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P-7387/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 733495

11-07-22
 11-07-22
 24-02-2022

certified that the Document
 is Admitted to be the
 Signature Sheet and the Endr-
 edgments
 Documents are the Part of this
 Document.

A. D. D. D. D.
 D. D. D.

11. JUL 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT MADE ON THE DAY, MONTH
 AND YEAR AT WRITTEN BELOW

Contd...P/02

P. D. Y.

BETWEEN

Mr. ASIT KUMAR TRIBEDI [Pan No-ANJPT0506G] son of Sudhirendrendra Tribedi, by faith-Hindu, by nationality-Indian, by Occupation- Cultivation residing at Vill-Shyampur, P.O-Durgapur, Pin-713201, P.S-Coke-Oven, District-Paschim Bardhaman, West Bengal.

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

AND

DUTTA AND COMPANY being a Proprietorship Firm, having its registered office at Suryasen Pally Block-A, P.S-Durgapur-01, P.S-Coke-Oven, Dist-Paschim Barddhaman, West Bengal, represented by its proprietor **Mr. Chitta Dutta (Pan No-ATYPD2046A)**, Aadhaar No-323371566472] son of Kartiek Chandra Dutta, by faith: Hindu, by occupation: Business, by nationality: Indian, residing at Suryasen Pally Block-A, P.S-Durgapur-01, P.S-Coke-Oven, Dist-Paschim Barddhaman, West Bengal.

[Hereinafter referred to and called as "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, legal representatives, administrators, executors and assigns) of the OTHER PART.

AND WHEREAS the schedule below Land originally belongs to the present LANDOWNER which he acquired by way of Regd deed of sale being no-7438 of 1985 and name of the present LANDOWNER duly recorded in LR records of rights under Khatian no-LR-2154 in connection with Plot no-RS-702, LR-3151 and from the date of purchase they are owning, possessing and seizing the schedule below land without any encumbrances.

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

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

I-DEFINITION

1. **LANDOWNER/LANDLORDS:-** Shall mean **ASIT KUMAR TRIBEDI** [Pan No-ANJPT0506G] son of Sudhirendrendra Tribedi, by faith-Hindu, by nationality-Indian, by Occupation- Cultivation residing at Vill-Shyampur, P.O-Durgapur, Pin-713201, P.S-Coke-Oven, District-Paschim Bardhaman, West Bengal.
2. **DEVELOPER:-** Shall mean **DUTTA AND COMPANY** being a Proprietorship Firm, having its registered office at Suryasen Pally Block-A, P.S-Durgapur-01, P.S-Coke-Oven, Dist-Paschim Barddhaman, West Bengal, represented by its proprietor **Mr. Chitta Dutta (Pan No-ATYPD2046A)**, Aadhaar No-323371566472] son of Kartiek Chandra Dutta, by faith: Hindu, by occupation: Business, by nationality: Indian, residing at Suryasen Pally Block-A, P.S-Durgapur-713201, P.S-Coke-Oven, Dist-Paschim Barddhaman, West Bengal.

Asit Kumar Tribedi


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3. **LAND:-** Shall mean **Danga Land** measuring area of **4.66 Decimal** comprising in **Plot No- RS-702, Plot No-LR- 3151, under LR Khatian No- 2154** under Mouza-Nadiha, J.L. No- 92, P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal.
4. **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Developer herein over the Land mentioned in the **FIRST SCHEDULE**.
5. **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
6. **Municipal Corporation:-** Shall mean the Durgapur Municipal Corporation and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
7. **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Durgapur Municipal Corporation and shall also include variations/modifications, alterations therein that may be made by the LANDOWNER herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
8. **UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.
9. **PROJECT:** Shall mean the work of development undertake and to be done by the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/ Flat/ s/Car Parking Space/s/ and Others.
10. **FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockdown, transport strike, notice or prohibitory order from 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.
 - a. **PURCHASER/S** shall mean and include:
 - A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
 - B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns.
 - C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
 - D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
 - E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.
 1. **Masculine gender:** Shall include the feminine and neuter gender and vice versa.
 2. **Singular number:** Shall include the plural and vice-versa.

Asif Kuman Tribedi



II- COMMENCEMENT:- 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 which starts from the date of getting all the necessary permission from any statutory authority with a grace period of 6 months.

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

VI:- LANDOWNER'S DUTY & LIABILITY:-

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

2.That LANDOWNER hereby declare that the Schedule mentioned land is free from all encumbrances and if any question regarding ownership of the land is arise on that score the LANDOWNER is answerable for the same and if any land related dispute is found in future that also be meet up by the LANDOWNER at his own cost and if the Developer agrees to bear the cost or expenses for the same on that score that will be deducted from the LANDOWNER's Allocation.

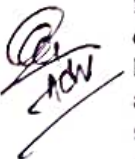
3.That the LANDOWNER shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the first Schedule property in the hands of the developer and also shall supply all the original land related documents.

4. **The LANDOWNER hereby declared that :-**

- a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
- b) There is no agreement between the LANDOWNER and any other party except "DUTTA AND COMPANY" either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
- c) Sec-202 of Indian contract Act will be taken into consideration in case of death of any of the LANDOWNER after execution of Development Agreement & Development Power of Attorney.
- d) That GST, Development Charges, stamp duty and registration fees in relation to the LANDOWNER'S allocation Flat shall be borne by the LANDOWNER.
- e) That in case of death of the landowner his legal representative will never raise any objection or dispute in future before any authority or court of law and he or she will also execute all the necessary deeds and documents as and when required by the developer for the purpose of this project.

5. That the LANDOWNER also agreed that he will execute a power of attorney and appointed the Developer party to do & execute all lawful acts, deeds things for the LANDOWNER and on his behalf in respect of all activities related to developing and construction of a housing complex on the said land i.e to receive sanctioned plan from the Durgapur Municipal Corporation, such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against LANDOWNER in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers and accept booking money, advance and consideration money for developer allocation.

Asit Kumar Tribedi


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6. That in no case ownership is transferred in favour of the developer by force of this development agreement.

VIII- DEVELOPER DUTY, LIABILITY & Responsibility:-

1. The developer "DUTTA AND COMPANY" is fully acquainted with, aware of the process/formalities related to similar project in this area.
2. The developer confirms and assures the LANDOWNER that the developer have the financial and other resources to meet and comply with all financial and other obligations suppose to be needed for execution of the total project within schedule time under this agreement and the LANDOWNER do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the Durgapur municipal corporation Govt. agencies. Any variation/ alteration/ modification from the original approved drawing/plan needs approval of the LANDOWNER & the Architect before submission to the DMC/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on the developer only. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water source will remain intact unless agreed to by both the LANDOWNER and Developers.
4. That the Developer shall not raise any question regarding the measurement of the 1st schedule property and second party shall take the entire necessary step to save the property from any kind of encroachment by the adjacent LANDOWNER.
5. That the Developer shall responsible for any acts, deeds or things done towards any funds 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 LANDOWNER shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement. The LANDOWNER shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible for any accident, damage or loss during construction Of the project.
7. That the Developer shall be liable to complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan.
8. That the Developer shall not make LANDOWNER responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers.

X-Cancellation :

1. The LANDOWNER has no right to cancel /Terminate and/or rescind this agreement after getting all the statutory permission by the Developer.

XI-Miscellaneous :-

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.

Asif Kumar Tribedi



- b) **Confidentiality & non-disclosure-** Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) **Dispute-** That all disputes and differences arising out of this agreement shall be referred to Arbitrator for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.
- d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the LANDOWNER time to time.
- e) The LANDOWNER can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor and the decision will be held after discussion with the developer. 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.
- g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney but the LANDOWNER is not liable to make payment of any kind of loan liability of the developer.
- h) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- k) The LANDOWNER and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- l) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the LANDOWNER without reimbursement of the same and the LANDOWNER shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

ALL THAT piece and parcel of Danga Land measuring area of 4.66 Decimal comprising in Plot No-RS-702 Plot No-LR-3151, under LR Khatian No- 2154 under Mouza-Nadiha, J.L No-92, P.S-Coke-Oven, Dist-Paschim Bardhaman, West Bengal within Durgapur Municipal Corporation which is butted and bounded as follows :

West: Plot No-RS-708.

North: Plot No-RS-702.

South : 75 ft wide PWD Road.

East : Land of Hasi Tribedi.

Asit Kumar Tribedi



SECOND SCHEDULE ABOVE REFERRED TO

(LANDOWNERS' ALLOCATION)

Whereas the LANDOWNER will get 40 % of Super built up area over the total construction area over the 4.66 decimal area of land and Rs. 14,00,000/- [Rupees Fourteen Lakh] only as adjustable advance with landowners allocation but at the time of signing of this agreement Rs. 5,00,000/- [Rupees Five Lakh] only will be paid , balance amount of Rs. 9,00,000/- [Rupees Nine Lakh] only will be paid on or before complete the construction.

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

It is agreed by the developer that the LANDOWNERS shall have every right to use the entire first floor area as per their choice and on that score the developer will safeguard the interest of the LANDOWNERS from the other flat owners and the other flat owners shall have no right to raise any objection or dispute in future for the purpose.

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

THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION shall mean the entire building including common facilities common areas and common facilities of the building along with undivided proportionate share of the "said property / premises" absolutely shall be the property of the Developer except LANDOWNER allocation.

IN WITNESS WHEREOF the parties hereto have executed these presents on this 11th day of July 2022 before the office of the ADSR Durgapur.

WITNESSES: -

1. Bhanta Pal.
S/o. Bangyopadhyay Pal.
Durgam 2nd Court - 16

2. Sudip Konar
S/o Sukumar Konar
Durgapur - 12

Asit Kumar Tribedi
Signature of LANDOWNER

DUTTA AND COMPANY
Ch. H. Dutta
Signature of the Developer

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

Bhramanta Bangyopadhyay
Advocate, Durgapur Court
Regd No. WB-733 of 2011.



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

GRN Details

GRN: 192022230070177171 Payment Mode: Online Payment
GRN Date: 11/07/2022 11:18:53 Bank/Gateway: State Bank of India
BRN : CKU1622193 BRN Date: 11/07/2022 11:21:37
Payment Status: Successful Payment Ref. No: 2002023766/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: DUTTA AND COMPANY
Address: DURGAPUR PIN-713201
Mobile: 8250537504
Depositor Status: Buyer/Claimants
Query No: 2002023766
Applicant's Name: Mr Prasanta Bandyopadhyay
Identification No: 2002023766/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002023766/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	11
2	2002023766/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	14014
			Total	14025

IN WORDS: FOURTEEN THOUSAND TWENTY FIVE ONLY.

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature *[Signature]*

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature *Asit Kumar Tribedi*

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						ফটো PHOTO
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						ফটো PHOTO
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature

... area of 6.35 Decimal comprising in Plot No- 3149, under LR Khatian No- 1284 under Mouza-Nadiha, J.L No- 92, P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal.

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
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ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature Chitta Datta

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
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ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature Asit Kumar Tribedi

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
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ডান হাত Right Hand					

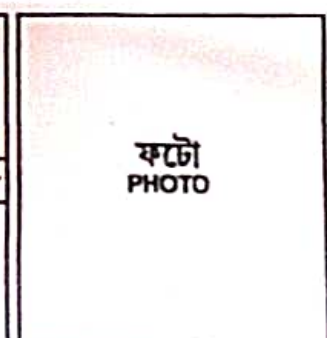


উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature _____

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature _____



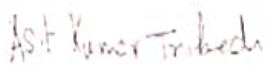
Major Information of the Deed

Deed No :	I-2306-07389/2022	Date of Registration	11/07/2022
Query No / Year	2306-2002023766/2022	Office where deed is registered	
Query Date	04/07/2022 11:39:16 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 8250537504, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 14,00,000/-]		
Set Forth value	Market Value		
	Rs 24,02,017/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 14,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Nadiha Road, Mouza: Nadiha, JI No. 92, Pin Code : 713218




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-3151 (RS :-702)	LR-2154	Vastu	Danga	4.66 Dec		24,02,017/-	Width of Approach Road 75 Ft., Adjacent to Metal Road.
Grand Total :					4.66Dec	0/-	24,02,017 /-	

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Mr Asit Kumar Tribedi (Presentant) Son of Mr Sudhirendra Tribedi Executed by: Self, Date of Execution: 11/07/2022 . Admitted by: Self, Date of Admission: 11/07/2022 ,Place - Office	 <small>11/07/2022</small>	 <small>LTI 11/07/2022</small>	 <small>11/07/2022</small>
Shyampur, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: ANxxxxxx6G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/07/2022 , Admitted by: Self, Date of Admission: 11/07/2022 ,Place : Office			

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DUTTA AND COMPANY Suryasen Pally, Block- A, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN.- 713201 , PAN No.:: ATxxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Chitta Dutta Son of Mr Kartick Chandra Dutta Date of Execution - 11/07/2022, , Admitted by: Self, Date of Admission: 11/07/2022, Place of Admission of Execution: Office	 <small>Jul 11 2022 3:40PM</small>	 <small>LTI 11/07/2022</small>	 <small>11/07/2022</small>
Suryasen Pally, Block-A, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx6A, Aadhaar No: 32xxxxxxxx6472 Status : Representative, Representative of : DUTTA AND COMPANY (as Proprietor)				

ier Details :

Bhakta Pal Son of Mr. Badvanath Pal Durgapur Co. City - Durgapur, P.O. - City Centre, P.S. - Durgapur, District - Paschim Bardhaman, West Bengal, India. PIN - 713216	Photo	Finger Print	Signature
			
Identifier Of Mr Asit Kumar Tribedi, Mr Chitta Dutta	11/07/2022	11/07/2022	11/07/2022

Transfer of property for L1

Sl No	From	To. with area (Name-Area)
1	Mr Asit Kumar Tribedi	DUTTA AND COMPANY 4 66 Dec

Land Details as per Land Record

District Paschim Bardhaman, P.S. - Coke Oven, Municipality: DURGAPUR MC, Road: Nadiha Road, Mouza: Nadiha, JI No- 92, Pin Code - 713218

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No.- 3151, LR Khatian No:- 2154	Owner: অসিত কুমার ত্রিবেদী, Gurdian: সূধী-দ্র , Address: নিজ , Classification: ডাঙ্গা, Area: 0.12000000 Acre.	Mr Asit Kumar Tribedi

11-07-2022

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, Articles number 48 of Indian Stamp Act 1899.

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

Presented for registration at 12:31 hrs on 11-07-2022, at the Office of the A.D.S.R. DURGAPUR by Mr Asit Kumar Tribedi Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 24.02.017/-

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

Execution is admitted on 11/07/2022 by Mr Asit Kumar Tribedi, Son of Mr Sudhirendra Tribedi, Shyampur, P.O: Durgapur, Thana: Coke Oven, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession Cultivation

Indefied by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, P.O: City Centre, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 11-07-2022 by Mr Chitta Dutta, Proprietor, DUTTA AND COMPANY (Sole Proprietship), Suryasen Pally, Block- A, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201

Indefied by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, P.O: City Centre, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/07/2022 11:21AM with Govt. Ref. No: 192022230070177171 on 11-07-2022, Amount Rs: 14,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKU1622193 on 11-07-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type Impressed, Serial no 967, Amount: Rs.5,000/-, Date of Purchase: 11/07/2022, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/07/2022 11:21AM with Govt. Ref. No: 192022230070177171 on 11-07-2022, Amount Rs: 11/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKU1622193 on 11-07-2022, Head of Account 0030-02-103-003-02

Santanu Pal

Santanu Pal

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR

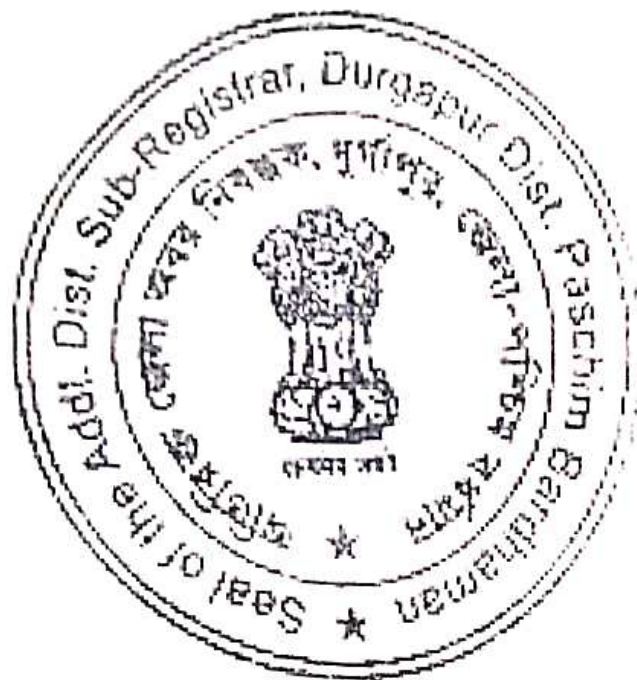
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2022, Page from 186290 to 186304

being No 230607389 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.07.13 14:22:21 +05:30
Reason: Digital Signing of Deed.

(Signature)

(Santanu Pal) 2022/07/13 02:22:21 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)