

Sl. No. 0101001613/2022

:: JAY BHOLE ::

10101688/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 246976

9 → 958032/22

~~11.54 hrs~~

28/3/22

11.54 hrs

## DEED OF DEVELOPMENT AGREEMENT

Certified that the document is admitted to registration. The signature sheet and the endorsement sheets attached with document are the part of this Document.

District Sub-Registrar  
Bankura

28 MAR 2022

**THIS AGREEMENT MADE ON THIS 25<sup>TH</sup> DAY OF MARCH, 2022 (Two Thousand and Twenty Two).**

Contd.....P/2

*[Handwritten signature]*

5059 40-5000

Alkaly my

5059  
 क्रमिक नं .....  
 दि. तारी ..... 25/3/2022  
 नाम ..... Meghnath Khosh  
 वासस्थान ..... Delliatori  
 पाना ..... Delliatori - Bankura  
 मुला ..... 500/- Alkaly my  
 ई. ग. नं. केन्द्र व. क. ड.



District Sub-Registrar  
 Bankura

28 MAR 2022

Subhas Rana,  
 810 24. Kustaputi Rana,  
 einmuroad  
 Bankura,  
 722101

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BETWEEN

1) **SRI MEGHNATH GHOSH**, son of Late Anil Kumar Ghosh, by Occupation Business, by Nationality Indian, resident of Vill. & P.O. Beliatore, P.S. Beliatore, Dist. Bankura, Pin – 722203. (which expression unless otherwise excluded by or repugnant to the subject or context would be deemed to mean and include it is successors and assigns of the **FIRST PART (hereinafter called the OWNER )**)

AND

**“DREAM DEVELOPER”**, having its registered office at Fulbari, P.O. & P.S. Beliatore, Dist. Bankura, Pin – 722203 West Bengal, represented by its partner 1) **MR. RUPESH MUKHERJEE**, Son of Sri Haraprasad Mukherjee, resident of Vill. & P.O. Beliatore, P.S. Beliatore, Dist. Bankura, Pin – 722203. 2) **MR. SHIRSENDU GHOSH**, Son of Late Bimalendu Ghosh, Resident of Rabindra Sarani, Bankura, P.O., P.S. & Dist. Bankura, Pin – 722101. hereafter referred to as the **DEVELOPER(S)** (which expression unless otherwise excluded by or repugnant to the subject or context would be deemed to mean and include it is successors and assigns of the **SECOND PART**.)

**AND WHEREAS** the landed property as has been mentioned in details below was originally belonged to Srimatya Kiransashi Debya wife of Late Barada Prasad Sarkar an inhabitant of Village Beliatore. Subsequently having her absolute right, title, interest and possession. Therein she sold her said land in favour of One Nani Gopal Chakraborty by two separate Registered Title Deed of Sale being No. 7797 & 7798 for the year of 1963 of the Gangajal Ghati Registry Office and simultaneously she lost her every right, title, interest and possession over her said landed property.

AND WHEREAS said Nanigopal Chakraborty having his exclusive right, title, interest and possession over his said purchased landed property his sole same portion of his purchased land in favour of

Contd.....P/3

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Chhayarani Ghoshal wife of Baidyanath Ghoshal residing at Village Beliatore, Bankura by virtue of registered Deed being No. 5651 dated 04/08/1964 of the Gangajal Ghati Sub-Registry Office and being No. 3446 for the year of 1991 of the same office.

**AND WHEREAS** said Chhayarani Ghoshal began to use and occupy her said purchased land from her the date of her said purchase & gifted and subsequently she breathed her last. And on her say demise her left out property has succeeded by the present seller number 1 to 4 of the aforementioned register Deed of Sale being No. I - 2742/20 of the A.D.S.R. Gangajal Ghati, along with one Animesh Ghoshal as her successor son and daughter having their exclusive right, title, interest and possession over the said land.

**AND WHEREAS** said Animesh Ghoshal was the exclusive owner of his 1/5<sup>th</sup> share of his said landed property having his exclusive, right, title, interest and possession therein, and on his demise his present successors being the seller No, 5 being his son and the seller No, 6 being his wife of the aforementioned Registered Deed of Sale being No. 2742/20 of the A.D.S.R. Gangajal Ghati have inherited his left out landed property and same portion of the said landed property was exchanged by aforementioned Nanigopal Chakraborty with one Anil Krishna Chakraborty resident of Village Beliatore by virtue of a Registered Deed of Exchange being number 824 dated 16/06/1975 of the Bankura Sadar Registry Office and they lost his every right, title, interest and possession over the said landed property and having the absolute right, title, interest and possession over the exchanged landed property of said Anil Krishna Chakraborty he died intestate and his present successors Barid Baran Chakraborty and other succeeded heirs and they sold the same in favour of Animesh Ghoshal by virtue of a registered Title Deed of Sale being No. 4165 dated 18/08/1986 of the A.D.S.R. Gangajal Ghati. And lost his every right, title, interest and possession over the said landed property and having the exclusive right, title, interest and possession over the land of said Animesh Ghoshal, he died intestate and accordingly the present successors being the seller No. 5 as his son and being the seller No. 6 as his wife of the said registered Sale Deed being No. I 2742/20 of the A.D.S.R.

Contd.....P/4

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Gangajal Ghati Office inherited him. And thus accordingly the aforementioned persons began to use and occupy their landed property in accordance with their proportionate share therein.

**AND WHEREAS** for proper development of their another landed property and for various valid reasons the above mentioned persons being the sellers sold their schedule below mentioned landed property in favour of the present owner the sale Deed being No. 2742/20 of the A.D.S.R. Office at Gangajal Ghati.

**AND WHEREAS** the seller of this Deed having his absolute right, title, interest and possession over the schedule below mentioned land her mutated his land in his own name under the provisions of the west Bengal land Reforms Act, 1955. in searching the Sabek Plot No. 239 corresponding to L.R. Plot No. 239/1679 admeasuring an Area of 0.10 Acre or 10 Decimal and Sabek Plot No. 239 corresponding to L.R. Plot No. 239/1678 admeasuring an Area of 0.03 Acre or 03 Decimal converted **TARA** to **BASTU** out of 0.04 Acre or 04 Decimal being the L.R. Khatian Number 1667 in her own name of Mouza Beliatore, J.L. No. 130 P.S. Beliatore, Dist Bankura under Beliatore Gram Panchayet and also conversion Certificate has been granted in his favour.

**AND WHEREAS** the above named owner for the purpose of their beneficial enjoyment and possession approached before and competent authority be pleased to permit them above 03 Decimal to change the character of use land.

**AND WHEREAS** the owner is absolutely Seized and passed of piece of land of 13 Decimal or 0.13 Acre Sabek Plot No. 239 corresponding to L.R. Plot No. 239/1679 admeasuring an Area of 0.10 Acre or 10 Decimal and Sabek Plot No. 239 corresponding to L.R. Plot No. 239/1678 admeasuring an Area of 0.03 Acre or 03 Decimal converted TARA to BASTU out of 0.04 Acre or 04 Decimal being the L.R. Khatian Number 1667 in her own name of Mouza Beliatore, J.L. No. 130 P.S. Beliatore, Dist Bankura under Beliatore Gram Panchayet which his particularly described in the schedule hereunder written.

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**AND WHEREAS** the owner allocation shall be given of **SECHEDULE B.**

**AND WHEREAS** the Developers allocation shall be given rest portion over the Total Construction.

**AND WHEREAS** the developers has requested the owner allow him to develop the said land described in the schedule hereunder written.

**AND WHEREAS** that the owner(s) hereby agree to sign execute Register Development agreement, power of attorney and also all the petition affidavit deeds planed written objection, proposed side plan, building Plan Completion Plan, Declaration of Amalgamation deed of Amalgamation, Agreement for sale and all other necessary documents in favour of the developer or its nominated person or persons for betterment of the construction over the schedule land and adjustment land and betterment of project and also for the Betterment of Title over the schedule property and the owners also agreed to pay all the cost and expenses of the documents in up to date condition and for betterment of the title of the property of the owners herein.

**AND WHEREAS** the owners hereby agree to execute a register developer & power of attorney in favour the developer or its nominated person in respect of the developers allocation and also for the purpose of addition alternation revision of the sanctioned building plan completion plan for construction and completion of the work as per agreement and also to sign on the deed or on behalf of the owners and to present be same before the District Register, Additional District Sub-Register and other Register who has authority to register the deed or of transfer and other document and if required owners will put their signature on the agreement for sale, Deed of Conveyance after delivery of the position of the owner allocation, it is also further agreed that for the purpose of betterment of the indenting purchaser if required the owners herein will joint in the deed of Conveyance as owner for transfer the flat to the intending purchaser.

*John*

**AND WHEREAS** The owners have agreed to authorize the developer to develop the said land described in the schedule hereunder written by demolishing the existing buildings or structure thereon if any and constructing new building thereon flat ownership basis and the owner is agreeable to directly convey the said land with the new building thereon and other structure to any co-operative housing society or other body that will be formed by the purchased of flat and other premises in such building on the following terms and condition agreed to between the parties hereto.

**AND WHEREAS** the land owners herein have right to sale, convey, transfer etc. the said property as absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said property is free from all encumbrances charges, liens, lispendents, attachments, trust whatsoever and paying the Municipal taxes as absolute owners and occupier time to time.

**AND WHEREAS** the aforesaid land owners decided to develop the said property by constructing multi - storied building there on the but due to insufficient fund, pre-engagement of respective work and lack or technical expertise the land owners could not construct building and / or buildings on the side property and were searching for a reputed promoter / Developer who would construct multi- storied building on the said land under certain terms and conditions inter alia at its own costs and expenses after obtaining necessary sanction from the competent authority.

**AND WHEREAS** the Developer herein approached the land Owners and expressed their intention to develop the said property according to the Building Plan to be approved and sanctioned under by the Bankura Zilla Parishad and Higher Authority.

**AND WHEREAS** the Developer herein approached the Land Owners and expressed their intention to develop the said property according to the Building Plan to be approved and sanctioned by the Bankura Zilla Parishad and Higher Authority.

**AND WHERAS** the Land Owners have agreed to authorized the Developer to construct a Multi - storied Building over the said property according to the Building Plan to be approved by the Bankura Zilla Parishad and Higher Authority as specification with floors, plans

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elevation, sections made in compliance with the statutory requirements in the said property at the cost of the Developer on the terms and conditions stipulated hereunder.

**AND WHEREAS** that the owners hereto without influenced or provoked by anybody do hereby categorically declared that the developers shall continue to construct the building exclusively in the name of the developers development firm and also by taking partner in the firm at its own cost arrangement and expenses as well as the owners shall have no financial participation and or involvement. The Developer shall hand over the complete habitable peaceful vacant position of the owner's allocation within 36 months from the date of Sanctioned Plan pass.

**NOW THIS INDENTURE WITNESSETH** that it is hereby agreed by and between the parties as follows:-

**ARTICLE "I" DEFINATION**

- 1) **OWNER:** Shall mean **MEGHNATH GHOSH** as the absolute owner and their legal heirs' successors, executors, legal representatives, administrative and / or assigns. **DEVELOPER:** shall mean
- 2) **"DREAM DEVELOPER" PAN - AATFD5018J**, having its registered office at Vill. & P.O. Beliatore, P.S. Beliatore, Dist. Bankura. Pin - 722203 West Bengal, represented by its Partner 1) **MR. RUPESH MUKHERJEE, PAN - BKMPM8181M, AADHAAR NO. 2099 0880 4729**, Son of Sri Haraprasad Mukherjee, resident of Vill. & P.O. Beliatore, P.S. Beliatore, Dist. Bankura, Pin - 722203. 2) **MR. SHIRSENDU GHOSH, PAN - AHXPG8642A, AADHAAR NO. 4016 8729 9107** Son of Late Bimalendu Ghosh, Resident of Rabindra Sarani, Bankura, P.O., P.S. & Dist. Bankura, Pin - 722101. hereafter referred to as the **DEVELOPER(S)**.
- 3) **THE SAID PREMISES:** shall mean and include the land measuring about 0.13 Acre Sabek Plot No. 239 corresponding to L.R. Plot No. 239/1679 admeasuring an Area of 0.10 Acre or 10 Decimal and Sabek Plot No. 239 corresponding to L.R. Plot No. 239/1678 admeasuring an Area of 0.03 Acre or 03 Decimal converted **TARA** to



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**BASTU** out of 0.04 Acre or 04 Decimal being the L.R. Khatian Number 1667 in her own name of Mouza Beliatore, J.L. No. 130 P.S. Beliatore, Dist Bankura under Beliatore Gram Panchayet. The said land shall be known, numbered, called, distinguished and / or described, more fully and particularly in **SCHEDULE – “A-1”** written hereunder.

**4) BUILDING:** Shall mean and include G + 8 residential building consisting several flats, garages, and Floors and Commercial Complex etc. proposed to be constructed at the said property.

**5) COMMON FACILITIES AND AMENITIS:** Shall mean and include corridors, stair cases, passages, ways, lift, common lavatories, pump room, underground water reservoir, overhead water tank, water pump and motor ultimate floor of the said building and facilities which may be mutually agreed upon between the parties and as required for the purpose of establishment location, enjoyment, provision, maintenance and / or management of the said building.

**1) TRANSFER:** Shall mean as required under the Indian registration Act, 1908, as well as described under Transfer of property Act, 1882, for Transfer of Flats, Shops etc. with undivided demarcated proportionate variable share of the land.

**2) TRNASFEREE / BUYERS:** shall mean the purchaser of nay portion of the commercial, and / or residential Unit of the Building as to be constructed according to the sanctioned Plan of the Bankura Zilla Parishad & Higher Authority.

**ARTICLE “II” DATE OF COMMENCEMENT**

This agreement shall have the effect on and from the 25/04/2022.

**ARTICLE “III”: LAND OWNERS’ REPRESENTATION**

The land owners seized and possessed or otherwise and sufficiently entitled to **ALL THAT** piece and parcel of land measuring about 0.13 Acre Sabek Plot No. 239 corresponding to L.R. Plot No. 239/1679 admeasuring an Area of 0.10 Acre or 10 Decimal and Sabek Plot No. 239 corresponding to L.R. Plot No. 239/1678 admeasuring an Area of 0.03 Acre or 03 Decimal converted TARA to BASTU out of 0.04 Acre or 04

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Decimal being the L.R. Khatian Number 1667 in her own name of Mouza Beliatore, J.L. No. 130 P.S. Beliatore, Dist Bankura under Beliatore Gram Panchayet. within the jurisdiction of D.S.R. Bankura & A.D.S.R. Gangajal Ghati under Beliatore Gram Panchayet within the District Bankura.

That the said property is free from all encumbrances charges, liens, impendence, attachments, trusts, Acquisition, requisitions whatsoever or howsoever, and the land owner has clear and marketable title in respect of the said land more fully and particularly described in the Schedule hereunder written. .

**ARTICLE "IV": DEVELOPER'S REPRESENTATION**

he Developers under takes to carry out the work or development of the said premises and for construction of the building consisting of several self-contained flats, shops, garage and other constructions thereupon in accordance with the plan sanctioned by the Bankura Zilla Parishad & Higher Authority and / or by the competent authority or authorities to sanction the plan and / or on the basis of the modified plan and / or revised plan therefore.

The land owners have handed over all the Xerox copy of the deeds, porches, Municipal tax receipt, Dahlia, relating to the said property of the developer. The developer shall complete the investigation of the market ability of the title schedule plot of land.

The land owner shall grant to the Developer a registered General Power of Attorney to do all acts, deeds and things as required for the purpose of promotion of the schedule plot of land and also for the purpose of execution of the agreement with the intending flat, shop etc. purchasers in respect of the Developer's allocation and collection of money from those purchasers and after getting hand overall location, and / or dealing with and / or dispose of the developers allocated share of the F.A.R. as mentioned hereunder.

That within 24<sup>th</sup> months from the date of sanctioning of the building plan the project shall be completed by the Developer. That the Developer at its own costs and expenses shall complete the proposed project Upon the plot of land measuring 0.13 Acre more or less more fully and particularly described in the schedule "A" hereunder written.

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**ARTICLE "V" DEVELOPERS AUTHORITY**

The land owner hereby appoint the developers as the builder and / or promoter for the developers as the said premises and / or construction of the residential building as per the scheme of the development as herein agreed. The developer hereby also confirms this appointment.


The land owner as well as one of the partner of "**DREAM DEVELOPER**" doth hereby entrust the work of development of the said property on the terms and conditions contained in this agreement.

The developer shall carry out the work of development in respect of said property. By constructing a residential building or other structure in or upon the said property at its own costs and expenses.

**If any additional construction can be executed in the said area that additional constructed portion will be distributed at the same ratio as the already proposed construction is distributed i.e. Ratio between land owner and Developer.**

**ARTICLE "VI" PERIOD OF COMPLETION**

That the time is the essence of the instant contract and the developer at its own cost and expenses shall complete the entire project within the specified time as mentioned hereunder.

 That the developer at its own costs and expenses with 24<sup>th</sup> months from the date of sanctioning of the building plan by the Bankura Zilla Parishad & Higher Authority shall complete the building which time may be extended for further period as shall be mutually be settled between the parties.

**ARTICLE "VII": ARBITRATION CLAUSE**

This agreement will be subject to Indian Law and under the jurisdiction of Bankura Court.

Disputes – differences in opinion in relating to or arising out during execution of the housing project under this agreement will be

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intimated by a registered letter / notice and then to an arbitral tribunal / arbitrator for resolving the disputes under the Arbitration & Conciliation Act 1996, with modification made by time to time. The arbitral tribunal will consist of one arbitrator who will be an Advocate, to be nominated by both the Parties and their legal advisors.

**ARTICLE "VIII" RATES & TAXES**

The developer to pay all municipal Taxes, electrical and telephone bills from the date of handing over possession of the said premises to the developer and all other rate's and taxes as may be payable by the developer relating of its allocated portion of the demise premises and in the event of failure by the developers to pay the same, the owner shall be entitled to recover taxed as may be paid by the owner on account of the allocated area if the developer.

The developers and the transferee of the municipal taxes and other taxes and rates whatsoever on the bastu of the areas of the flat and other spaces of the building as may require by him respectively.

**ARTICLE "IX" DEFAULT AND INDEMNITY CLAUSES**

The developer is bound to complete the construction the construction work in due time mentioned in this agreement and give possession to the land owners. If there will arise any default from the developer accept any act of the god like storm, earth quack etc. war, political instability by which the developer cannot complete the development work the security deposit will be forfeited by the land owner.

**ARTICLE "X" DEFAULT AND INDEMNITY CLAUSES**

That the land owner shall also grant a registered power of attorney as required for the purpose of due registration of the deed of conveyance in favour of the intending purchaser.

The developer will not have the right to execute or transfer this "Agreement of Development" to any other person or concern without getting permission from the Land owner if all the terms & conditions of the Land owners side is maintained by the land owner.

The Developer will 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 borrow money and / or take advance from any bank / financial institution and / or also allocate flats under this agreement.

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The developer will not preserve the right to mortgage the property to any bank or financial institution for arrangement of fund for the construction work.

**SCHEDULE - A**

**ALL THAT** piece and parcel of "BASTU" land measuring 0.13 Acre more or less together Sabek Plot No. 239 corresponding to L.R. Plot No. 239/1679 admeasuring an Area of 0.10 Acre or 10 Decimal and Sabek Plot No. 239 corresponding to L.R. Plot No. 239/1678 admeasuring an Area of 0.03 Acre or 03 Decimal converted TARA to BASTU out of 0.04 Acre or 04 Decimal being the L.R. Khatian Number 1667 in her own name of Mouza Beliatore, J.L. No. 130 P.S. Beliatore, Dist Bankura under Beliatore Gram Panchayet. which is butted and bounded as follows:-

**On the North** :- 60` - 00`` feet wide Pucca Road.

**On the South** :- 12` - 00`` feet wide Kancha Road.

**On the East** :- Plot of 239/1680.

**On the West** :- Land of Dinabandhu Patra.

**SCHEDULE - B**

**Details of Flat to be allotted to land owners.**

Unit - A 3<sup>rd</sup> Floor, 1288 Sq. ft. (Saleable area) (Super Build Up) 3BHK

Unit - B 3<sup>rd</sup> Floor, 856 Sq. ft. ( Saleable area) (Super Build Up) 2BHK

Unit - C 3<sup>rd</sup> Floor, 995 Sq. ft. (Saleable area) (Super Build Up) 2BHK

Unit - D 3<sup>rd</sup> Floor, 931.29 Sq. ft. (Saleable area) (Super Build Up) 2BHK

Two free Car Parking in the Ground Floor.

The Owner of the land is not taking any amount either in cash or by cheque.

**AND WHEREAS the Developers allocation shall be given rest portion over the Total Construction.**

**SCHEDULE - C**

<b>Foundation and Super Structure</b>	Building designed on RCC foundation with RCC framed structure with RCC roof slabs all conforming to National Building Code of India and Calcutta Municipal Corporation.
<b>Brick Work</b>	All outside brick work with cement mortars will be either 8" or 5" thick All 5" or 3" thick brick work will be with cement mortar.
<b>Doors</b>	Wooden frame and all doors will be commercial flush door, normal lock for entrance door.
<b>Windows</b>	All windows will have glass fitted aluminum windows.
<b>Kitchen</b>	Kitchen slabs of black stone slabs and will 2' - 06" ft. Height with glazed tiles fitted on the cooking bench and one steel sink to be fitted with concealed water line and C.P. bib cook the floor will have marble floors.
<b>Bathrooms</b>	One Indian / European type with white PVC cistern concealed water line with C.P. fitting i.e. stop cock Angular stop cock, bib cock shower, all will with 8" x 12" glazed tiles upto 6' - 06" inches height. The floor will be marble fitting. Door will be PVC frame and Palla, all C.P. fitting and commode/ pan will be repudiated made. One cold and hot water provision will be provided in one toilet.
<b>Floor</b>	All floors will have vitrified tiled floors with standard height of 4' scattling.

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<b>Drawing / Dining</b>	One Washbasin with C.P. Angular bib cock, basin with glazed tiles upto 2' from top of the basin.
<b>Electric</b>	All Electric lines will be concealed with copper wire. Two light points, one fan point, one plug point for each bed room and one A.C. Point for one bed room. Two light points, one fan point, one T.V. Point, one Plug Point and one Telephone and Cable Point from drawing Room. One light point, one exhaust Fan point, one Geyer Point, and Power line for washing machine to be fitted in common bed room. One light point, and one exhaust fan point to be fitted in attached bathroom. One light point one fan point, one exhaust fan / chimney point and one plug point for kitchen. One light point in balcony.
<b>Plumbing</b>	P.V.C. pipe of reputed brand.
<b>Color</b>	Internal wall – plaster of Paris, out side wall – combination of snowcem and weather coat.
<b>Common Passage</b>	All common passage are will have light point.
<b>Water Pump</b>	Water Pump connection will be through the separate common meter.
<b>Roof</b>	Water proofing treatment.

**N.B.** If any extra work other than above specification is required to be done by the developer shall carry on side extra work subject to payment of extra charges in advance before starting the side extra work by the purchaser or owner.

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**REST PORTION AREA OF TO BE ALLOTTED TO THE DEVELOPER  
IN TOTAL CONSTRUCTION.**

**IN WITNESS WHEREOF** the parties hereto have execute these  
presents the day month and year first above written.

**WITNESS**

—Subhas Rana  
S/O Lt. KUSHUPATI Rana  
cinema road Bankura.  
PO + Dist. Bankura.  
722101

—Deban Chatteraj  
Purandarpur, Bankura.

Photograph and Finger Prints of all  
parties are affixed in separate sheets  
which is part of the Deed.

*Mohini Mohan*

**Signature of the OWNERS**

**For DREAM DEVELOPER**

*Deepak Mukherjee*

**Partner**

**For DREAM DEVELOPER**

*Shirsendu Ghosh.*

**Signature of the DEVELOPER**

**Partner**

**Drafted by**

*Deban*  
*Advocate*  
Reg. no (61) 1/1


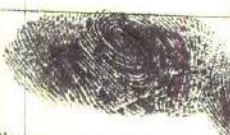


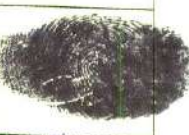





**Amitabha Chaudhuri**  
Advocate & Executive Commissioner  
District Judge Court Bankura

**:: Typed by ::**

*Koushik Banerjee*  
**Koushik Banerjee**  
**(BANKURA COURT  
COMPOUND)**













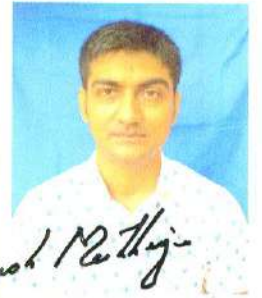
# SPECIMEN FROM FOR TEN FINGERPRINTS

	Thumb	Fore finger	Middle finger	Ring finger	Little finger
Left hand					
Right hand					







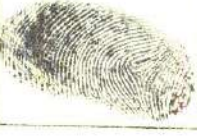





Signature :- *Neelkanta Chak*

	Thumb	Fore finger	Middle finger	Ring finger	Little finger
Left hand					
Right hand					



*For DREAM DEVELOPER*  
Signature :- *Deepak Mishra*  
*Partner*

	Thumb	Fore finger	Middle finger	Ring finger	Little finger
Left hand					
Right hand					



*For DREAM DEVELOPER*  
Signature :- *Shirsendu Ghosh*  
*Partner*

	Thumb	Fore finger	Middle finger	Ring finger	Little finger
Left hand					
Right hand					

PHOTO

Signature :- .....



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

GRN Details

GRN: 192021220212335631 Payment Mode: Online Payment  
GRN Date: 25/03/2022 13:09:23 Bank/Gateway: State Bank of India  
BRN : CKT2161579 BRN Date: 25/03/2022 13:03:00  
Payment Status: Successful Payment Ref. No: 3000958032/5/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Rupesh Mukherjee  
Address: Bankura  
Mobile: 9332679822  
Depositor Status: Buyer/Claimants  
Query No: 3000958032  
Applicant's Name: Mr Subhas Rana  
Identification No: 3000958032/5/2022  
Remarks: Sale, Development Agreement or Construction agreement Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	3000958032/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	5050
2	3000958032/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	42
			<b>Total</b>	<b>5092</b>

IN WORDS: FIVE THOUSAND NINETY TWO ONLY.

*e-payment verified successfully*

### Major Information of the Deed




Deed No :	I-0101-01688/2022	Date of Registration	28/03/2022
Query No / Year	0101-3000958032/2022	Office where deed is registered	
Query Date	25/03/2022 11:56:06 AM	D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Subhas Rana Cinema Road, Thana : Bankura, District : Bankura, WEST BENGAL, Mobile No. : 9332679822, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 5]		
Set Forth value	Market Value		
	Rs. 72,39,375/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,050/- (Article:48(g))	Rs. 74/- (Article:E, E)		
Remarks			

### Land Details :

District: Bankura, P.S:- Beliator, Gram Panchayat: BELIATOR, Mouza: Beliatore, JI No: 130, Pin Code : 722203

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-239/1679 (RS :- )	LR-1667	Commercial Bastu	10 Dec		55,68,750/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L2	LR-239/1678 (RS :- )	LR-1667	Commercial Bastu	3 Dec		16,70,625/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>		<b>13Dec</b>	<b>0 /-</b>	<b>72,39,375 /-</b>	
		<b>Grand Total :</b>		<b>13Dec</b>	<b>0 /-</b>	<b>72,39,375 /-</b>	






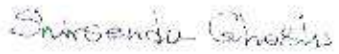
**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Shri Meghnath Ghosh</b> <b>(Presentant )</b> Son of Late Anil Kumar Ghosh Executed by: Self, Date of Execution: 25/03/2022 , Admitted by: Self, Date of Admission: 28/03/2022 ,Place : Office	 28/03/2022	 LTI 28/03/2022	 28/03/2022
Village:- Beliator, P.O:- Beliator, P.S:-Beliator, District:-Bankura, West Bengal, India, PIN:722203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ahxxxxx5g, Aadhaar No: 98xxxxxxxx3494, Status :Individual, Executed by: Self, Date of Execution: 25/03/2022 , Admitted by: Self, Date of Admission: 28/03/2022 ,Place : Office				

**Developer Details :**



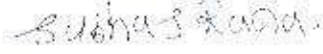
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>DREAM DEVELOPER</b> Village:- Fulbari, P.O:- Beliatore, P.S:-Beliator, District:-Bankura, West Bengal, India, PIN:- 722203, PAN No.:: aaxxxxx8j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr Rupesh Mukherjee</b> Son of Shri Haraprasad Mukherjee Date of Execution - 25/03/2022, , Admitted by: Self, Date of Admission: 28/03/2022, Place of Admission of Execution: Office	 Mar 28 2022 2:57PM	 LTI 28/03/2022	 28/03/2022
Village:- Beliatore, P.O:- Beliatore, P.S:-Beliator, District:-Bankura, West Bengal, India, PIN:- 722203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BKxxxxx1M, Aadhaar No: 20xxxxxxxx4729 Status : Representative, Representative of : DREAM DEVELOPER (as Partner)				
2	<b>Mr Shirsendu Ghosh</b> Son of Late Bimalendu Ghosh Date of Execution - 25/03/2022, , Admitted by: Self, Date of Admission: 28/03/2022, Place of Admission of Execution: Office	 Mar 28 2022 2:58PM	 LTI 28/03/2022	 28/03/2022

Rabindra Sarani Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxxx2A, Aadhaar No: 40xxxxxxxx9107 Status : Representative, Representative of : DREAM DEVELOPER (as Partner)

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Shri Subhas Rana</b> Son of Late Kushapati Rana Cinema Road, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101			
	28/03/2022	28/03/2022	28/03/2022

Identifier Of Shri Meghnath Ghosh, Mr Rupesh Mukherjee, Mr Shirsendu Ghosh

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Meghnath Ghosh	DREAM DEVELOPER-10 Dec

#### Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Meghnath Ghosh	DREAM DEVELOPER-3 Dec

#### Land Details as per Land Record


District: Bankura, P.S:- Beliator, Gram Panchayat: BELIATOR, Mouza: Beliatore, JI No: 130, Pin Code : 722203

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 239/1679, LR Khatian No:- 1667		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 239/1678, LR Khatian No:- 1667		Seller is not the recorded Owner as per Applicant.

On 25-03-2022

**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 72,39,375/-

  
**Surajit Roy Chowdhury**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. BANKURA**  
**Bankura, West Bengal**

On 28-03-2022

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:54 hrs on 28-03-2022, at the Office of the D.S.R. BANKURA by Shri Meghnath Ghosh Executant.

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

Execution is admitted on 28/03/2022 by Shri Meghnath Ghosh, Son of Late Anil Kumar Ghosh, P.O: Beliator, Thana: Beliator, Bankura, WEST BENGAL, India, PIN - 722203, by caste Hindu, by Profession Business

Identified by Shri Subhas Rana, , Son of Late Kushapati Rana, Cinema Road, P.O: Bankura, Thana: Bankura, City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Others

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

Execution is admitted on 28-03-2022 by Mr Rupesh Mukherjee, Partner, DREAM DEVELOPER, Village:- Fulbari, P.O:- Beliatore, P.S:-Beliator, District:-Bankura, West Bengal, India, PIN:- 722203

Identified by Shri Subhas Rana, , Son of Late Kushapati Rana, Cinema Road, P.O: Bankura, Thana: Bankura, City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Others

Execution is admitted on 28-03-2022 by Mr Shirsendu Ghosh, Partner, DREAM DEVELOPER, Village:- Fulbari, P.O:- Beliatore, P.S:-Beliator, District:-Bankura, West Bengal, India, PIN:- 722203

Identified by Shri Subhas Rana, , Son of Late Kushapati Rana, Cinema Road, P.O: Bankura, Thana: Bankura, City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 74/- ( E = Rs 42/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 42/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/03/2022 1:11PM with Govt. Ref. No: 192021220212335631 on 25-03-2022, Amount Rs: 42/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKT2161579 on 25-03-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,050/- and Stamp Duty paid by Stamp Rs 5,000/-  
by online = Rs 5,050/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 5059, Amount: Rs.5,000/-, Date of Purchase: 25/03/2022, Vendor name: Sri  
Debdas Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 25/03/2022 1:11PM with Govt. Ref. No: 192021220212335631 on 25-03-2022, Amount Rs: 5,050/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. CKT2161579 on 25-03-2022, Head of Account 0030-02-103-003-02



**Surajit Roy Chowdhury**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. BANKURA**  
**Bankura, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0101-2022, Page from 44436 to 44459

being No 010101688 for the year 2022.



Digitally signed by Surajit roy chowdhury  
Date: 2022.03.31 16:09:09 +05:30  
Reason: Digital Signing of Deed.

(Surajit Roy Chowdhury) 2022/03/31 04:09:09 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. BANKURA  
West Bengal.

(This document is digitally signed.)