

7331

P-7385/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H. 733496

12-30-22
11.07.22
Atk... 2022 21/2
322212/2

certified that the Document
is Attached to Registrar, the
Signature Sheet and the End-
orsements attached with this
Documents are the Part of this
Document

A.D.S.R. Dargaper
Bardwan

11. JUL 2022

DEVELOPMENT AGREEMENT

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

Adv

Contd...P/2

SI No. 968 Date 11/07/22
Sold to Dutta and Company
Address Durg-16
Value of Stamp 5000
Date of Purchase of the stamp 23 JUN 2022
Papat from Treasury
Name of the Treasury from Durgapur



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



[Signature]
Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

11 JUL 2022

BETWEEN

Mrs. HASI TRIBEDI [Pan No- AKMPT3614P] wife of Late Sisir Kumar Tribedi, by faith-Hindu, by nationality-Indian, by Occupation- Housewife residing at Vill-Shyampur, P.O-Durgapur, Pin-713201, P.S-Coke-Oven, District-Paschim Bardhaman, West Bengal.

{ Hereinafter refereed 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 Kartick 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-7455 of 1985 of an area of 2.85 decimal and by way of regd deed of sale being no-5762 of 1978 of an area of 3.5 decimal in connection with Plot no-RS-702, LR-3149 and name of the present LANDOWNER duly recorded in LR records of rights under Khatian no-LR-1284 in connection with Plot no-RS-702, LR-3149 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 is searching a Developer for the said development works.

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

I-DEFINITION

1. **LANDOWNER/LANDLORDS:-** Shall mean **HASI TRIBEDI [Pan No- AKMPT3614P]** wife of Late Sisir Kumar Tribedi, by faith-Hindu, by nationality-Indian, by Occupation- Housewife 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 Kartick 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.
3. **LAND:-** Shall mean **Danga Land** measuring area of **6.35 Decimal** comprising in **Plot No- RS-702, Plot No-LR- 3149, under LR Khatian No- 1284** 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 in the Land mentioned in the FIRST SCHEDULE.
5. **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
6. **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 be taken over by the Unit/Flat and occupiers.
10. **FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockdown, transport strike, notice or prohibitory order from 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.

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 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 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 arises on that score the LANDOWNER is answerable for the same and if any land related dispute is found in future that also shall be meet up by the LANDOWNER at his own cost and if the Developer agrees to bear the cost or expenses for the same on that score that will be deducted from the LANDOWNER's Allocation.

3. That the landowner shall vacate and deliver the vacant and peaceful possession of the first schedule property in the hand of the developer and also supply the original land related documents/papers within 30th August 2022.

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 LANDOWNERS after execution of Development Agreement & Development Power of Attorney.
- d) That GST, Development Charges, stamp duty and registration fees in relation to the LANDOWNER' allocation Flat shall be borne by the LANDOWNER herself.

5. That the LANDOWNER also agreed that they will execute a power of attorney and appointed the Developer party to do & execute all lawful acts, deeds things for the LANDOWNER and on their behalf in respect of all activities related to developing and construction of a housing complex on the said land i.e 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.



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 and "**DUTTA AND COMPANY**" is a Proprietorship firm not any partnership or JV firm.
2. The developer confirms and assures the LANDOWNER that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the LANDOWNER do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/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 Municipal 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 the developer only. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the LANDOWNER and Developer.
4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and second party shall take the entire necessary step to save the property from any kind of encroachment by the adjacent LANDOWNER.
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 the said incident or damage or loss during construction.
7. The developer shall complete the development work/Construction work of building/flatsanctioned plan and in case of death or casualty of developer before completion of the work or resell the project to other party in whole /part even if the construction could not been completed within stipulated completion period i.e 36 months 6 months or interrupted etc. the developer will be full responsible to complete the whole part of this project work by himself or his legal heir's/successor's/owner's effort at their i.e **Dutta and Company** own cost at the earliest possible time period without any litigation and all the conditions of this signed agreement will be act as the same


Adv

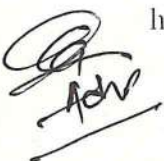
8. That the Developer shall not make LANDOWNER responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers.

X-Cancellation :

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

2. XI-Miscellaneous :-

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- b) **Confidentiality & non-disclosure-** Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) **Dispute-** That all disputes and differences arising out of this agreement shall be referred to Arbitrator for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.
- d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the LANDOWNER time to time.
- 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 **6.35 Decimal** comprising in **Plot No-RS-702, Plot No-LR-3149**, under LR Khatian No- 1284 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-702**. South : 75 ft wide PWD Road. North: **Plot No-RS-702**. East : **Plot No-RS-702**.

SECOND SCHEDULE ABOVE REFERRED TO

(LANDOWNERS' ALLOCATION)

AND Whereas the Landowner will get three numbers (03) of 2BHK ownership Flat of More or less approx 850 sq ft (Super built up area) each preferably southern road side in any floor except ground and top floor or choice able as admissible as per final sanction plan with three (3) numbers of individual four wheeler car parking space.

The developer will pay total Rupees six (6) Lakh to the Landowner, Rupees One lakh will be paid in advance at the time of execution of agreement and rest Rupees five lakh will be paid by the developer before vacation of the possession of land property of scheduled -1 of the land owner.

Before vacation of the possession by the landowner the developer will arrange for suitable rented 2BHK housing facility/Flat within the present locations of the landowner for temporary shifting of establishment by paying monthly required (including time to time escalation if any) rent regularly through Bank payment directly to the landowner's account even beyond the stipulated completion period of the project mentioned in the agreement and up till the final hand over & registration of the landowner's allocated three Flats.

The allocated completed three Nos. flats would be directly handed over to the landowner for registration in favour of the legal heirs of the landowner i.e three daughters i.Sutapa Chatterjee ii.Sujata Tewari and iii Rumpa Chatterjee only, at their own cost with taxes after obtaining NOC from Land owner, even in case of death of the Land owner before hand over the allocation on completion of the project.

In case of Any damage /accident/miss happening during execution/dismantling of this construction of this project work the whole responsibility will be borne by the developer for any injury/casualty of person, animals and things which may arise from the portion of the developer himself or sub developer, employee/labour or any third party arising from carelessness whatsoever.

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

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



The primary specification of the above three allocated Flats : The flats will be finished with All -Dungri make-Marble with granite Slabs in kitchens, Primer wall putty, Two bathroom & Latrine with one Indian and another western style-Basin & Pans-make Parryware, Hindware, Marc-with branded bathroom fittings, Branded ISI Electric fittings with modular switch board -Make-Havells, Crabtree, L&T, Philips ,& Wiring of Make-Finolex, Polycab, Havells. Making of Infrastructure regarding Electrical connection will be the sole responsibility of the developer. Separate personal Mitre connection will be borne by the landowner after electrical connection at the Project. All the materials used for construction purpose i.e brick/block, cement, rod, sand, stone etc. should be the reputed and standard quality..

Water supply and drainage facility will be arranged by developer for the allocated flats.

THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

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

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of LANDOWNER and Developer are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

IN 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. Bhukta Pal.
S/O. Bairdyan Pal,
Dungri Estate

2) Sudip Konar
S/O Sukumar Konar
Durgapur - 12

Hasi Tribedi
Signature of LANDOWNER

DUTTA AND COMPANY
Signature of the Developer

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


Advocate, Durgapur Court
Regd No-WB-733 of 2011

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 *Chitta Deka*

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 *Hari Tribedi*

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
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ডান হাত Right Hand					

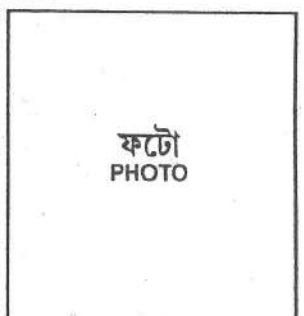


উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	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



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

GRN Details

GRN: 192022230070186011 Payment Mode: Online Payment
GRN Date: 11/07/2022 11:24:47 Bank/Gateway: State Bank of India
BRN : CKU1622655 BRN Date: 11/07/2022 11:25:45
Payment Status: Successful Payment Ref. No: 2002023731/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: DUTTA AND COMPANY
Address: DURGAPUR PIN-713201
Mobile: 8250537504
Depositor Status: Buyer/Claimants
Query No: 2002023731
Applicant's Name: Mr Prasanta Bandyopadhyay
Identification No: 2002023731/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002023731/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	2011
2	2002023731/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	6014
			Total	8025

IN WORDS: EIGHT THOUSAND TWENTY FIVE ONLY.

Major Information of the Deed



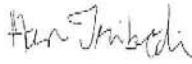
Deed No :	I-2306-07385/2022	Date of Registration	11/07/2022
Query No / Year	2306-2002023731/2022	Office where deed is registered	
Query Date	04/07/2022 11:32:26 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, 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 : 6,00,000/-]		
Set Forth value	Market Value		
	Rs. 32,73,134/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,011/- (Article:48(g))	Rs. 6,014/- (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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3149 (RS :-702)	LR-1284	Vastu	Danga	6.35 Dec		32,73,134/-	Width of Approach Road: 75 Ft., Adjacent to Metal Road,
Grand Total :					6.35Dec	0 /-	32,73,134 /-	




Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs HASI TRIBEDI (Presentant) Wife of Late SISIR KUMAR TRIBEDI Executed by: Self, Date of Execution: 11/07/2022 , Admitted by: Self, Date of Admission: 11/07/2022 ,Place : Office			
	11/07/2022	LTI 11/07/2022		11/07/2022
Shyampur, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKxxxxxx4P,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			
1	Name	Photo	Finger Print	Signature
	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			
	Jul 11 2022 3:36PM	LTI 11/07/2022		11/07/2022
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)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr Baidyanath Pal Durgapur Court, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216			
	11/07/2022	11/07/2022	11/07/2022

Identifier Of Mrs HASI TRIBEDI, Mr Chitta Dutta

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs HASI TRIBEDI	DUTTA AND COMPANY-6.35 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:- 3149, LR Khatian No:- 1284	Owner:হাসিরানী ত্রিবেদী, Gurdian:শিশির , Address:নিজ , Classification:ডাঙ্গা, Area:0.06000000 Acre,	Mrs HASI TRIBEDI

On 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, 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 12:30 hrs on 11-07-2022, at the Office of the A.D.S.R. DURGAPUR by Mrs HASI 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 32,73,134/-

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

Execution is admitted on 11/07/2022 by Mrs HASI TRIBEDI, Wife of Late SISIR KUMAR TRIBEDI, Shyampur, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession House wife

Indetified 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 Proprietoship), Suryasen Pally, Block- A, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201

Indetified 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 6,014/- (B = Rs 6,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/07/2022 11:25AM with Govt. Ref. No: 192022230070186011 on 11-07-2022, Amount Rs: 6,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKU1622655 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. 7,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 968, 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 11:25AM with Govt. Ref. No: 192022230070186011 on 11-07-2022, Amount Rs: 2,011/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKU1622655 on 11-07-2022, Head of Account 0030-02-103-003-02



Santanu Pal

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2022, Page from 186337 to 186352

being No 230607385 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.07.13 14:30:39 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/07/13 02:30:39 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)