

4628/2023

I-4648/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Unit No. 659/107
W 702566

Certified that the Endorsement
Sheets and the Signature Sheet
attached to this document are
part of the Document.

[Handwritten Signature]

Joint Dist. Sub Registrar
Kulti Paschim Bardhaman

29 SEP 2023

[Handwritten notes in left margin: 60, 2380759/23, 1558, 2709/23, 2100]

Development Agreement or Construction Agreement cum
General Power of Attorney

Query No.2002383759 2023

GRN: 192023240236414018

GRN - 192023 240236786598

This Development Agreement or Construction
Agreement cum General Power of Attorney is made By and
Between :-

[Handwritten signature]

Contd. P 2

(1) **Sri Nimai Chandra Chakraborty** (PAN ACBPC8322N) son of Late Pravakar Chakraborty. (2) **Smt. Susmita Chakraborty** (PAN AJOPC8614L) wife of Swapan Chakraborty. (3) **Smt. Mrinalini Chakraborty** (PAN AOFPC6170A) wife of Panchu Gopal Chakraborty. (4) **Smt. Sonali Chakraborty** (PAN AQRPC5467E) wife of Sadhan Chakraborty & (5) **Smt. Soma Chakraborty** (PAN AOOPC1924R) daughter of Sadhan Chakraborty. all are by Caste Hindus. Citizens of India, residents of Neamatpur, Roy Para, P.O. Sitarampur, P.S. Kulti, Sub-Division Asansol, A.D.S.R. Office Kulti, Dist. Paschim Bardhaman, W.B., Pin-713359, hereinafter jointly and severally called the FIRST PARTIES/ LAND OWNERS (which expression shall unless excluded by or repugnant to the context include each of their heirs, legal representatives and assigns) of the ONE PART.

AND

"**Shubhendu Construction**" (PAN AEZFS1779M), a Partnership firm having its Registered office at Neamatpur, Chakraborty Para, P.O. Sitarampur, P.S. Kulti, Dist. Paschim Bardhaman, W.B., Pin-713359 and represented by its Partners (1) **Sri Shubhendu Chatterjee** (PAN AHEPC6335F) son of Shiba Prasad Chatterjee & (2) **Smt. Mita Chatterjee** (PAN AVWPC3612K) daughter of Panchugopal Chakraborty, both are by Caste Hindus, Citizens of India, residents of Neamatpur, Chakraborty Para, P.O. Sitarampur, P.S. Kulti, Dist. Paschim Bardhaman, W.B., Pin-713359, hereinafter called the "SECOND PARTY/ DEVELOPER" (which expression shall unless excluded by or repugnant to the context include its heirs, successor-in-office, legal representatives and assigns) of the OTHER PART.

WHEREAS the landlords/First Parties are lawful and rightful owners and possessors of the 'A' schedule landed property

AND WHEREAS the land measuring 11 Decimals comprising part of R.S. & L.R. Plot No.277 under Mouza Neamatpur, J.L. No.52, P.S. Kulti which is more fully mentioned in the 'A' schedule below is originally belongs to the First Party No.1 Sri Nimai Chandra Chakraborty and the said lands duly and correctly recorded in his name in the L.R. Record of Rights under L.R. Khatian No. 1446 within said Mouza.

AND WHEREAS the land measuring 04 Decimals comprising part of R.S. & L.R. Plot No.277 under Mouza Neamatpur, J.L. No.52, P.S. Kulti which is more fully mentioned in the 'A' schedule below is originally belongs to the First Party No.2 Smt. Susmita Chakraborty and the said lands duly and correctly recorded in her name in the L.R. Record of Rights under L.R. Khatian No. 3717 within said Mouza.

AND WHEREAS the land measuring 03 Decimals comprising part of R.S. & L.R. Plot No.277 under Mouza Neamatpur, J.L. No.52, P.S. Kulti which is more fully mentioned in the 'A' schedule below is originally belongs to the First Party No.3 Smt. Mrinalini Chakraborty and the said lands duly and correctly recorded in her name in the L.R. Record of Rights under L.R. Khatian No. 3715 within said Mouza.

-: 4 :-

AND WHEREAS the land measuring 02 Decimals comprising part of R.S. & L.R. Plot No.277 under Mouza Neamatpur, J.L. No.52, P.S. Kulti which is more fully mentioned in the 'A' schedule below is originally belongs to the First Party No.4 Smt. Sonali Chakraborty and the said lands duly and correctly recorded in her name in the L.R. Record of Rights under L.R. Khatian No. 2494 within said Mouza.

AND WHEREAS the land measuring 02 Decimals comprising part of R.S. & L.R. Plot No.277 under Mouza Neamatpur, J.L. No.52, P.S. Kulti which is more fully mentioned in the 'A' schedule below is originally belongs to the First Party No.5 Smt. Soma Chakraborty and the said lands duly and correctly recorded in her name in the L.R. Record of Rights under L.R. Khatian No. 2495 within said Mouza.

AND WHEREAS in the above circumstances, the First Parties are absolute owner of total 22 Decimals of land and they are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said landed property in their respective shares as detailed hereinabove and which are more fully mentioned in the 'A' schedule below.

AND WHEREAS the First Parties with the intention to get developed the 'A' schedule land by construction of (B+G+4 storied) multi storied building thereupon converted to commercial bastu land before the office of the Sub-Divisional Land & Land Reforms Officer, Asansol vide Conversion Case

Contd....P/5.



-: 5 :-

(i) No.CN/2023/2308/241 dated 30/05/2023, (ii) No.CN/2023/2308/239 dated 22/05/2023, (iii) No.CN/2023/2308/240 dated 22/05/2023, (iv) No. CN/2023/2308/208 dated 22/05/2023 & (v) No.CN/2023/2308/205 dated 22/05/2023 AND WHEREAS the First Parties also obtained certificate form West Bengal Fire & Emergency Services vide its memo No. FSR/012518623910087 dated 11/04/2023 and also the First Parties obtained Compatibility Certificate U/s. 46 of the West Bengal Town and Country (Planning & Development) Act. 1979 from Asansol Durgapur Development Authority vide its Memo No. ADDA/ASN/DP/2022/2714 dated 07/12/2022 and later on the First Parties obtained necessary permission from Asansol Municipal Corporation vide Building Permit Number : SWS-OBPAS/1101/2023/0899 dated 03/08/2023 issued by Commissioner, Asansol Municipal Corporation.

AND WHEREAS the First Parties intend to develop the 'A' schedule land by constructing a multistoried (B+G+4 storied) residential-cum-commercial building with various Flat/Flats/Four Wheeler/Two wheeler Parking space, shop rooms upon the 'A' schedule land and for that purpose, the First Parties through a Builder-Developer in lieu of monetary benefits/consideration for the said lands, the Second Party 'Shubhendu Construction' being a builder/developer offered to raise a (B+G+4 storied) multistoried building at Developer's own costs and expenses upon the 'A' schedule land by joint venture, the ratio is 35 : 65 i.e. the allocation area of Land owners are 35% share and allocation area of Developer are 65% share

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-: 6 :-

and as such the First Parties engaged the Second Party 'Shubhendu Construction' in this regard to promote/develop the said property by raising a (B+G+4 storied) multistoried building thereon in the 'A' schedule land.

AND WHEREAS the First Parties agreed to provide all sorts of assistance to the Second Party by signing all papers and documents including site plan and/or building plan as and when required, in the matter of erection of such (B+G+4) multistoried building upon the 'A' schedule mentioned lands by the Second party.

AND WHEREAS the parties enter into this Agreement on the following terms and conditions as mutually settled and decided between the parties which are to be strictly followed and observed by the parties.

AND WHEREAS with a view to enabling the said firm to raise the said (B+G+4 storied) multistoried building it has become necessary for the First Parties to execute this document for mutual convenience appointing and constituting 'Shubhendu Construction' as First Parties' lawful attorney to exercise the following powers in connection with the 'A' schedule lands for the First Parties and on their behalves in the matter of raising the said multistoried building on the 'A' schedule mentioned lands.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-

1. That the First Parties with the execution of the Development Agreement engaged the second party so as to enable the second party to raise

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-: 7 :-

the proposed multistoried (B+G+4 storied) building upon the said 'A' schedule land comprising various self contained Flat/Flats/Four Wheeler/Two wheeler Parking space, shop rooms etc.

2. That the second party shall raise/erect the said constructions of the multistoried (B+G+4 storied) building upon the schedule mentioned land with the help of good quality of building materials at its own costs and expenses and by taking assistance of engineering expert and the Second Party shall remain fully responsible and liable for any loss or damage caused in the said building at any time till the completion of the said project for any constructional defect. If any mishap be occurred at the time of constructions of the said building, the second party shall remain liable for such accident/mishap and the First Parties shall be in no way held responsible for the same.

3. That the second party shall erect the said multistoried building in accordance with an in due compliance with the said sanctioned building plan as well as of the provisions of West Bengal Apartment (Regulation of construction & Transfer) Act, 1972 and the Rules framed there under. In this connection the First Parties shall provide all sorts of assistance to the second party by signing all necessary papers, documents, plan, application, forms etc. as and when required.

4. That the second party shall also be responsible for any constructions raised/made illegally in deviation of the site plan or of the building plan or of the said Act and the First Parties shall have nothing to do with the same.

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-: 8 :-

5. That the Second party shall have right to sell and transfer all flats/ garage/ parking space, shops etc. (save and except allotted property of the First Parties / Land Owners) of the said proposed multistoried (B+G+4 storied) building to the intending purchaser/purchasers at such price or prices as will be settled between the second party and the intending purchaser/purchasers and the second party shall have absolute right to collect, receive, enjoy and appropriate the entire sale proceeds/ consideration money/ advance money etc. thereof exclusively and the First Parties shall have no right to claim any share in the said amount/s accrued from such sale/advance.

In this connection the second party shall be able to cause advertisement inviting the attention of interested person in regard to sale of the flats/ parking space and to enter into any agreement for such sale by receiving advance and/or booking money.

In the matter of such sale or transfer of any such flat or flats/ parking space, shops etc. of the proposed building the Second party shall execute all such Sale Deed/s on behalf of the First Parties as their constituted attorney and/or as a co-seller with the First Parties landlords if required and shall get the said Deed/s registered by presenting the same before the appropriate registering authority. It is hereby made clear that if required, the First Parties shall remain bound to execute the said Sale Deed/s being the Land Owners of the said land.

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6. That the second party shall take all steps and measures for having electric meter, line, connection and boring water connection in the said proposed multistoried building from the authority concerned.

7. That the second party shall complete the constructions of the said multistoried (B+G+4 storied) building within 36 (Thirty six) months from the date of sanction of the building plan/permission.

8. That GST (Goods Service Tax) will be collected only by the Second Party and the Second Party will be liable to deposit said Tax (GST) to the appropriate authority.

9. there are no liability to the first parties to pay any type of tax other than Income Tax and the First Parties have also right to sell and transfer their allocated property any third party.

10. That for the sake of convenience in erecting said construction upon the 'A' schedule mentioned land as also to perform the acts, deeds and things in terms of the conditions embodied in this agreement the First Parties are executing this document as Development Agreement cum General Power of Attorney in favour of the Second Party conferring upon it the following powers and authority in connection with the 'A' schedule mentioned land which are to be exercised by the Second Party as constituted Attorney of the First Parties in the matter of raising the said multistoried (B+G+4 storied) building on the 'A' schedule lands :-

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- i) To look after, manage and supervise the 'A' schedule mentioned lands and to take all appropriate steps for preserving the right title and interest of the First Parties over the 'A' schedule mentioned land for the First Parties and on their behalves.
- ii) To represent the First Parties before all officials and departments of the State Govt. and Central Govt. And in all other public and private offices and to submit all petitions, returns, plans and statements for the first Parties and on their behalves relating to the 'A' schedule mentioned lands.
- iii) To file all suits, claims and other legal proceedings in all courts, civil, criminal, revenue and other statutory authority and tribunals for the First Parties and to pursue all such legal proceedings by executing necessary vokatnamas and other powers for the first Parties and on their behalves to file all motions, revisions appeals, writ petitions and writ appeals against all judgments, orders and decrees which may be passed by all such court and judicial and quasi judicial authorities in appropriate higher court or courts and in the writ courts and to defend the First Parties in like manner against all suits, cases, legal proceedings, revisions, motions, appeals etc. which may be brought against the First Parties in connection with the 'A' schedule mentioned land belonging to the first Parties.
- iv) To enter into agreement or contract with any person for selling/ transferring the flat/s, parking space of the proposed multistoried (B+G+4 storied) building (save and except the allocation property of the said building which have been allocated to the First Parties/Land owners) to such party or parties and on such terms as the second party may deem fit and in this

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-: 11 :-

connection the Second Party as Attorney will be competent to sign and execute all agreements relating to such transfer by receiving consideration price and or advance price for the first parties and on their behalves.

vi) To raise/erect a multistoried (B+G+4 storied) pucca building upon the 'A' schedule mentioned land consisting of various self contained flats/shops and parking space in the Basement/Ground floor in accordance with and in strict compliance with the said site plan and the building plan to be received and collected by the Second Party Attorney and shall observe and follow all other directions to be issued by the A.M.C. from time to time under the Provisions of Asansol Municipal Corporation Act for the First Parties and on their behalves and while performing the said acts, deeds and things, the Second Party Attorney shall sign and execute all documents, papers, forms, application etc. as and when required for the first parties and on their behalves. The Second Party Attorney shall also be competent to submit and to take delivery of the building plan and to take receipt thereof including right to deposit all fees in this regard for the first parties and on their behalves.

vii) To sign and execute all forms, application, documents etc. for the first parties and on their behalves for the purpose of taking water connection and electric connection with meters and lines in the proposed multistoried building.

viii) To sign and swear all affidavits before the Court of law for the first parties and on their behalves as and when required in connection with the said land and/or with the constructional matter or in the matter of taking water connection and electric connection and to submit the same before the

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-: 12 :-

appropriate authority for the first parties and on their behalves whenever required.

ix) To sign and execute all kinds of Deeds i.e. Sale/Lease/Exchange/Rent transferring and selling the self contained flat/flats/shops/parking space (save and except allotted share of the First Parties/Land owners) of the said proposed building in favour of all transferees on receipt of consideration which may be mentioned in all such Sale Deeds for the First Parties and on their behalves and to present all such sale deed or deeds before the appropriate Registering Authority for getting the same registered for the first parties and on their behalves and in this connection the second party attorney shall also be competent to sign all other relevant papers and documents at registration office for the first parties and on their behalves which will be required for the purpose of completing the sale.

x) To hand over the original sale receipt after signing the same on behalf of the first parties and on their behalves to the transferee/purchaser for enabling him/her/them to procure the Title Deed in original from the Registry Office in due course and it is always revocable and there are no monetary transaction between the Executants and the Attorney.

xi) And generally to do everything what the first parties could do for them and on their behalves and the first parties do hereby undertake to ratify and confirm all such acts, deeds and things what will be lawfully done by the Second Party Attorney in exercise of powers hereby conferred.

Contd....P/13.



-: 13 :-

SCHEDULE 'A' ABOVE REFERRED TO

(Owners' land upon where construction to be made)

Within the District of Paschim Bardhaman, Sub-Division Asansol, A.D.S.R. Office Kulti, P.S. Kulti, Mouza Neamatpur, J.L. No.52, under the limits of Kulti Municipality/Asansol Municipal Corporation, all that particulars of lands which are given below :-

<u>L.R. Kh.No.</u>	<u>R.S.& L.R. Plot No.</u>	<u>Class of land</u>	<u>Area of land</u>
1446	277	Baid (presently commercial Bastu)	11 Decimals
3717	277	Baid (presently commercial Bastu)	04 Decimals
3715	277	Baid (presently commercial Bastu)	03 Decimals
2494	277	Baid (presently commercial Bastu)	02 Decimals
2495	277	Baid (presently commercial Bastu)	02 Decimals

Total land measuring 22 (Twenty two) Decimals, which is butted and bounded by :-

- On the North : By Snehalata Marriage Hall on Plot No.278,
On the South : By Plnd,
On the East : By IISCO Bye Pass Road,
On the West : By the land of Mr. Ghoshal on Plot No.304.

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-: 14 :-

SCHEDULE 'B' ABOVE REFERRED TO :

(Land Owners' Allocation property)

All that 35% share of proposed (B+G+4 storied) multistoried building have been allotted to the First Parties towards monetary benefits of the 'A' schedule mentioned land, viz – (1) The Residential Super built up area 3882.5 Sq.ft. (Covered area 3106 Sq.ft.), Commercial Area 776 Sq.ft. and Four Wheeler Parking space - 3 Nos. has been allocated to the First Party/Land Owner No.1 Sri Nimai Chandra Chakraborty, (2) The Residential Super built up area 1293.75 Sq.ft. (Covered area 1035 Sq.ft.), Commercial Area 258 Sq.ft. and Four Wheeler Parking space - 1 No. has been allocated to the First Party/Land Owner No.2 Smt. Susmita Chakraborty, (3) The Residential Super built up area 1293.75 Sq.ft. (Covered area 1035 Sq.ft.), Commercial Area 258 Sq.ft. and Four Wheeler Parking space - 1 No. has been allocated to the First Party/Land Owner No.3 Smt. Mrinalini Chakraborty, (4) The Residential Super built up area 1293.75 Sq.ft. (Covered area 1035 Sq.ft.), Commercial Area 258 Sq.ft. and Four Wheeler Parking space - 1 No. have been allocated to the First Parties/Land Owners No.4 & 5 Smt. Sonali Chakraborty and Smt. Soma Chakraborty.

SCHEDULE 'C' ABOVE REFERRED TO :

(Developer's Allocation property)

All that 65% share of proposed (B+G+4 storied) multistoried building on 'A' schedule land and save and except 'B' schedule land owners' allocation property.

Contd....P/15.

1/10/20

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S P E C I F I C A T I O N S

1. STRUCTURE:
Reinforcement concrete framed structure with columns, beams, and slab, brick masonry walls of thickness 8" & 5" to be provided with cemented mortar ratio 1:6 and 1:4 respectively.
2. WALLS:
All internal walls and ceiling will have wall putty and primer finish.
3. FLOORING:
All bed room, drawing, kitchen and toilet will be only tiles.
4. DOORS:
Entrance Door & Bed room Door frame shall be Seasoned American Saal wood, all other doors shall be flash door without paint.
5. WINDOWS:
Window with slider and glass panels.
6. KITCHEN:
Kitchen will have Tiles floor and kitchen slab will be granite marble. Kitchen will also have a steel sink, glazed tiles on the wall above kitchen slab upto a height of 2' feet.
7. TOILET:
Floor with Tiles, wall will be provided with glazed tiles upto a height of 6' ft., one of the two toilets will have a European type commode and the other common toilet shall be O.T.Pan type water closed. One Geyser point in common toilet, shower will be provided. Sanitary wears will be of white coloured.

Contd....P/16.



8. ELECTRICAL

Electricity will be provided by West Bengal State Electricity Board/D.P.S., individual flat will be provided service line electric meter as per existing rules of the West Bengal State Electricity on their own responsibility and cost. All electric lines inside the flats will be concealed with I.S.I. Brandh Wires. All bed rooms will be provided to light points, one fan point and one 5 Amp. & one A.C. Point in one bed room, Plug point on switch board. Drawing space will be provided with two light points, two fan points and one 15 Amp. Plug contain dining space for use of refrigerator, kitchen will be provided with one light point, one exhaust fan point, one 15 Amp. chimney point, one 15 Amp Water filter point and one 15 Amp plug point will be provided for use of mixture cum grinder, balcony will be provided with one light point.

Toilet will be provided with one 15 Amp, one light point and one exhaust fan point. All flats will have a calling bell point beside entrance door. All switches should be I.S.I. brand.

9. WATER SUPPLY:

a) Provision for Boring water.

10. DRAINAGE:

Drainage system will be provided to allow all building water/rain water to flow.

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11. LIFT
One Number of Lift with automatic rescue system (Capacity 4 persons)
– supply, installation and licencing
12. PARKING SPACE :
Limited number of car and scooter open parking space are available at extra cost (save and except owner's allocation).
13. ADDITIONAL AMENITIES AND EXTRA ITEM :
Additional Amenities/Fixtures/Fittings and extra item may be provided at extra cost.
14. CONSTRUCTION QUALITY :
The construction will be carried out strictly as per Indian Standard specification and code. The materials like cement, bricks reinforcement rods, fittings and fixtures etc. will be used conforming to ISI as well as A.M.C. sanctioned plan's specification and of standard quality.

The Sheets containing photos and finger prints of both hands duly attested by the Executants is annexed hereto which do form a part of this Deed.



IN WITNESS WHEREOF the above named parties are put their respective signatures in this Agreement on this the 27th day of September, 2023 (Two thousand twenty three).

Witnesses:

1.

Nimai Chandra Chakraborty

Susmita Chakraborty

Mrinalini Chakraborty



Sonal Chakraborty
By the Pen of

Janardan Chakraborty
S/O Sri Nimai Chandra Chakraborty
Neamatpur, Roy para
PO - Gita rampur, PS - Kueti Soma
Dist - Bardhaman
WB

Signature of First Parties Land Owners.

2. Niloy Putandy
Neamatpur

Shubhendu Construction
Debi Chatterjee
Partner

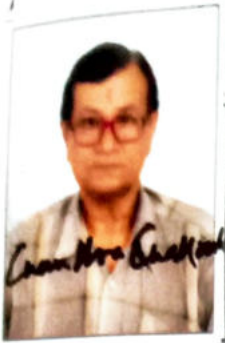
Shubhendu Construction
Shubhendu Chatterjee
Partner

Signature of Second Party/Developer.

Drafted and prepared by me as per instructions of the Parties and read over and explained the contents to them and printed in my office

Niloy Putandy

(Sri Niloy Putandy)
Deed Writer, Licence No 43,
A.D.S.R. Office, Asansol



Nimai Chandra Chakraborty

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LEFT HAND					
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RIGHT HAND					

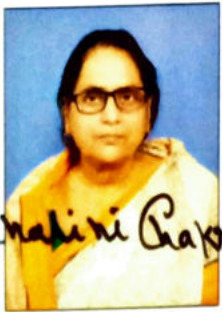
Nimai Chandra Chakraborty



Sushmita Chakraborty

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LEFT HAND					
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RIGHT HAND					

Sushmita Chakraborty



Mrinalini Chakraborty

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LEFT HAND					
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RIGHT HAND					

Mrinalini Chakraborty



Sonali Chakraborty

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RIGHT HAND					

Sonali Chakraborty
by the Pa. S. - Janardan Chakraborty

by the Pa. S. - Janardan Chakraborty



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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Soma Chakraborty



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LEFT HAND					
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RIGHT HAND					

Shubhendu Chatterjee



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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Alina Chatterjee



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	2324000659/2023	Date of Application	26/09/2023
Query No / Year	23242002383759/2023		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Mr NILOY PUITANDY		
Stampduty Payable	Rs.10,020/-		
Registration Fees Payable	Rs.21/-		
Applicant Name of the Visit Commission	Mr N Puitandy		
Applicant Address	asl deed writer		
Place of Commission	ROY PARA, NEAMATPUR, City:- Not Specified, P.O:- Sitarampur, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359		
Expected Date and Time of Commission	26/09/2023 5:15 PM		
Fee Details	J1: 250/-, J2: 300/-, PTA-J(2): 60/-, Total Fees Paid: 610/-		
Remarks			



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 23242002383759/2023







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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri NIMAI CHANDRA CHAKRABORTY ROY PARA, NEAMATPUR, City:- Not Specified, P.O:- Sitarampur, P.S:- Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359	Land Lord			Nimai Chandra Chakraborty 27.9.2023
2	Smt SUSMITA CHAKRABORTY ROY PARA, NEAMATPUR, City:- Not Specified, P.O:- Sitarampur, P.S:- Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359	Land Lord			Susmita Chakraborty 27.09.2023

N.E.T.F. No - 2169

N.E.T.F. No - 2170

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





Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Smt MRINALINI CHAKRABORTY ROY PARA, NEAMATPUR, City:- Not Specified, P.O:- Sitarampur, P.S:- Kulti, District -Paschim Bardhaman, West Bengal, India, PIN:- 713359	Land Lord			Mouhalini Chakraborty 27/9/23
4	Smt SONALI CHAKRABORTY ROY PARA, NEAMATPUR, City:- Not Specified, P.O:- Sitarampur, P.S:- Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359	Land Lord			Lt of Sonali Chakraborty By the Pen of Son order n 27/9/23 Chakraborty
5	Smt SOMA CHAKRABORTY ROY PARA, NEAMATPUR, City:- Not Specified, P.O:- Sitarampur, P.S:- Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359	Land Lord			Soma Chakraborty 27/9/23

V.C.T.I. No- 2171

V.C.T.I. No-2172

V.C.T.I. No-2173

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Shri SHUBHENDU CHATTERJEE NEAMATPUR, CHAKRABORTY PARA, City:- Not Specified, P.O:- Sitarampur, P.S:- Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359	Representative of Developer [SHUBHENDU CONSTRUCTION]			Shubhendu Chatterjee 27/09/2023 V.C.F.F. No - 2174
7	Smt MITA CHATTERJEE NEAMATPUR, CHAKRABORTY PARA, City:- Not Specified, P.O:- Sitarampur, P.S:- Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359	Representative of Developer [SHUBHENDU CONSTRUCTION]			Shubhendu Construction Mita Chatterjee Partner 27/09/2023 V.C.F.F. No 2175
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr JANARDAN CHAKRABORTY Son of Shri Nimai Chakraborty ROY PARA, NEAMATPUR, City:- Not Specified, P.O:- Sitarampur, P.S:- Kulti, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713359	Shri NIMAI CHANDRA CHAKRABORTY, Smt SUSMITA CHAKRABORTY, Smt MRINALINI CHAKRABORTY, Smt SONALI CHAKRABORTY, Smt SOMA CHAKRABORTY, Shri SHUBHENDU CHATTERJEE, Smt MITA CHATTERJEE			Janardan Chakraborty 27.09.2023 V.C.F.F. No. 2176

(Debasish Sahoo)
ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R
KULTI
Paschim Bardhaman, West
Bengal



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



270920232023641400

GRIPS Payment Detail

GRIPS Payment ID:	270920232023641400	Payment Init. Date:	27/09/2023 08:31:15
Total Amount:	9041	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1812361498523	BRN Date:	27/09/2023 08:31:54
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Shri NIMAI CHANDRA CHAKRABORTY
Mobile: 9064531415

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240236414018	Directorate of Registration & Stamp Revenue	9041
Total			9041

IN WORDS: NINE THOUSAND FORTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



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



192023240236414018

GRN Details

GRN:	192023240236414018	Payment Mode:	SBI Epay
GRN Date:	27/09/2023 08:31:15	Bank/Gateway:	SBlePay Payment Gateway
BRN :	1812361498523	BRN Date:	27/09/2023 08:31:54
Gateway Ref ID:	IGAQFTAQX2	Method:	State Bank of India NB
GRIPS Payment ID:	270920232023641400	Payment Init. Date:	27/09/2023 08:31:15
Payment Status:	Successful	Payment Ref. No:	2002383759/5/2023

[Query No * Query Year]

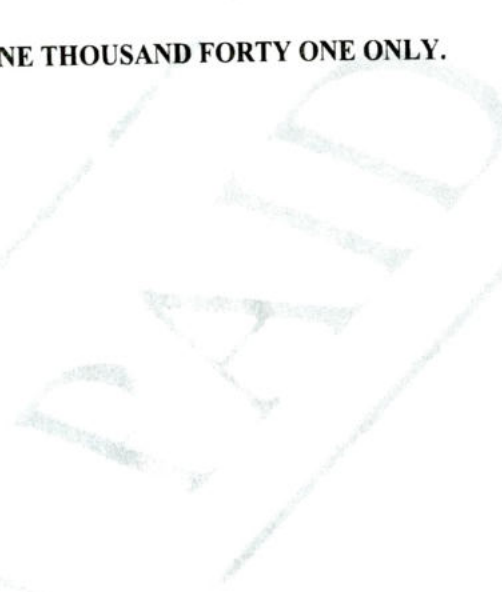
Depositor Details

Depositor's Name:	Shri NIMAI CHANDRA CHAKRABORTY
Address:	ROY PARA NEAMATPUR
Mobile:	9064531415
Period From (dd/mm/yyyy):	27/09/2023
Period To (dd/mm/yyyy):	27/09/2023
Payment Ref ID:	2002383759/5/2023
Dept Ref ID/DRN:	2002383759/5/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002383759/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	9020
2	2002383759/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	9041

IN WORDS: NINE THOUSAND FORTY ONE ONLY.





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



270920232023678658

GRIPS Payment Detail

GRIPS Payment ID:	270920232023678658	Payment Init. Date:	27/09/2023 11:18:27
Total Amount:	57	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI E pay
BRN:	8933714395713	BRN Date:	27/09/2023 11:18:51
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Shri NIMAI CHANDRA CHAKRABORTY
Mobile:	9064531415

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240236786598	Directorate of Registration & Stamp Revenue	57
Total			57

IN WORDS: FIFTY SEVEN ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



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



192023240236786598

GRN Details

GRN:	192023240236786598	Payment Mode:	SBI Epay
GRN Date:	27/09/2023 11:18:27	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8933714395713	BRN Date:	27/09/2023 11:18:51
Gateway Ref ID:	IGAQFTPIC1	Method:	State Bank of India NB
GRIPS Payment ID:	270920232023678658	Payment Init. Date:	27/09/2023 11:18:27
Payment Status:	Successful	Payment Ref. No:	2002383759/10/2023

[Query No.* Query Year]

Depositor Details

Depositor's Name:	Shri NIMAI CHANDRA CHAKRABORTY
Address:	ROY PARA
Mobile:	9064531415
Period From (dd/mm/yyyy):	27/09/2023
Period To (dd/mm/yyyy):	27/09/2023
Payment Ref ID:	2002383759/10/2023
Dept Ref ID/DRN:	2002383759/10/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002383759/10/2023	Property Registration- Stamp duty	0030-02-103-003-02	50
2	2002383759/10/2023	Property Registration- Registration Fees	0030-03-104-001-16	7
			Total	57

IN WORDS: FIFTY SEVEN ONLY.

Major Information of the Deed

Deed No :	I-2324-04648/2023	Date of Registration	29/09/2023
Query No / Year	2324-2002383759/2023	Office where deed is registered	
Query Date	19/09/2023 12:59:28 PM	A D S R, KULTI, District, Paschim Bardhaman	
Applicant Name, Address & Other Details	NILOY PUITANDY NEAMATPUR, Thana : Kulti, District : Paschim Bardhaman, WEST BENGAL, PIN - 713359, Mobile No. : 9064531415, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 95,99,990 -		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,070/- (Article 48(g))	Rs. 28 - (Article: E, E, E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District: Paschim Bardhaman, P.S - Kulti, Municipality: KULTI, Road: IISCO Bye Pass Road, Mouza: Neamatpur, JI No: 52, Pin Code: 713359

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-277 (RS -277)	LR-1446	Other Commercial Usage	Bastu	11 Dec	47,99,995/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L2	LR-277 (RS -277)	LR-3717	Other Commercial Usage	Bastu	4 Dec	17,45,453/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L3	LR-277 (RS -277)	LR-3715	Other Commercial Usage	Bastu	3 Dec	13,09,090/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L4	LR-277 (RS -277)	LR-2494	Other Commercial Usage	Bastu	2 Dec	8,72,726/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L5	LR-277 (RS -277)	LR-2495	Other Commercial Usage	Bastu	2 Dec	8,72,726/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
TOTAL :					22Dec	0 /-	95,99,990 /-
Grand Total :					22Dec	0 /-	95,99,990 /-

	<p>Wife of Swapan Chakraborty ROY PARA, NEAMATPUR, City - Not Specified, P.O - Sitarampur, P.S -Kulti, District -Paschim Bardhaman, West Bengal, India, PIN - 713359 Sex Male, By Caste Hindu, Occupation Others, Citizen of India, PAN No.: ACxxxxxx2N,Aadhaar No Not Provided by UIDAI, Status Individual, Executed by Self, Date of Execution: 27/09/2023 , Admitted by Self, Date of Admission: 27/09/2023 ,Place - Pvt. Residence, Executed by Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 27/09/2023 ,Place : Pvt. Residence</p>
2	<p>Smt SUSMITA CHAKRABORTY Wife of Swapan Chakraborty ROY PARA, NEAMATPUR, City - Not Specified, P.O - Sitarampur, P.S -Kulti, District -Paschim Bardhaman, West Bengal, India, PIN - 713359 Sex Female, By Caste Hindu, Occupation Others, Citizen of India, PAN No.: AXxxxxxx4L,Aadhaar No Not Provided by UIDAI, Status Individual, Executed by Self, Date of Execution: 27/09/2023 , Admitted by Self, Date of Admission: 27/09/2023 ,Place - Pvt. Residence, Executed by Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 27/09/2023 ,Place : Pvt. Residence</p>
3	<p>Smt MRINALINI CHAKRABORTY Wife of Panchu Gopal Chakraborty ROY PARA, NEAMATPUR, City - Not Specified, P.O - Sitarampur, P.S -Kulti, District -Paschim Bardhaman, West Bengal, India, PIN - 713359 Sex Female, By Caste Hindu, Occupation Others, Citizen of India, PAN No.: AOxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status Individual, Executed by Self, Date of Execution: 27/09/2023 , Admitted by Self, Date of Admission: 27/09/2023 ,Place - Pvt. Residence, Executed by Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 27/09/2023 ,Place : Pvt. Residence</p>
4	<p>Smt SONALI CHAKRABORTY Wife of Sadhan Chakraborty ROY PARA, NEAMATPUR, City - Not Specified, P.O - Sitarampur, P.S -Kulti, District -Paschim Bardhaman, West Bengal, India, PIN - 713359 Sex Female, By Caste Hindu, Occupation Others, Citizen of India, PAN No.: AQxxxxxx7E,Aadhaar No Not Provided by UIDAI, Status Individual, Executed by Self, Date of Execution: 27/09/2023 , Admitted by Self, Date of Admission: 27/09/2023 ,Place - Pvt. Residence, Executed by Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 27/09/2023 ,Place : Pvt. Residence</p>
5	<p>Smt SOMA CHAKRABORTY Daughter of Sadhan Chakraborty ROY PARA, NEAMATPUR, City - Not Specified, P.O - Sitarampur, P.S -Kulti, District -Paschim Bardhaman, West Bengal, India, PIN - 713359 Sex Female, By Caste Hindu, Occupation Others, Citizen of India, PAN No.: AOxxxxxx4R,Aadhaar No Not Provided by UIDAI, Status Individual, Executed by Self, Date of Execution: 27/09/2023 , Admitted by Self, Date of Admission: 27/09/2023 ,Place - Pvt. Residence, Executed by Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 27/09/2023 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>SHUBHENDU CONSTRUCTION NEAMATPUR, CHAKRABORTY PARA, City:- Not Specified, P.O:- Sitarampur, P.S:-Kulti, District-Paschim Bardhaman, West Bengal, India, PIN:- 713359 , PAN No.:: AExxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri SHUBHENDU CHATTERJEE Son of Shiba Prasad Chatterjee NEAMATPUR, CHAKRABORTY PARA, City - Not Specified, P.O - Sitarampur P.S -Kulti, District -Paschim Bardhaman, West Bengal, India, PIN - 713359, Sex Male, By Caste Hindu, Occupation Others, Citizen of India, , PAN No - AE xxxxxx5F, Aadhaar No Not Provided by UIDAI Status - Representative, Representative of SHUBHENDU CONSTRUCTION (as PARTNER)
2	Smt MITA CHATTERJEE Daughter of Panchugopal Chakraborty NEAMATPUR, CHAKRABORTY PARA, City - Not Specified, P.O - Sitarampur, P.S -Kulti, District -Paschim Bardhaman, West Bengal, India, PIN - 713359, Sex: Female, By Caste Hindu, Occupation Others, Citizen of India, , PAN No.: AVxxxxxx2K, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHUBHENDU CONSTRUCTION (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr JANARDAN CHAKRABORTY Son of Shri Nimai Chakraborty ROY PARA, NEAMATPUR City - Not Specified, P.O - Sitarampur, P.S -Kulti, District -Paschim Bardhaman, West Bengal India PIN - 713359			

Identifier Of Shri NIMAI CHANDRA CHAKRABORTY, Smt SUSMITA CHAKRABORTY, Smt MRINALINI CHAKRABORTY, Smt SONALI CHAKRABORTY, Smt SOMA CHAKRABORTY, Shri SHUBHENDU CHATTERJEE, Smt MITA CHATTERJEE

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri NIMAI CHANDRA CHAKRABORTY	SHUBHENDU CONSTRUCTION-11 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt SUSMITA CHAKRABORTY	SHUBHENDU CONSTRUCTION-4 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Smt MRINALINI CHAKRABORTY	SHUBHENDU CONSTRUCTION-3 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Smt SONALI CHAKRABORTY	SHUBHENDU CONSTRUCTION-2 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Smt SOMA CHAKRABORTY	SHUBHENDU CONSTRUCTION-2 Dec

Details of Land

Number of ...
of ...

No.	Name	Category	Area	Remarks	Date
1
2
3
4

Endorsement For Deed Number : I - 232404648 / 2023

On 27-09-2023

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

Presented for registration at 15:50 hrs on 27-09-2023, at the Private residence by Shri NIMAI CHANDRA CHAKRABORTY, 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 95,99,990/-

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

Execution is admitted on 27/09/2023 by 1. Shri NIMAI CHANDRA CHAKRABORTY, Son of Late Pravakar Chakraborty, ROY PARA, NEAMATPUR, P.O. Sitarampur, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, by caste Hindu, by Profession Others, 2. Smt SUSMITA CHAKRABORTY, Wife of Swapan Chakraborty, ROY PARA, NEAMATPUR, P.O. Sitarampur, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, by caste Hindu, by Profession Others, 3. Smt MRINALINI CHAKRABORTY, Wife of Panchu Gopal Chakraborty, ROY PARA, NEAMATPUR, P.O. Sitarampur, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, by caste Hindu, by Profession Others, 4. Smt SONALI CHAKRABORTY, Wife of Sadhan Chakraborty, ROY PARA, NEAMATPUR, P.O. Sitarampur, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, by caste Hindu, by Profession Others, 5. Smt SOMA CHAKRABORTY, Daughter of Sadhan Chakraborty, ROY PARA, NEAMATPUR, P.O: Sitarampur, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, by caste Hindu, by Profession Others

Indetified by Mr JANARDAN CHAKRABORTY, . . Son of Shri Nimai Chakraborty, ROY PARA, NEAMATPUR, P.O. Sitarampur, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, by caste Hindu, by profession Others

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

Execution is admitted on 27-09-2023 by Shri SHUBHENDU CHATTERJEE, PARTNER, SHUBHENDU CONSTRUCTION (Partnership Firm), NEAMATPUR, CHAKRABORTY PARA, City - Not Specified, P.O - Sitarampur, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359

Indetified by Mr JANARDAN CHAKRABORTY, . . Son of Shri Nimai Chakraborty, ROY PARA, NEAMATPUR, P.O. Sitarampur, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, by caste Hindu, by profession Others

Execution is admitted on 27-09-2023 by Smt MITA CHATTERJEE, PARTNER, SHUBHENDU CONSTRUCTION (Partnership Firm), NEAMATPUR, CHAKRABORTY PARA, City:- Not Specified, P.O - Sitarampur, P.S:-Kulti, District:- Paschim Bardhaman, West Bengal, India, PIN - 713359

Indetified by Mr JANARDAN CHAKRABORTY, . . Son of Shri Nimai Chakraborty, ROY PARA, NEAMATPUR, P.O. Sitarampur, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, by caste Hindu, by profession Others



Debasish Sahoo
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
Paschim Bardhaman, West Bengal

On 29-09-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28.00/- (E = Rs 28.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 28 -
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/09/2023 - 8:31AM with Govt. Ref. No: 192023240236414018 on 27-09-2023, Amount Rs: 21/-, Bank: SBI
EPay (SBIEPay) Ref. No: 1812361498523 on 27-09-2023, Head of Account 0030-03-104-001-16
Online on 27/09/2023 - 11:18AM with Govt. Ref. No: 192023240236786598 on 27-09-2023, Amount Rs: 7/-, Bank: SBI
EPay (SBIEPay) Ref. No: 8933714395713 on 27-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,070/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 9,070/-
Description of Stamp
Stamp Type: Impressed, Serial no 521, Amount: Rs.1,000.00/-, Date of Purchase: 22/09/2023, Vendor name: K Dawa
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/09/2023 - 8:31AM with Govt. Ref. No: 192023240236414018 on 27-09-2023, Amount Rs: 9,020/-, Bank: SBI
EPay (SBIEPay) Ref. No: 1812361498523 on 27-09-2023, Head of Account 0030-02-103-003-02
Online on 27/09/2023 - 11:18AM with Govt. Ref. No: 192023240236786598 on 27-09-2023, Amount Rs: 50/-, Bank: SBI
EPay (SBIEPay) Ref. No: 8933714395713 on 27-09-2023, Head of Account 0030-02-103-003-02


Debasish Sahoo
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2324-2023, Page from 85072 to 85109
being No 232404648 for the year 2023.



Debasish

Digitally signed by DEBASISH SAHOO
Date: 2023.10.06 11:39:18 +05:30
Reason: Digital Signing of Deed.

(Debasish Sahoo) 06/10/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
West Bengal.