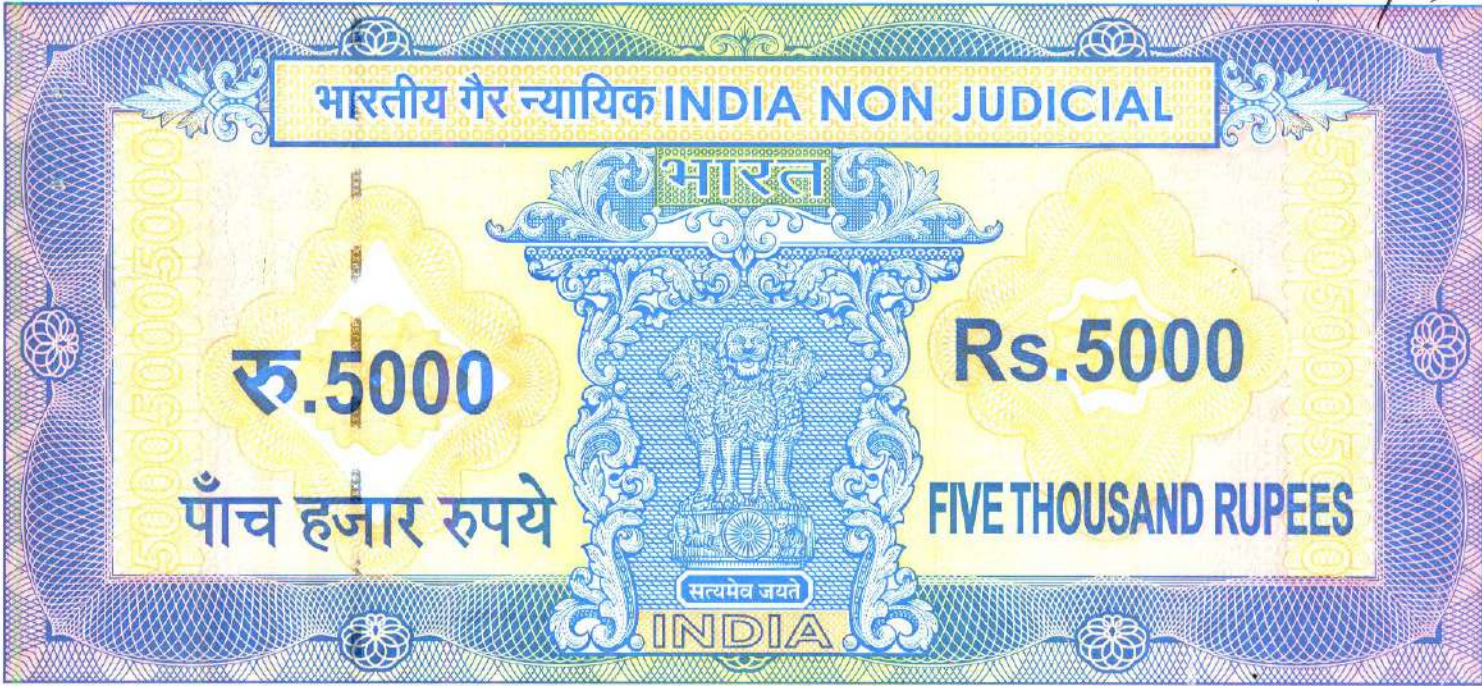


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R-6478/23



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

K 178407

*12.22/23
06.08.23
07.08.23
08.08.23*

DEVELOPMENT AGREEMENT

DISTRICT : PASCHIM BARDHAMAN
MOUZA : KURURIA
P.S. : DURGAPUR
AREA OF LAND : 12 (TWELVE) DECIMAL

certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
gements are filed with this
Document are the Part of this
Document

A.D.S.R. Durgapur
Durgapur

06 JUL 2023

[Handwritten Signature]
A.D.S.R.

Sl. No. 11056 Date 26/06/2023
Sold to Sanjit Kumar Singh & others
Address Durgapur-03,
Value of Stamp 1000/-
Date of Purchase of this Stamp Paper from Treasury 15 JUN 2023
Name of this Treasury where Stamp Paper Purchase-Durgapur

Khudiram Mondal
KHUDIRAM MONDAL
Stamp Vendor
Durgapur Court
City Centre, Durgapur-16
L.No.1



**Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman**

06 JUL 2023

THIS DEVELOPMENT AGREEMENT made on this 6th day of July, 2023. (Two Thousand Twenty Three).

BETWEEN

(1) Sanjit Kumar Singh [PAN -AURPS0667A] son of Late Joginder Singh by faith in Hindu occupation Business, resident of 3/7 Ram Mohan Sarani, Sabuj Nagar Post -Amrai, District-PaschimBardhaman PIN-713203 (2) Mrinmoy Kumar Pal [PAN- AKTPP2691K] Son of Somnath Pal, Baruipara Maliara, P.O:- Maliara, P.S:-Gangajalghati, District:-Bankura, WestBengal, PIN:- 722142, (3) Suvamoy Santra, [PAN- GDPPS8171G] Son of Biswanath Santra, Mohanbati, P.O:-Kaikala, P.S:-Haripal, District:-Hooghly, West Bengal, PIN:-712405.

Hereinafter referred to and called as "LANDOWNERS"(which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, representatives, executors, administrators, successors and assigns) of the FIRST PART.

AND

SUCCESS CONSTRUCTION [PAN-AEUFS8099B] a Partnership Firm having its registered office at 3/7 Ram Mohan Sarani, Sabujnagar, Post-Amrai, District-PaschimBardhaman, PIN-713203 hereinafter referred to as the "DEVELOPER", represented by its partners (1) Shrabani Singh [PAN- BQPPS7914H] Wife of Sanjit Kumar Singh by faith Hindu occupation housewife resident of 3/7 Ram Mohan Sarani Sabuj Nagar Post -Amrai, District- PaschimBardhaman PIN-713203, (2) Taraknath Mondal [PAN- ASFPM3914L] Son of Kumarish Mondal by faith Hindu by occupation business resident of Village and Post-Kururia , Post-Amrai, District -PaschimBardhaman, PIN-713203 [Hereinafter Called the DEVELOPER] either or survivor (Which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the SECOND PART.

WHEREAS the present landowner owning and possessing of a land measuring about 12 (Twelve) Decimal under Mouza- Kururia. JL No. 56, Plot No.R.S.-763, L.R.-1875 Khatian No.L.R.- 6221, 6223, 6229 & under the jurisdiction of Durgapur Municipal Corporation District-PaschimBardhaman. The property more fully mentioned and describe in the First schedule is purchased property of the present land owners. They purchased the same vide deed no. 5007/1976 at A.D.S.R. Office Durgapur and mutated their name in LR.R.O.R. infavour of the present landowner and from the date of purchase he is owning, possessing, seizing every right title & interest as true and real owner with having unfettered power and authority.

AND WHEREAS the land owners desires to develop the "A" Schedule Property" by construction of multi storied 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 times the Land owners could not be able to take any steps for the said development and as such the Land owners are searching a Developer for the said development works.

AND WHEREAS the land owners herein approached to the Developer herein to develop the "Said Property" by construction of a multi-storied building at Developer's costs and expenses on the sanction plan so to be sanctioned and/or permissible up to maximum limit of floors consisting of so many flats, garages etc. as per sanction plan of Durgapur Municipal Corporation and/or any other concerned authority / authorities from time to time on taking full and final consideration as fully stated in the SECOND SCHEDULE written herein below in the said proposed new building and the Developer accepted and agreed to the above proposal of the Land owner subject to condition that the Developer herein shall realize all the above costs of building including all other miscellaneous costs, expenses and benefits by selling the allocation of the Developer as fully described hi the THIRD SCHEDULE hereinafter and all moneys accrued therein shall be the sole property of the Developer without any claim on the part of the Land owner and as such both the parties herein to avoid any future dispute to prepare and execute this written agreement on terms and conditions having been settled by and between the parties after mutual discussion.

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

I-DEFINITION

LANDOWNER / LANDLORD: - **LANDOWNER** shall mean **(1) Sanjit Kumar Singh [PAN -AURPS0667A]** son of Late Joginder Singh by faith in Hindu occupation Business, resident of 3/7 Ram Mohan Sarani, Sabuj Nagar Post -Amrai, District- Paschim Bardhaman PIN-713203 **(2) Mrinmoy Kumar Pal [PAN- AKTPP2691K]** Son of Somnath Pal, Baruipara Maliara, P.O:- Maliara, P.S:- Gangajalghati, District:- Bankura, West Bengal, PIN:- 722142, **(3) Suvamoy Santra, [PAN- GDPPS8171G]** Son of Biswanath Santra, Mohanbati, P.O:- Kaikala, P.S:- Haripal, District:- Hooghly, West Bengal, PIN:-712405.

*Sanjit
A.C.*

1. **DEVELOPER:** - Shall mean M/s. SUCCESS CONSTRUCTION having its registered Office at 3/7 Ram Mohan Sarani, Sabuj Nagar, Post- Amrai, District – Paschim Bardhaman, PIN-713203.
2. **LAND:-** Shall mean Total land area of more or less **12 Decimal** in respect of Plot No. R.S.-763, L.R.-1875, within Mouza- Kururia, J.L No. 56, P.S- Durgapur, P.O- Durgapur- 03, under the jurisdiction of Durgapur Municipal Corporation District- Paschim Bardhaman, West Bengal.
3. **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.
4. **ARCHITECT :** Shall mean such Architect whom the Developer may from time to time, appoint as the Architect of the Building.
5. **MUNICIPAL:-** 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.
6. **PLAN:** Shall mean the sanctioned and / or approved plan of the building / sanctioned by the Durgapur Municipal Corporation and shall also include variations / modifications, alterations there in that may be made by the Owners herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
7. **CONSIDERATION:** Developer will give 37 % of the Carpet area together with the undivided importable proportionate share and/or interest in the said land and the common portions which is specified in Owner's Allocation.
8. **DEVELOPER'S AREA:** Shall mean all the remaining flats and car parking space i.e. 63 % and other spaces therein in the building over the land as mentioned in schedule after giving LAND OWNER allocation together with the undivided importable proportionate share and/or interest in the said land and the common portions.
9. **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.
10. **PROJECT:** Shall mean the work of development undertake and to be done by the Owners herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection,

promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/ Flat/s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.

11. **FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air aid, strike, lockout, 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.

12. **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.

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

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

I. **COMENCMENT:** This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned herein above at the commencement of this agreement.

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

III. **DURATION:** - This agreement is made for a period of 30 months from the date of sanction of Plan with a grace period of 6 month.

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

V: - OWNER DUTY & LIABILITY:-

- I. The owner will delivered the "A" schedule land measuring an area of **12 Decimal** as described in schedule below for development and construction of a housing complex consisting of flats / apartments & parking spaces.
- II. That owner hereby declare that the Schedule mentioned land is free from all encumbrances and any question regarding land, the owner is answerable for the same and if any dispute found in future that shall be meet up by the Owner the cost of the same shall be bear by the Developer but same shall be deducted from the Owners Allocation.
- III. That the Owner shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the 1st Schedule property to the second party and also shall supply all original sale deed , chain deed, LR Porcha Conversion Certificate.
- IV. The Owners hereby declared that :-
 - (a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - (b) There is no agreement between the Owners and any other party except M/s SUCCESS CONSTRUCTION either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
5. That the Owners have- agreed that they are personally present before the Registering Authority to sign all the agreement for sell and all deeds of conveyance for selling the Flats to the prospective buyer as Land Owners
6. That the Owners also agreed that they will execute any power of attorney and appointed the Developer party to do & execute all lawful acts, deeds things for the owners and on their behalf in respect of all activities related to developing and construction of a housing complex on the said land i.e. receive sanctioned plan /from the Municipal such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc. to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc. to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers and accept booking money, advance and consideration money. However, the attorney or the developer shall have the interest in the said land/premises until the deeds of transfer are executed in favour of intending customer.

VIII. DEVELOPER DUTY, LIABILITY & Responsibility:-

1. The developer M/s. **SUCCESS CONSTRUCTION** fully acquainted with, aware of the process/formalities related to similar project in Municipal area.
2. The developer confirms and assures the owners that they have the financial and, other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the owner do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried "buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owners & the Architect before submission to the Corporation/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.
4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and second party shall take all the necessary step to save the property from any kind of encroachment by the adjacent land owners.
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 Owner 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 Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible the said incident or damage or loss during construction.
7. That the Developer shall be complete the Development work / Construction of building /

flat at its own cost and expenses in pursuance of the sanctioned plan within **30 months** from the date of starting of plinth area construction.

8. That the Developer shall not make Owner responsible for any business loss and/or any damages etc. or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers.
9. That after matching the R.S. and L.R. Record that the land owners will liable to execute the Registry Agreement with present Developer.

X-Cancellation

1. The Owners have no right to cancel 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.
- 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 owners time to time.
- e) The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
- f) The developer shall, ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied / used along with all other legal formalities and moral obligations during execution of the project.

so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.

- 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 with in the frame work of Power of attorney.
- h) A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the\design, quality of material and workmanship, of the Water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense for a guarantee period of next six months after handing over of physical possession of the flats.
- i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- j) The owners shall have no right, title, interest; claim whatsoever in the consideration received by the developers or its nominees out of the developer's allocation.
- 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 landowner and the developer will pay all the expenses regarding the cost of preparation of documents owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same and the landowner will take responsibility of all the land documents and permission from all the necessary authority till the completion of the project handover.
- m) DEVELOPERS' ADVOCATE: Shall mean, Advocate Of Durgapur Court, City Centre, Durgapur -



16, District- Paschim Bardhaman, West Bengal, who have prepared these presents and who shall prepare all legal documentations regarding the development, construction, building, promotion & erection & sale, transfer, grant, conveyance, demised, devise & provide of the premises, its parts & parcels and the Building/s & the Unit/s/Flat/s therein, including the Deed of Conveyance/s thereof.

**FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF TOTAL LAND /PROJECT AREA)**

Section: A

ALL THAT A piece and parcel BASTU Land measuring an area of **12 Decimal** in respect of Plot No. R.S.- 763, L.R.- 1875, Khatian No. L.R.- 6221, 6223, 6229 Within Mouza- Kururia, J.L No. 56, P.S.-Durgapur, under Durgapur Municipal Corporation, P.O-Durgapur-03 District- Paschim Bardhaman, West Bengal Which is butted & bounded as follows:

North : 25' Ft. Metal Road;
South : R.S. Plot No. 763.
East : R.S. Plot No. 763.
West : R.S. Plot No. 763.

**SECOND SCHEDULE ABOVE REFERRED TO
(LANDOWNER ALLOCATION) (37 % of Flat Area)**

Name	Flat No.	Floor	Super-built-up Area
Sanjit Kumar Singh	301	3 rd	972 Sq.ft.
Sanjit Kumar Singh	403	4 th	1058 Sq.ft.
Suvamoy Santra	103	1 st	1058 Sq.ft.
Mrinmoy Kumar Pal	401	4 th	972 Sq.ft.

And 37 % of the Open Space in ground floor allocated to the land owner and 63% will be allocated to Developer. There is no monetary transaction has been acquired in between land owners and developer.

**THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)**

DEVELOPER'S ALLOCATION shall mean all entire building including common facilities common parties and common facilities of the building along with undivided proportionate share of the "said property / premises" absolutely shall be the property of the Developer after providing the LANDOWNER' allocation as aforesaid and together with the conveyance/ conveyances and taking all sale price partly and/or fully from intending purchase/purchasers in any manner what the Developer thinks fit and proper as the absolute owner thereof along with absolute power of handing over any possession thereof with and/or without registration to any intending purchaser/purchasers.

**FOURTH SCHEDULE ABOVE REFERRED TO
GENERAL SPECIFICATION)**

1. FOUNDATION: R.C.C. Column foundation and R.C.C. Framed structure based on individual columns from ground to top floor.
2. WALL: 8"thick brickwork for outside and 5" thick Brick work all inside walls.
3. PLASTERING: Sand Cement Mortar Plaster on inside and outside walls, ceiling etc. with a LOFT in any one room.
4. DOORS: on standard size fitting with handle and one household, one ring and one bolt for each of the inside flash door. The PVC frame with Pella will be fitted with each toilet.
5. WINDOWS: An odized Sliding Box Window and covering Grill, box grill on Balcony.
6. KITCHEN: Black stone over platform with a steel sink fitted with one Bibcock point and 6'-0" height tiles from Floor level with one RAC [as per size of kitchen] white local glaze Marble finishing.
7. TOILET: Marble/Tiles on Floor and Dado up to door height finished with glaze tiles. One Indian Type water close white local Commode for single toilet and one Extra English type commode only W.C.,. If provided, including P.V.C. Lowdown white cistern, one C.P. Bibcock point one c.p. Shower point with mixture tap [one year warranty] shall be provided in each toilet.
8. FLOORING: In general flooring of Marble/Tiles with 4" skirting Dado on all sides in all bed rooms, drawing-cum-dinning room, kitchen, toilet, Balcony and etc.
9. PLUMBING SANITATION: P.V.C. pipe to be used for outer and inner water connection as concealed works and P.V.C. Hedonist sanitary pipes and Fittings will be provided.
10. ELECTRIC: All wiring will be concealed up to and two lights, one fan and one 5 amp plug points in each bed room and one light and one exhaust fan points in each kitchen and two lights, one fan, one 5 amp plug in each Drawing-cum-dinning room and one light point in each Toilet will be provided and necessary point for DG.
11. PAINTING: Plaster of Paris will be provided on Inner sidewalls & ceiling of flats and to the outer walls of the Building will be finished with Snowcem and Whether Cote [ISI]
12. WATER SUPPLY: water supply will be provided by DMC water supply with pumps through overhead reservoir.
13. COMMON FACILITIES: Septic Tank, Water Supply Arrangements, Path ways, Boundary wall, Roof, meter space and other as stated hereinabove.
14. ELECTRIC METER: Charges of procurement of Main Electric Meter will be provided on separately by the individual flat owners and the LANDOWNER. In case of installation of Transformer, the costs of the same are also to be borne by all flat owners and all the charges for the same will be paid proportionately.

15. EXTRA WORK: Any extra work viz. difference costs of site Tiles, costs of collapsible gate and other works then our standard specification given, herein above shall be treated as extra work and such amount will be paid by the LAND OWNER and/or all flat owners before the execution of the work. The rates of extra work will be at per prevailing market price to be decided by the Developer. No outside will be allowed for doing the said extra work (s).
16. ISI mark iron Rod [500/600], Red Brick.
17. The developer shall not claim any extra amount for water, DG and electricity connectivity.
18. The developer will be solely liable for any kind of structural defects or constructional defects.
19. That the landowner will obtain all the necessary permission from all the authority regarding completion certificate and Fire permission and any other permission but the developer will pay the fine imposed by any authority in connection with the said permission.
20. That it is agreed by landowner that he will obtain permission for construction upto G+4 and if he fails to obtain in the same on that score he will refund all the expenses made by the developer in connection with this project and the same will be fix by the developer after making consultation with his associates, and if the landowner refuses to pay towards the cost of expenses on that score the developer have the full right to take shelter before court of law.

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 Developers 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.

Handwritten signature and initials in black ink, possibly reading 'AOP'.

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

Witnesses :

1. Uttam Kumar Sathu
S/O of Bholanath Sathu
Durgapur, Court
City Centre
P.O:- Durgapur - 16
Dist:- Paschim Bardhaman
713216.

① Sanjit Kumar Singh

② Minmoy Kumar Pal

③ Suramoy Santra.
Signature of the Land Owner

2. Uttam Kumar Das
S/O of Shankar Das
Vill+Po. Ichapur
Paschim Bardhaman

① Shradhani Singh

② Tarak Nath Mondal
Signature of the Developer

Drafted and prepared by me :

Sudip Kumar Ghosh
NB 654 of 88.
Advocate, Durgapur Court

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

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

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

স্বাক্ষর
 Signature Sanjit Kumar Singh

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

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

স্বাক্ষর
 Signature Arinmoy Kumar Pal

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

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











স্বাক্ষর
 Signature Suvamoy Santosa

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

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

স্বাক্ষর
 Signature Tarak Nath Mondal

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.....

Shrabani Singh

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					

ফটো
PHOTO

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					

ফটো
PHOTO

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					

ফটো
PHOTO

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



192023240111499372

GRN Details

GRN: 192023240111499372 Payment Mode: Counter Payment
GRN Date: 26/06/2023 15:34:12 Bank/Gateway: State Bank of India
BRN : 90112874 BRN Date: 26/06/2023 00:00:00
GRIPS Payment ID: 260620232011149936 Payment Init. Date: 26/06/2023 15:34:12
Payment Status: Successful Payment Ref. No: 2001412926/1/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: TARAKNATH MONDAL
Address: KURURIA DURGAPUR
Mobile: 8695775415
Contact No: 9332461592
Depositor Status: Buyer/Claimants
Query No: 2001412926
Applicant's Name: Mr Sanjit Kumar Singh
Identification No: 2001412926/1/2023
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 26/06/2023
Period To (dd/mm/yyyy): 26/06/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001412926/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	15010
2	2001412926/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	15024

IN WORDS: FIFTEEN THOUSAND TWENTY FOUR ONLY.

DETAILS OF IDENTIFIER WITH PHOTO

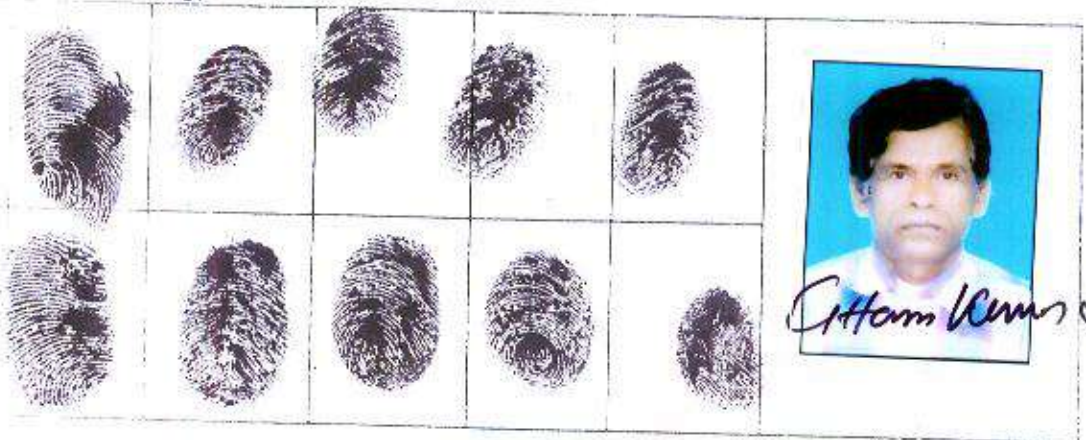
(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) Citram Kumar Sathua
2. FATHER/HUSBAND NAME (পিতা/স্বামীর নাম) Sh. Bhola Nath Sathua
3. OCCUPATION (পেশা) Law Clerk
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Baska
POST OFFICE (পোস্ট অফিস) Andal
POLICE STATION (থানা) Andal PIN 713321
DISTRICT (জেলা) Paschim Bardhaman STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) _____
6. AADHAR NO _____
PAN _____
ERIC NO WB/38/263/762408

শনাক্তকারী: Citram Kumar Sathua এ দলিলের (Query No.) 2001412926/2023 বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

_____ as identifier identifying the executants
of the concerned deed (Query No.) 2001412926/2023.

সহ দশ আঙ্গুলের টিপ ছাপ



Citram Kumar Sathua

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed



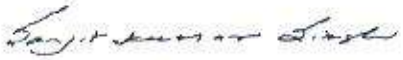


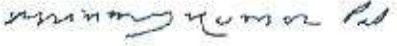



Deed No :	I-2306-06478/2023	Date of Registration	06/07/2023
Query No / Year	2306-2001412926/2023	Office where deed is registered	
Query Date	01/06/2023 12:52:24 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Sanjit Kumar Singh 3/7, Ram Mohan Sarani, Sobuj Nagar, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713204, Mobile No. : 9332461592, Status :Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 1,18,80,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Kururia),
Mouza: Kururia, JI No: 56, Pin Code : 713203

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-1875 (RS :-763)	LR-6229	Other Commercial Usage	Danga	3 Dec	1/-	29,70,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L2	LR-1875 (RS :-763)	LR-6223	Other Commercial Usage	Danga	6 Dec	1/-	59,40,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L3	LR-1875 (RS :-763)	LR-6221	Other Commercial Usage	Danga	3 Dec	1/-	29,70,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
		TOTAL :			12Dec	3 /-	118,80,000 /-	
		Grand Total :			12Dec	3 /-	118,80,000 /-	



















Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sanjit Kumar Singh Son of Late Joginder Singh Executed by: Self, Date of Execution: 06/07/2023 , Admitted by: Self, Date of Admission: 06/07/2023 ,Place : Office			
	06/07/2023	LTI 06/07/2023	06/07/2023	
3/7 Ram Mohan Sarani Sobuj Nagar, City:- Not Specified, P.O:- Amrai, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: auxxxxxx7a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/07/2023 , Admitted by: Self, Date of Admission: 06/07/2023 ,Place : Office				
2	Name Mrinmoy Kumar Pal (Presentant) Wife of Somnath Pal Executed by: Self, Date of Execution: 06/07/2023 , Admitted by: Self, Date of Admission: 06/07/2023 ,Place : Office			
	06/07/2023	LTI 06/07/2023	06/07/2023	
Baruipara Mailara, City:- Not Specified, P.O:- Gangajalghanti, P.S:-Gangajalghati, District:-Bankura, West Bengal, India, PIN:- 713203 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AKxxxxxx1K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/07/2023 , Admitted by: Self, Date of Admission: 06/07/2023 ,Place : Office				
3	Name Mr Suvamoy Santra Son of Biswanath Santra Executed by: Self, Date of Execution: 06/07/2023 , Admitted by: Self, Date of Admission: 06/07/2023 ,Place : Office			
	06/07/2023	LTI 06/07/2023	06/07/2023	
Mohanbati, City:- Not Specified, P.O:- Kaikala, P.S:-Haripal, District:-Hooghly, West Bengal, India, PIN:- 722142 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: gdxxxxxx1g, Aadhaar No: 71xxxxxxxx4462, Status :Individual, Executed by: Self, Date of Execution: 06/07/2023 , Admitted by: Self, Date of Admission: 06/07/2023 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUCCESS CONSTRUCTION 3/7, Ram Mohan Sarani, Sobuj Nagar, City:- Not Specified, P.O:- Amrai, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203 , PAN No.:: AExxxxxx9B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr TARAKNATH MONDAL Son of KUMARISH MONDAL Date of Execution - 06/07/2023, , Admitted by: Self, Date of Admission: 06/07/2023, Place of Admission of Execution: Office </td> <td>  <small>Jul 6 2023 2:57PM</small> </td> <td>  <small>LTI 06/07/2023</small> </td> <td>  <small>06/07/2023</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr TARAKNATH MONDAL Son of KUMARISH MONDAL Date of Execution - 06/07/2023, , Admitted by: Self, Date of Admission: 06/07/2023, Place of Admission of Execution: Office	 <small>Jul 6 2023 2:57PM</small>	 <small>LTI 06/07/2023</small>	 <small>06/07/2023</small>	VILL KURURIA, City:- Not Specified, P.O:- Kururia, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ASxxxxxx4L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SUCCESS CONSTRUCTION (as partner)		
Name	Photo	Finger Print	Signature									
Mr TARAKNATH MONDAL Son of KUMARISH MONDAL Date of Execution - 06/07/2023, , Admitted by: Self, Date of Admission: 06/07/2023, Place of Admission of Execution: Office	 <small>Jul 6 2023 2:57PM</small>	 <small>LTI 06/07/2023</small>	 <small>06/07/2023</small>									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Shrabani Singh Wife of Sanjit Kumar Singh Date of Execution - 06/07/2023, , Admitted by: Self, Date of Admission: 06/07/2023, Place of Admission of Execution: Office </td> <td>  <small>Jul 6 2023 2:58PM</small> </td> <td>  <small>LTI 06/07/2023</small> </td> <td>  <small>06/07/2023</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Shrabani Singh Wife of Sanjit Kumar Singh Date of Execution - 06/07/2023, , Admitted by: Self, Date of Admission: 06/07/2023, Place of Admission of Execution: Office	 <small>Jul 6 2023 2:58PM</small>	 <small>LTI 06/07/2023</small>	 <small>06/07/2023</small>	3/7, RAM MOHAN SARANI, SABUJ NAGAR, City:- Durgapur, P.O:- AMRAI, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bqxxxxxx4h,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SUCCESS CONSTRUCTION (as partner)		
Name	Photo	Finger Print	Signature									
Mr Shrabani Singh Wife of Sanjit Kumar Singh Date of Execution - 06/07/2023, , Admitted by: Self, Date of Admission: 06/07/2023, Place of Admission of Execution: Office	 <small>Jul 6 2023 2:58PM</small>	 <small>LTI 06/07/2023</small>	 <small>06/07/2023</small>									

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Uttam Kumar Sadhu Son of Late Bholanath Sadhu Durgapur Court, City Centre, City:- Durgapur, P.O:- City Centre, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216	 <small>06/07/2023</small>	 <small>06/07/2023</small>	 <small>06/07/2023</small>
Identifier Of Mr Sanjit Kumar Singh, Mrinmoy Kumar Pal, Mr TARAKNATH MONDAL, Mr Shrabani Singh, Mr Suvamoy Santra			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrinmoy Kumar Pal	SUCCESS CONSTRUCTION-3 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Sanjit Kumar Singh	SUCCESS CONSTRUCTION-6 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Suvamoy Santra	SUCCESS CONSTRUCTION-3 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Kururia),
Mouza: Kururia, JI No: 56, Pin Code : 713203

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1875, LR Khatian No:- 6229	Owner:মুন্সায় কুমার পাল, Gurdian:সোমনাথ , Address:বাদুই পড়া মালিয়াড়া গঙ্গাজলঘাটি বাঁকুড়া , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Mrinmoy Kumar Pal
L2	LR Plot No:- 1875, LR Khatian No:- 6223	Owner:মন্জিত কুমার সিং, Gurdian:যোগিন্দর , Address:নিজ , Classification:ডাঙ্গা, Area:0.06000000 Acre,	Mr Sanjit Kumar Singh
L3	LR Plot No:- 1875, LR Khatian No:- 6221	Owner:শুভময় সান্টরা, Gurdian:বিশ্বনাথ , Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Mr Suvamoy Santra

On 06-07-2023

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

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

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

Presented for registration at 12:22 hrs on 06-07-2023, at the Office of the A.D.S.R. DURGAPUR by Mrinmoy Kumar Pal , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,18,80,000/-

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

Execution is admitted on 06/07/2023 by 1. Mr Sanjit Kumar Singh, Son of Late Joginder Singh, 3/7 Ram Mohan Sarani Sobuj Nagar, P.O: Amrai, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Business, 2. Mrinmoy Kumar Pal, Somnath Pal, Baruipara Mailara, P.O: Gangajalghanti, Thana: Gangajalghati, , Bankura, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Others, 3. Mr Suvamoy Santra, Son of Biswanath Santra, Mohanbati, P.O: Kaikala, Thana: Haripal, , Hooghly, WEST BENGAL, India, PIN - 722142, by caste Hindu, by Profession Others

Indetified by Mr Uttam Kumar Sadhu, , , Son of Late Bholanath Sadhu, Durgapur Court, City Centre, P.O: City Centre, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Others

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

Execution is admitted on 06-07-2023 by Mr TARAKNATH MONDAL, partner, SUCCESS CONSTRUCTION (Partnership Firm), 3/7, Ram Mohan Sarani, Sobuj Nagar, City:- Not Specified, P.O:- Amrai, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713203

Indetified by Mr Uttam Kumar Sadhu, , , Son of Late Bholanath Sadhu, Durgapur Court, City Centre, P.O: City Centre, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Others

Execution is admitted on 06-07-2023 by Mr Shrabani Singh, partner, SUCCESS CONSTRUCTION (Partnership Firm), 3/7, Ram Mohan Sarani, Sobuj Nagar, City:- Not Specified, P.O:- Amrai, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203

Indetified by Mr Uttam Kumar Sadhu, , , Son of Late Bholanath Sadhu, Durgapur Court, City Centre, P.O: City Centre, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/06/2023 12:00AM with Govt. Ref. No: 192023240111499372 on 26-06-2023, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90112874 on 26-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 11056, Amount: Rs.5,000.00/-, Date of Purchase: 26/06/2023, Vendor name: KHUDIRAM MONDAL

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/06/2023 12:00AM with Govt. Ref. No: 192023240111499372 on 26-06-2023, Amount Rs: 15,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90112874 on 26-06-2023, 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 2306-2023, Page from 110435 to 110459

being No 230606478 for the year 2023.



Digitally signed by SANTANU PAL
Date: 2023.07.07 13:11:46 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2023/07/07 01:11:46 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)