representative of : Nirmayak Builders Private Limited (as Director) |   |   |   |   |

**Applicant Details :**

| Name  | Photo   | Finger Print  | Signature   |
|---|---|---|---|
| <b>Mr Sital Barik</b><br>Son of Shri Sudeb Barik<br>Baruibandh, Village:- Baruibandh, P.O:-<br>Nakaijuri, P.S:-Onda, District:-Bankura,<br>West Bengal, India, PIN:- 722144 |  |  |  |
|   | 22/03/2022  | 22/03/2022  | 22/03/2022  |
| Identifier Of Asiwini Kumar Mandal, Smt Chandrani Sengupta  |   |   |   |

| Transfer of property for L1 |                      |   |
|-----------------------------|----------------------|---|
| Sl.No                       | From                 | To. with area (Name-Area)               |
| 1                           | Asiwini Kumar Mandal | Nirmayak Builders Private Limited-6 Dec |

**Land Details as per Land Record**

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Arabinda Nagar Road, Road Zone : (Ward no 9 -- Ward no 9) , Mouza: Khudshol, JI No: 228, Pin Code : 722101

| Sch No | Plot & Khatian Number                  | Details Of Land | Owner name in English as selected by Applicant     |
|--------|--|-----------------|--|
| L1     | LR Plot No:- 665, LR Khatian No:- 1879 |                 | Seller is not the recorded Owner as per Applicant. |

On 22-03-2022

**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 12:36 hrs on 22-03-2022, at the Office of the A.D.S.R. BANKURA by Asiwini Kumar Mandal ,Executant.

**Certificate of Market Value(WB PUV) rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 41,04,000/-

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

Execution is admitted on 22/03/2022 by Asiwini Kumar Mandal, Son of Late Sahadeb Mandal, Arabindanagar (south), Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Retired Person

Identified by Mr Sital Barik, , , Son of Shri Sudeb Barik, Baruibandh, P.O: Nakajuri, Thana: Onda, , Bankura, WEST BENGAL, India, PIN - 722144, by caste Hindu, by profession Private Service

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

Execution is admitted on 22-03-2022 by Smt Chandrani Sengupta, Director, Nirmayak Builders Private Limited, City:- Bankura, P.O:- BANKURA, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101

Identified by Mr Sital Barik, , , Son of Shri Sudeb Barik, Baruibandh, P.O: Nakajuri, Thana: Onda, , Bankura, WEST BENGAL, India, PIN - 722144, by caste Hindu, by profession Private Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 57/- ( B = Rs 50/- ,E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 57/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 22/03/2022 9:56AM with Govt. Ref. No: 192021220209645151 on 22-03-2022, Amount Rs: 57/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BPCKPF7 on 22-03-2022, Head of Account 0030-03-104-001-16  
Online on 22/03/2022 5:38PM with Govt. Ref. No: 192021220210062401 on 22-03-2022, Amount Rs: 0/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BPDIEH0 on 22-03-2022, Head of Account

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,001/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,001/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 3998, Amount: Rs.5,000/-, Date of Purchase: 21/03/2022, Vendor name: Debdas Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 22/03/2022 9:56AM with Govt. Ref. No: 192021220209645151 on 22-03-2022, Amount Rs: 1/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BPCKPF7 on 22-03-2022, Head of Account 0030-02-103-003-02  
Online on 22/03/2022 5:38PM with Govt. Ref. No: 192021220210062401 on 22-03-2022, Amount Rs: 2,000/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BPDIEH0 on 22-03-2022, Head of Account 0030-02-103-003-02

**Sankha Bandyopadhyay**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BANKURA**  
**Bankura, West Bengal**

ificate of Registration under section 60 and Rule 69.

gistered in Book - I

Volume number 0102-2022, Page from 40432 to 40451  
being No 010201703 for the year 2022.



Digitally signed by Sankha  
Bandyopadhyay  
Date: 2022.03.25 11:51:25 +05:30  
Reason: Digital Signing of Deed.

(Sankha Bandyopadhyay) 2022/03/25 11:51:25 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BANKURA  
West Bengal.

(This document is digitally signed.)

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