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I-7004/19.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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23.11.19.
12.39.
[Signature]

certified that the Document
is Admitted to Registration the
Signatures Sheet and the Endr-
gements Attached with this
Document are the Part of this
Document.

A.D.S.R. Durgapur
Bardwan

22 NOV 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON 22ND DAY OF
NOVEMBER, 2019, B E T W E E N :

MRS. DEBJANI GORAI, (PAN-BJNPG1811Q) & (AADHAR
No.2257 2562 6749), W/O. Mr. SWAPAN GARAI, by faith
Hindu, by occupation - Housewife, Resident of 11/4
Arrah Kalinagar(Sreepally), P.O.Arraha, P.S. Kanksa
Durgapur-713212, District Paschim Bardhaman, West
Bengal, India, Hereinafter referred to and called as
" LAND OWNER " (which term and expression shall unless
included by or repugnant to the subject or context be
deemed to mean and include their/her respective heirs
representatives, executors, administrators, successor
and assigns) of the FIRST PART.

[Signature]

Serial No. 1410 Date 21 NOV 2019
Sold to Shree Shyam Biswas & Associates.
Address BSM 2
Value of Stamps 5000/-
Date of Purchase of this Stamp Page 19 NOV 2019
from the Treasury
Name of the Treasury/Post Office
Purchased, District

Subrata Kumar Chakraborty
Stamp Vendor
A.D.S. R. Office, Durgapur-16
Licence No. 5 of 1989



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

22 NOV 2019

AND

"SHREE SHYAM BUILDERS & DEVELOPERS" [PAN-ADGFS7379M], a Partnership firm, incorporated under the provision of the partnership Act, 1932 having its office at Vill & Post-Bamunara, Durgapur-713212, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India, being represented by some of its existing Partners. (1) Mr. DEBABRATA ROY, [PAN-AVPPR3915H], [AADHAAR-820259673931], S/O. Mr. LAKSHMIKANTA ROY, by Faith Hindu, by Nationality Indian, by occupation Business, Resident at- Vill & P.O- Bamunara, Durgapur- 713212, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India. (2) Mr. RAHUL ROY, [PAN-AUIPR8398G] & [AADHAAR-534554697125], S/O. Mr. PRADIP ROY, by Faith Hindu, by Nationality Indian, by occupation Business, Resident AT- Vill & P.O- Bamunara, Durgapur- 713212, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India. (3) Mr. BISWAJIT GOSWAMI, [PAN-ALZPG6872G], S/O. Mr. BISWANATH GOSWAMI, by Faith Hindu, by Nationality Indian, by occupation Business, Resident AT- Vill & P.O- Bamunara, Durgapur- 713212, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India. "which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the Second PART.

Whereas the present landowners owning and possessing of a land measuring about 02 katha or 3.30 decimals under the jurisdiction of Malandighi Gram Panchayat under Mouza-Arraha, Dist- Burdwan at present Paschim Bardhaman, Which was purchased by her (Debjani Garai) from Susanta Bandhapadhyay by virtue of a registered deed of sale vide no- 2750 in the year of 2008 of A.D.S.R.O Durgapur.

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

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

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

I-Definition

- 1.1 **OWNER/LANDLORD:** - Shall mean, Mrs. DEBJANI GORAI, [PAN- BJNPG1811Q] & [AADHAAR-225725626749], W/O. Mr. SWAPAN GARAI, by faith Hindu, by occupation- House Wife, Resident of- 11/4, Arrah Kalinagar(sreepally),P.O- Arraha, P.S- Kanksa, Durgapur- 713212, District- Paschum Bardhaman, West Bengal, India.

- 1.2 **DEVELOPER:-** Shall mean, "SHREE SHYAM BUILDERS & DEVELOPERS"[PAN-ADGFS7379M], a Partnership firm, incorporated under the provision of the partnership Act, 1932 having its office at Vill & Post- Bamunara, Durgapur-713212, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India, at present carrying on business by its present Partners (1) Mr. RAHUL ROY, [PAN-AUIPR8398G] & [AADHAAR-534554697125], S/O. PRADIP ROY, by Faith Hindu, by Nationality Indian, by occupation Business, Resident AT- Vill & P.O- Bamunara, Durgapur- 713212, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India. (2) Mr. SATANU BHANDARI, [PAN-BOYPB7248L] & [AADHAAR-435775411855], S/O. ANGAD BHANDARI, by Faith Hindu, by Nationality Indian, by occupation Business, Resident at- Vill & P.O- Bamunara, Durgapur- 713212, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India. (3) Mr. DEBABRATA ROY, [PAN-AVPPR3915H], [AADHAAR-820259673931], S/O. Mr. LAKSHMIKANTA ROY by Faith Hindu, by Nationality Indian, by occupation Business, Resident at- Vill & P.O- Bamunara, Durgapur- 713212, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India. (4) Mr. RROTIK ROY, [PAN-AUZPR4501N] & [AADHAAR-636560167001], S/O. Mr. SUKHENDU ROY, by Faith Hindu, by Nationality Indian, by occupation Business, Resident AT- Vill & P.O- Bamunara, Durgapur- 713212, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India. (5) Mr. DEBANJAN ROY, [PAN-BACPR6481H] & [AADHAAR-458197549268], S/O. Mr. DILIP KUMAR ROY, by Faith Hindu, by Nationality Indian, by occupation Business, Resident AT- Vill & P.O- Bamunara, Durgapur- 713212, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India. (6) Mr. BISWAJIT GOSWAMI, [PAN-ALZPG6872G] & [AADHAAR-488100443342], S/O. Mr. BISWANATH GOSWAMI, by Faith Hindu, by Nationality Indian, by occupation Business, Resident AT- Vill & P.O- Bamunara, Durgapur- 713212, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India. (7) Mrs. CHHANDA MUKHERJEE, [PAN-AUVPG8638D] & [AADHAAR-230747901596], W/O-Mr. AMIT KUMAR MUKHERJEE, by Faith Hindu, by Nationality Indian, by occupation Business, Resident AT- Tipe-3, Quarter no-201, H.F.C. Township, P.O- Bidhannagar, P.S- New Township, , District- Paschim Bardhaman, West Bengal, India, Pin -713212.
- 1.3 **Land:-** Shall mean land measuring about 02 katha or 3.30 decimals under Mouza- Arraha, J.L.No-91, L.R. Plot No.-1658, R.S.Plot No- no-1567, L.R Khatian No- 323, under the jurisdiction of Malandighi Gram Panchayat, Dist- Burdwan at present Paschim Bardhaman.
- 1.4 **Building:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the 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 lawful Architect(s) of the Building.
- 1.6 **GRAM PANCHYAT MEANS:-** Shall mean the Malandighi Gram Panchayat, and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.7 **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Malandighi Gram Panchayat and shall also include variations/modifications, alterations therein that may be made by the Owners herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any
- 1.8 **OWNERS AREA:-** Shall mean one Medium size 3BHK Flat approx. 1000 to 1100 sq.ft at the second floor of the said building shall be provide by the developer to the land owner as per sanctioned building plan by the competent authority and also one Car parking at the front side of the building area, which is going to be constructed over and above First Schedule mentioned land, together with the undivided impartible proportionate share and/or interest in the said land and common portions. And also Rupees 2,00,000/- (Two lack) all ready received as an advance by the owner at the time of execution of this development agreement and at the time of ground label costing developers shall have to pay another Rs.1,00,000/- to the owner and Rs. 8, 00,000/- (Eight Lack Only) shall have to be paid by the Developer to the owners as cash consideration within the validity period of this Agreement. But if in future any dispute shall arise regarding the land, Land owner shall be duty bound to refund back all the allocation including the advance amount of Rs.2,00,000/-.
- 1.9 **DEVELOPER'S AREA:** Shall mean entire area of the building/s together with the undivided impartible proportionate share and/or interest in the said land and the common portions after providing owner area as mentioned in clause 1.8 written above.

1.10 UNIT/FLAT: Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat

1.11 PROJECT: Shall mean the work of development undertake and to be done by the Owners herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/Flat/s/Car Parking Space/s/etc. and Others be taken over by the Unit/Flat and occupiers.

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

1.13 PURCHASER/S shall mean and include:

A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;

B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns.

C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;

D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;

E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.

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

1.15 Singular number: Shall include the plural and vice-versa.

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

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

IV: - **DURATION:** - This agreement is made for a period of 36 months from the date of it become effective.

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

VI:- OWENER DUTY & LIABILITY:-

1. The owners have offered total land of **02 katha or 3.30 decimals** for development and construction of a housing complex consisting of flats / apartments & parking spaces etc.
2. That the Owner shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the 1st Schedule property to the second party

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3. **The Owners hereby declared that :-**

- a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) The said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.
 - c) There is no agreement between the Owners and any other party (except "**SHREE SHYAM BUILDERS & DEVELOPERS**") either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
 - d) That any dispute regarding land shall be met up by the Land Owners in their own cost and it is also declares that the mutation of the Scheduled Land in the name of owner at the B.L& L.R.O Office shall have to be done by the developer but the cost must be paid by the land owner herself.
4. That the Owner have agreed that they are personally present before the Registering Authority to sign all the agreement for sell and all deeds of conveyance for selling the Flats to the prospective buyer as Land Owners.
 5. That the Owner also agreed that they give full authority & power to Second Part to do & execute all lawful acts, deeds things for the owners and on their behalf in respect of all activities related to developing and construction of a housing complex on The said land i. e receive sanctioned plan from the **Malandighi Gram panchyat** such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sign agreement for sale or sale deed on behalf of the land owners of flats/apartments/parking space etc to the prospective buyers and produce the same before the registering authority and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises and the owners shall agreed to ratify all acts and things lawfully done by the developer but the Owners shall not be responsible for any unlawful activities of the Developer.
 6. The owner/vendor shall execute and register a power of Attorney whereby the partners either individually or jointly for and on behalf of the "**SHREE SHYAM BUILDERS & DEVELOPERS**" will be nominated, appointed and constituted as lawful attorney of the OWNERS/VENDORS in their names and on their behalf to do all acts and deeds and things relating to the aforesaid project including signing all papers, making complain to the policy, signing and registering agreement for sale in respect of the developer allocated flats more fully described in the scheduled-1-1.9 hereto and also for owners allocated flats(if any required) morefully described in the scheduled-1-1.8 and also for signing and registering mortgage deed and mortgaging of the property to obtain project loan etc, execution and registration of the agreement for sale deeds or deeds of conveyances and deeds of sale or any deeds of transfer in favor of the intending purchasers in respect of any flat/unit/covered space/rooms car parking space etc. With proportionate share of the undivided and impetrative land common areas, facilities described in schedule below.

VII- Developer DUTY, LIABILITY & responsibility:-

1. The developer "SHREE SHYAM BUILDERS & DEVELOPERS" Confirm accepts and assure the owners that they are fully acquainted with, aware of the process/formalities related to similar project in. same area or any other area of **Malandighi Gram panchyat**
2. The developer 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 schedule time under this agreement and the owners do not have any liability and or responsibility to finance and execute the project or part thereof.
3. the developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owner & the Architect before submission to the Corporation/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.
4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and Developer shall take all necessary steps to save the property from any kind of encroachment by the adjacent land owner.
5. That the Developer shall be responsible for any acts deeds or things done towards any fund collection from one or more prospective buyer of the proposed flats.
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owners shall not be responsible for any infringement of law that may be in force from time to time during the subsistence of this Agreement. The Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible for the said incident or damage or loss during construction.
7. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan within **36 months** with and additional grace period of **6 (six)** month from the date approval of plan by the **Malandighi Gram panchyat** or by any competent authority, the time shall be computed on and from the date of sanctioned of building plan.
8. That the Developer shall not make the Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such cases the Developer shall have to bear the entire responsibility.
9. Developer shall have to construct two several self in the said fla, and one loft shall be provided, at his own cost for the land owner exclusively.
10. Developer shall have to arrange proper residential accommodation for the land owners till the handing over of the allocation of the land owner.
11. If in future there is any necessity to registered the allocated flat for the land owner then the registration cost shall have to born by the developers. but in that situation developers decision should be final.
12. The cost of the mutation shall be born by the owner and the developers 50% each of the total cost.

VIII-Developer Allocation:-

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

IX-Miscellaneous:-

- a) *Indian Law- This agreement shall be subject to Indian law and under the jurisdiction of Durgapur Court.*
- b) *Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by judicial or administrative process.*
- c) *Disputes- Differences in opinion in relation to or arising out during execution of the housing project under this agreement shall be intimated by a registered letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate, to be nominated by both the parties and their legal advisors.*
- d) *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 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.*
- 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 claim whatsoever in the consideration received by the developers or its nominees out of the developer's 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 Baid Land measuring 02 Katha or 3.30 (Three Point Three Zero) Decimals, under Mouza- Arraha, J.L.No-91, L.R. Plot No.-1658, R.S.Plot No- no-1567, L.R Khatian No- 323, an area under the Malandighi Gram panchyat , Dist- Paschim

Bardhaman, Butted and Bounded by.

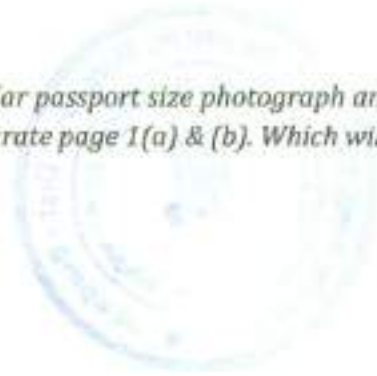
North: - Rest Area of RS. Plot No-1568.

South: 16' wide Road.

East: - Land of Manik Chandra Maharaj.

West: - 5' wide Road.

Be it mentioned here that collar passport size photograph and finger prints of both the owners & partners of developer are attested in separate page 1(a) & (b). Which will be a part of this deed



Handwritten text in blue ink, possibly a signature or date, located below the stamp. The text is partially obscured and difficult to read.

Handwritten text in blue ink, possibly a signature or date, located below the stamp. The text is partially obscured and difficult to read.

Handwritten signature in black ink, located on the left side of the page.



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

Debjani Goswami

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

Debabrata Roy
Partner

SHREE SHYAM BUILDERS & DEVELOPERS
Palmit Roy
Partner

SHREE SHYAM BUILDERS & DEVELOPERS
Bhrajit Goswami
Partner

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

WITNESSES:

1. Ralini Goswami
S/O - Late Bimalpada Goswami
Vill + P.O. - Bamunpara, P.S. - Kontesi, DGP - 12
Dist - Paschim Bardhaman
2. Pradip Roy son of Sukhenrta Roy
Vill + P. Bamunpara, DGP - 12

Drafted and Typed at my office & I read over & Explained in

Mother languages to all parties to this deed and

All of them admit that the same has been correctly

Written as per their instruction

PRADIP KR. ACHARYYA, ADVOCATE, Durgapur court

Enrollment no-WB/512/2000

Pradip Kr. Acharyya
Advocate.

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation

(LEFT HAND)

Little Ring Middle Fore Thumb



Sebjani Ghosal



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:- Sebjani Ghosal

Signature of the Executants/presentation

(LEFT HAND)

Little Ring Middle Fore Thumb



Debabrata Roy



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:- Debabrata Roy

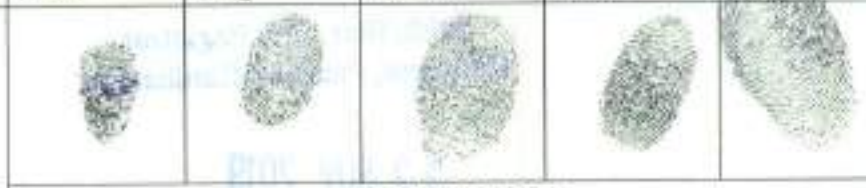
Signature of the Executants/presentation

(LEFT HAND)

Little Ring Middle Fore Thumb



Rahul Roy














(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:- Rahul Roy

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
 <i>Bhawaji Gorawani</i>	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- <i>Bhawaji Gorawani</i>					

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
Signature:-					

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
Signature:-					



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/37/266 / 168151

পরিচয় পত্র

Duplicate

প্রতিক্রম



Elector's Name Rabin Goswami

নির্বাচকের নাম রবীন গোস্বামী

Father's Name Bimal

পিতার নাম বিমল

Sex M

লিঙ্গ পুং

Age as on 1.1.2000 35

১.১.২০০০-এ বয়স ৩৫



Address

Bamunara Gopalpur Kanksa Burdwan

ঠিকানা:

বামুনারা গোপালপুর কান্কা বর্ধমান



Facsimile Signature
Electoral Registration Officer

নির্বাচক নিবন্ধন প্রাধিকারিক

For 266-Kanksa(SC)

Assembly Constituency

২৬৬-কান্কা(তপঃ)

বিধানসভা নির্বাচন ক্ষেত্র

Place Burdwan

স্থান বর্ধমান

Date 30.10.2000

তারিখ ৩০.১০.২০০০

057-0434

Rabin Goswami

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEBABRATA ROY
LAKSHMIKANTA ROY

30/08/1985

Permanent Account Number

AVPPR3915H

Debabrata Roy

Signature



Debabrata Roy

BIOS VON S S





आपका सिखा
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DEBJANI GORAI

ARUN KANTI BASU CHOWDHURY

20/02/1986

Permanent Account Number
BJNPG1811Q

Debjani Gorai
Signature



Debjani Gorai

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAHUL ROY
PRADIP ROY
28/09/1990

Permanent Account Number

AUIPR8398G

Rahul Roy
Signature



Rahul Roy



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BISWAJIT GOSWAMI
BISWANATH GOSWAMI
23/10/1985

Permanent Account Number
ALZPG6872G



Signature



BISWAJIT GOSWAMI

Biswanath Goswami



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 192019200097140351

Payment Mode Online Payment

GRN Date: 22/11/2019 09:04:23

Bank : AXIS Bank

BRN : 308160206

BRN Date: 22/11/2019 09:05:45

DEPOSITOR'S DETAILS

Id No. : 02060001788804/4/2019

[Query No./Query Year]

Name : DEBABRATA ROY

Contact No. :

Mobile No. : +91 8759773858

E-mail :

Address : BAMUNARA DURGAPUR 12

Applicant Name : Mr PRADIP KUMAR ACHARYYA

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02060001788804/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	11
2	02060001788804/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	11014

In Words : Rupees Eleven Thousand Twenty Five only

Total

11025

Major Information of the Deed



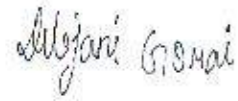
Deed No :	I-0206-07004/2019	Date of Registration	22/11/2019
Query No / Year	0206-0001788804/2019	Office where deed is registered	
Query Date	21/11/2019 1:35:26 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	PRADIP KUMAR ACHARYYA DURGAPUR COURT,,District : Burdwan, WEST BENGAL, PIN - 713216, Mobile No. : 9434251726, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 11,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 5,61,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 11,014/- (Article:E, E, B)		
Remarks			

Land Details :

District: Burdwan, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1658	LR-323	Bastu	Baid	2 Katha	1/-	5,61,000/-	Width of Approach Road: 21 Ft.,
Grand Total :					3.3Dec	1 /-	5,61,000 /-	



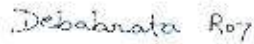


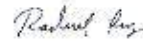


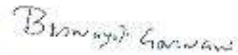
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs DEBJANI GORAI (Presentant) Wife of Mr SWAPAN GORAI Executed by: Self, Date of Execution: 22/11/2019 , Admitted by: Self, Date of Admission: 22/11/2019 ,Place : Office			
		22/11/2019	LTI 22/11/2019	22/11/2019
11/4, SREEPALLY,ARRAH KALINAGAR, P.O:- ARRAH, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BJNPG1811Q, Aadhaar No: 22xxxxxxxx6749, Status :Individual, Executed by: Self, Date of Execution: 22/11/2019 , Admitted by: Self, Date of Admission: 22/11/2019 ,Place : Office				


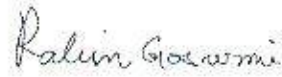
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHREE SHYAM BUILDERS & DEVELOPERS BAMUNARA, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 , PAN No.:: ADGPS7379M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr DEBABRATA ROY Son of Mr LAKSHMIKANTA ROY Date of Execution - 22/11/2019, , Admitted by: Self, Date of Admission: 22/11/2019, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Nov 22 2019 1:45PM	LTI 22/11/2019	22/11/2019	BAMUNARA, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVPPR3915H, Aadhaar No: 82xxxxxxxx3931 Status : Representative, Representative of : SHREE SHYAM BUILDERS & DEVELOPERS (as PARTNER)
2	Name Mr RAHUL ROY Son of Mr PRADIP ROY Date of Execution - 22/11/2019, , Admitted by: Self, Date of Admission: 22/11/2019, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Nov 22 2019 1:45PM	LTI 22/11/2019	22/11/2019	BAMUNARA, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUIPR8398G, Aadhaar No: 53xxxxxxxx7125 Status : Representative, Representative of : SHREE SHYAM BUILDERS & DEVELOPERS (as PARTNER)
3	Name Mr BISWAJIT GOSWAMI Son of Mr BISWANATH GOSWAMI Date of Execution - 22/11/2019, , Admitted by: Self, Date of Admission: 22/11/2019, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Nov 22 2019 1:44PM	LTI 22/11/2019	22/11/2019	BAMUNARA, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALZPG6872G, Aadhaar No: 48xxxxxxxx3342 Status : Representative, Representative of : SHREE SHYAM BUILDERS & DEVELOPERS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RABIN GOSWAMI Son of Late BIMALPADA GOSWAMI BAMUNARA, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212			
	22/11/2019	22/11/2019	22/11/2019
Identifier Of Mrs DEBJANI GORAI, Mr DEBABRATA ROY, Mr RAHUL ROY, Mr BISWAJIT GOSWAMI			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs DEBJANI GORAI	SHREE SHYAM BUILDERS & DEVELOPERS-3.3 Dec

Land Details as per Land Record

District: Burdwan, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1658, LR Khatian No:- 323	Owner: প্রফুল্ল গোস্বামী, Gurdian: দুঃশীরাম , Address: নিজ , Classification: বাইদ, Area: 0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 020607004 / 2019**On 21-11-2019****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 5,61,000/-



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

On 22-11-2019**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 12:39 hrs on 22-11-2019, at the Office of the A.D.S.R. DURGAPUR by Mrs DEBJANI GORAI ,Executant.

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

Execution is admitted on 22/11/2019 by Mrs DEBJANI GORAI, Wife of Mr SWAPAN GORAI, 11/4, SREEPALLY,ARRAH KALINAGAR, P.O: ARRAH, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife

Indetified by Mr RABIN GOSWAMI, , , Son of Late BIMALPADA GOSWAMI, BAMUNARA, P.O: BAMUNARA, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

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

Execution is admitted on 22-11-2019 by Mr DEBABRATA ROY, PARTNER, SHREE SHYAM BUILDERS & DEVELOPERS (Partnership Firm), BAMUNARA, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr RABIN GOSWAMI, , , Son of Late BIMALPADA GOSWAMI, BAMUNARA, P.O: BAMUNARA, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

Execution is admitted on 22-11-2019 by Mr RAHUL ROY, PARTNER, SHREE SHYAM BUILDERS & DEVELOPERS (Partnership Firm), BAMUNARA, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr RABIN GOSWAMI, , , Son of Late BIMALPADA GOSWAMI, BAMUNARA, P.O: BAMUNARA, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

Execution is admitted on 22-11-2019 by Mr BISWAJIT GOSWAMI, PARTNER, SHREE SHYAM BUILDERS & DEVELOPERS (Partnership Firm), BAMUNARA, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr RABIN GOSWAMI, , , Son of Late BIMALPADA GOSWAMI, BAMUNARA, P.O: BAMUNARA, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,014/- (B = Rs 11,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 11,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2019 9:05AM with Govt. Ref. No: 192019200097140351 on 22-11-2019, Amount Rs: 11,014/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 308160206 on 22-11-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1410, Amount: Rs.5,000/-, Date of Purchase: 21/11/2019, Vendor name: Subrata Kumar Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2019 9:05AM with Govt. Ref. No: 192019200097140351 on 22-11-2019, Amount Rs: 11/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 308160206 on 22-11-2019, Head of Account 0030-02-103-003-02



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2019, Page from 158996 to 159019
being No 020607004 for the year 2019.



Digitally signed by PARTHA BAIKAGGYA
Date: 2019.11.29 14:15:14 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 29-11-2019 14:15:07
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)