

1243

[Page-1]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

पाँच हजार रुपये

5000
Rs.5000

FIVE THOUSAND RUPEES

भारत
सत्यमेव जयते
INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K-362539

K 362539

DEVELOPMENT AGREEMENT

QUERY NO. : 2000344302/2024
 DISTRICT : Paschim Bardhaman
 MOUZA : Arrah
 P.S. : Kanksa
 AREA OF LAND : 39.7 Decimal

certified that the Documents
 as Admitted to Registration by
 Signature Sheet and the Endo-
 cements Attached with the
 Documents are the Part of the
 Agreement.

7 FEB 2024

A.D.S.R. Durgadev

[Handwritten signature]

I x G

**THIS DEVELOPMENT AGREEMENT IS MADE ON 7TH DAY OF
FEBRUARY, 2024;**

BETWEEN

SRI. HARADHAN GOPE [PAN-BYWPG4438] Son of Karttick Chandra Gope, by Nationality- Indian, by faith- Hindu, by occupation- cultivation, resident of Arrah Ghosh, Para, P.O.-Arrah, P.S.-Kanksa, District- Paschim Bardhaman West Bengal, PIN-713212, India, hereinafter refereed to and called as "**LANDOWNER**", (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

"PAULAMI REALTY PRIVATE LIMITED" [PAN- AAKCP0347E] a company incorporated under the provisions of the Companies Act, 2013 having its registered office at: C-30, Bikramaditya Sarani, P.O.- Bidhannagar, Durgapur, P.S.-New Township, District-Paschim Bardhaman , PIN- 713212, West Bengal, hereinafter referred to as the "**DEVELOPER**", represented by its **Director SRI. CHIRANJIT DEY [PAN-AWLPD9010C]** S/o Nagendranath Dey, by faith Hindu, by occupation Business, by Nationality- Indian, resident of: Shyampur Colony, P.S.- Coke-Oven, P.O.- Durgapur, District-Paschim Bardhaman presently Paschim Bardhaman, PIN- 713201, West Bengal, India, hereinafter refereed 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 **SECOND PART.**

WHEREAS 50 decimal land being R.S. Plot no-1565 (Part) of Mouza- Arrah, was purchased by landowner vide deed No- 3655 for the year 1974 of Joint Sub Registrar, Raniganj at Durgapur and after that he mutated his name in L.R. R.O.R. and converted the land from Baaid to Commercial Bastu vide conversion case No- CN/2023/2303/889 from

the office of S.D. L. & L.R.O, Durgapur Paschim Bardhaman and First Part offered 39.70 (Thirty Nine Point Seven Zero) Decimal land out of 50 decimal land for construction of a multi storied building.

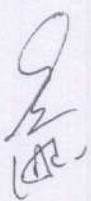
AND WHERE AS the First Part desires to develop the First schedule mentioned property by construction of a multi storied building up to maximum limit of floor consisting of so many flats and parking space etc. as per approval of Malandighi Gram Panchyat but the owners do not have the sufficient fund for the development work and for this reason First Part is in search of a Developer for the said development work.

AND WHEREAS the First Part herein has approached the Second Part and whereas the Second Part after considering the various aspects of execution of the project and proposal of the landowner has decided to construct multistoried building thereat consisting of apartments and flat with the object of selling such flats/apartments to the prospective purchasers and the Second Part has accepted the proposal of First Part.

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

1.1 OWNER/LANDLORD: - Shall mean **SRI. HARADHAN GOPE** Son of Karttick Chandra Gope, by Nationality- Indian, by faith- Hindu, by occupation- cultivation, resident of Arrah Ghosh, Para, P.O.-Arrah, P.S.-Kanksa, District- Paschim Bardhaman, State- West Bengal, PIN-713212, India.

1.2 DEVELOPER:- Shall mean "**PAULAMI REALTY PRIVATE LIMITED**", a company incorporated under the provisions of the Companies Act, 2013 having its registered office at: C-30, Bikramaditya Sarani, P.O.- Bidhannagar, Durgapur, P.S.-New Township, District-Paschim Bardhaman , PIN- 713212, West Bengal, India.



- 1.3 LAND:-** Shall mean Commercial Bastu land measuring about 39.70 (Thirty Nine Point Seven Zero) Decimal more or less under Mouza- Arrah, J.L.No-91, R.S. Plot no-1565 (Part), L. R. Plot No-1656 L.R.Khatian No-722, under the jurisdiction of Malandighi Gram Panchyat, Dist-Paschim Bardhaman.
- 1.4 BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.
- 1.5 ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
- 1.6 PANCHYAT:-** Shall mean the Malandighi Gram Panchyat and shall also include other concerned authorities that may recommend, comment upon, approve, sanction, modify and/or revise the Plans.
- 1.7 PLAN:** Means the sanctioned and/or approved plan of the building/s sanctioned by the Malandighi Gram Panchyat or any other competent authorities and shall also include variations/modifications, alterations therein that may be made by the Owners herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
- 1.8 OWNERS AREA: -** Shall mean 14000 Sq. Feet constructed area which includes common area & common portion of the proposed building, which will be handed over by the Developer to the owners collectively together with the undivided impartible proportionate interest in the said land and the common portion, but the ownership of such area will be determined in the ratio of proportionate share of each of such owner on the schedule mentioned land.

1.9 DEVELOPER'S AREA: Shall mean entire building/s together with the undivided impartible proportionate interest in the said land and the common portions after providing land owner's allocation as mentioned in Para-1.8 of this agreement.

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

1.11 PROJECT: Shall mean the work of development undertaken 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 to be completed and possession of the completed Unit/s/Flat/s/Car Parking Space/s/ and Others to be taken over by the Unit/Flat and occupiers.

1.12 FORCE MAJEURE: Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, 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.

1.13 PURCHASER/S shall mean and include:



- A) If he/she be an individual then 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 its Trustees for the time being and their successor(s)-in-interest and assigns;

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

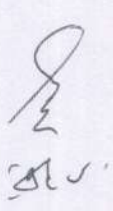
1.15 Singular number: Shall include the plural and vice-versa.

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

III- EFFECTIVENESS:- This agreement shall become effective from date of sanction of plan by the panchayat or any other competent concerned authority.

IV:- DURATION:- This agreement is made for a period of 36 month from the date of it become effective with a grace period of 6 month.

V:- SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of Malandighi Gram Panchyat



or any other concerned competent authority over and above the First Schedule Land.

VI:- OWENER DUTY & LIABILITY:-

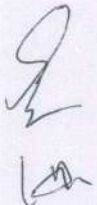
1. The owners has offered total land of 39.70 Decimal more or less for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. The Owners hereby declared that :-
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no agreement between the Owners and any other party (except **PAULAMI REALTY PRIVATE LIMITED**) either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
3. The owner shall be responsible to resolve all the legal dispute related to land within 3 months from this agreement, if any.
4. The owner hereby declares that their legal heirs are also liable to act according to this agreement without further inputs in this agreement.
5. The owner are hereby agrees to sign all the documents which are necessary for the purpose of Development/Construction work.
5. That the Owner also agreed that he gives full authority & power to Second Part to do & execute all lawful acts, deeds things for the owners and on his behalf in respect of all activities related to developing and construction of a housing complex on The said land i.e to receive sanctioned plan from the Malandighi Gram Panchyat , such other statutory authority or authorities, receive 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 save and except Owner's allocation and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed by the owners.

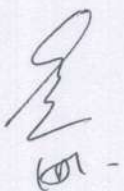
VII- DEVELOPER DUTY, LIABILITY & responsibility:-

1. The developer **PAULAMI REALTY PRIVATE LIMITED** confirms and assures the owners that they are fully acquainted with and aware of the process / formalities related to similar project in panchayat area and fully satisfied with the papers/documents related to the ownership, physical measurement of the said land, litigation free possession, suitability of the site and viability of the said project and will not raise any objection with regard thereto.
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 the schedule time under this agreement and the owners do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner,



authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owner & the Architect before submission to the Corporation/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.

4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and Developer shall take all necessary step to save the property from any kind of encroachment by the adjacent land owner.
5. That the Developer shall be responsible for any acts deeds or things done towards any fund collection from one or more prospective buyer of the proposed flats .
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the subsistence of



this Agreement. The Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible for the said incident or damage or loss during construction.

7. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses within 48 months from the date of sanction of plan with further additional period of 6 months if needed; in both the cases, time shall be computed on and from the date of sanction of plan. And within this stipulated time the Developer shall hand over the owner's allocation.
8. That the Developer shall not make the Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such cases the Developer shall be the entire responsibility.

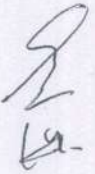
VIII-Developer Allocation:- Developers Allocations shall mean entire building including common facilities of the building along with undivided proportionate share of the "said property / premises" left after providing the Land Owners allocation as mentioned in this deed.

IX-Miscellaneous :-

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



- b) Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) Disputes- Differences in opinion in relation to the proposed construction and violation of any terms and condition of this agreement will be amicably settled at first between the parties herein otherwise aggrieved party shall have liberty to take shelter of law.
- d) 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. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project. And the owner


Lg.

shall not be liable for same in any manner whatsoever whether during construction or after construction.

- g) The second party or the developer shall have the right and/or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney.
- h) A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense for a guarantee period of next six months after handing over of physical possession of the flats.
- i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance shall be borne, paid and discharged by the Developer exclusively.
- J) The landowners and the developers have entered into this 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.



K) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asks for the same without demanding any remuneration and/or money for the same.

Declaration:- This is an agreement as per Indian Contract Act,1872 therefore by virtue this agreement no right, title and interest of land is transferred by landowner in favour of Developer.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

All that piece and parcel of Commercial **Bastu** land admeasuring about **39.70 (Thirty Nine Point Seven Zero) Decimal** more or less under **Mouza- Arrah**, J.L. No- 91, P.S.: Kanksa, R.S. Plot no-1565 (Part), corresponding L. R. Plot No-1656 comprised in **L.R. Khatian No-722**, under the jurisdiction of Malandighi Gram Panchyat, Dist- Paschim Bardhaman, Butted and Bounded by:-

North:- Land of Sanyasicharan Gope & Sadhucharan Gope

South:- Rest Land of Landowner

East:- 20 ft. wide Road

West:- Land of Sanyasicharan Gope & Sadhucharan Gope



SECOND SCHEDULE
Specification of Flat

WATER SUPPLY	Ground Water
WALLS	Conventional brickwork.
WALL FINISH	Interior - Plaster of Paris. Exterior - Combination of weather coat.
FLOORING	Tiles in all bedrooms, Living-cum-Dining, Kitchen, Balcony.
KITCHEN	Kitchen platform made of Granite Slab. Glazed tiles, up to the height of two feet from the platform. Stainless steel sinks, one wash Basin, to be provided.
TOILET	Tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 6 feet. ISI/ISO branded sanitary and CP fittings (as per supply), and western type commode, Concealed plumbing and pipe work.
DOORS	Door frame made of wood. Front wooden panel/ Flush Door, other flush doors, and PVC door in toilet, Locks of stainless steel.
WINDOWS	M.S. Grill with glass.
COMMON LIGHTING	Overhead illumination for compound and common path lighting inside the complex.
WIRING	Standard concealed wiring for electricity. Average 25(Twenty Five) Points. All other points at extra cost.
ELECTRIC METER	Individual meter for each unit by individual cost.
AMENITIES	Adequate standby generator for common areas, services. Lift provided for every floor in the building.

[Handwritten signature]

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

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

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

Hasa Lian gopa

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

WITNESSES:

① *Sauri Khan*
Sp. Khan Khan
v/o. Angita. Dm 115
P.O. Coker. Dh Bony
Rm. Room Bony

② *Apurba Sain*
S/O Anu kn. Sain
VSN - purusha
P.S - Durgapur - 7

PAULAMI REALTY PVT. LTD.

Chandra Shekhar

Director

Drafted by me and Typed at my office &
I read over & Explained in Mother Languages to all
Parties to this deed and all of them admit that the
Same has been correctly written as per their instruction.

Subrata Mukherjee

SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No.- WB/506/2007



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



192023240374006588

GRN Details

GRN: 192023240374006588 Payment Mode: SBI Epay
GRN Date: 07/02/2024 11:11:43 Bank/Gateway: SBIEpay Payment Gateway
BRN : 0651035806333 BRN Date: 07/02/2024 11:12:11
Gateway Ref ID: 403896140604 Method: State Bank of India UPI
GRIPS Payment ID: 070220242037400657 Payment Init. Date: 07/02/2024 11:11:43
Payment Status: Successful Payment Ref. No: 2000344302/1/2024
[Query No*/Query Year]

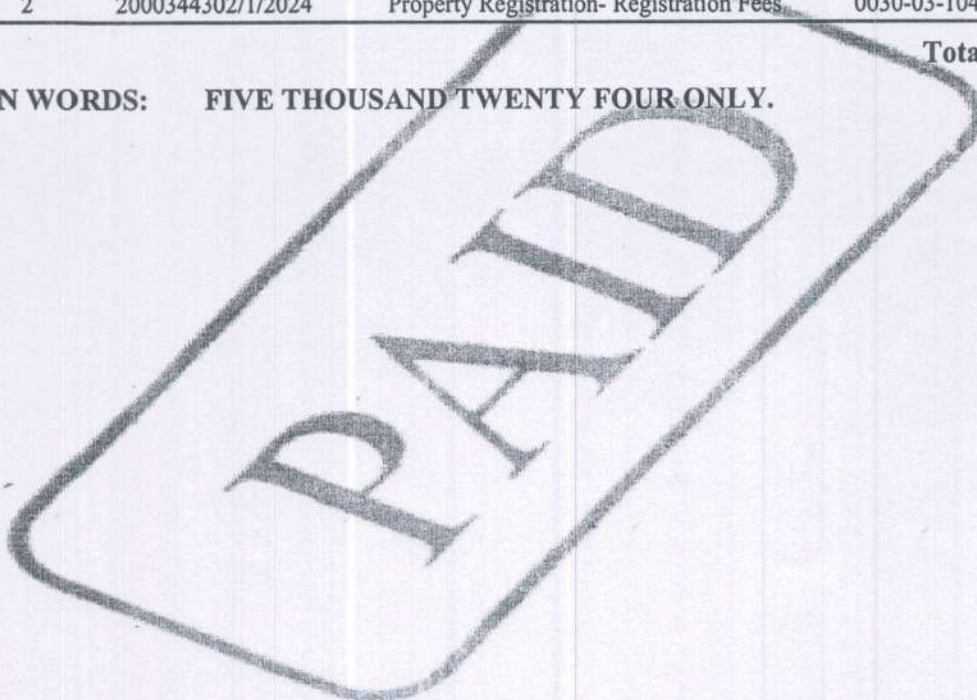
Depositor Details

Depositor's Name: Mr PAULAMI REALTY PRIVATE LIMITED
Address: C-30, Bikramaditya Sarani, Durgapur, Bidhannagar, PIN:- 713212
Mobile: 9476228805
Period From (dd/mm/yyyy): 07/02/2024
Period To (dd/mm/yyyy): 07/02/2024
Payment Ref ID: 2000344302/1/2024
Dept Ref ID/DRN: 2000344302/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000344302/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	5010
2	2000344302/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				5024

IN WORDS: FIVE THOUSAND TWENTY FOUR ONLY.



DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : SURAJIT MONDAL
2. FATHER/HUSBAND NAME : Momoranjan Mondal
(পিতা/স্বামীর নাম)
3. OCCUPATION (পেশা) : law clerk
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Angalpur
POST OFFICE (পোস্ট অফিস) Angalpur
POLICE STATION (থানা) _____ PIN 713215
DISTRICT(জেলা) palachim STATE (রাজ্য) W.B
Bardhaman
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) other
6. AADHAR NO. 7372 4361 9968
PAN _____
EPIC NO _____

আমি (শনাক্তকারী) Development Agreement অএ দলিলের (Query No.)
Haradhan Gope & chiramjit বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।























I, Surajit mondal as identifier identifying the executants
of the concerned deed (Query No.) 2000 344302/2024.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Surajit Mondal
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Hazrat Mungor</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- <i>Hazrat Mungor</i>					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Chumla Jey</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- <i>Chumla Jey</i>					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
Signature:-					

সাবেক-হাল তথ্য

মৌজা : [091]আঁড়ড়া

সাবেক-হাল(RS to LR) হাল-সাবেক(LR to RS)

দাগ নং : 1656 / _____

Submit

(Live Data As On 07/02/2024,10:37:08)

জে.এল নং (J.L No.): 091 থানা (P.S.): কাঁকসা

হাল দাগ নং LR PlotNo.	সাবেক দাগ নং RS PlotNo.
1656	1564
1656	1565

Major Information of the Deed

Deed No :	I-2306-01209/2024	Date of Registration	07/02/2024
Query No / Year	2306-2000344302/2024	Office where deed is registered	
Query Date	06/02/2024 9:36:58 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207, Mobile No. : 8101891226, Status :Advocate		
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. 90,20,038/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,010/- (Article.48(g))	Rs. 14/- (Article:E, E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1656 (RS :-)	LR-722	Bastu	Baid	39.7 Dec		90,20,038/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					39.7Dec	0 /-	90,20,038 /-	

Land Lord Details :



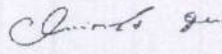
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr HARADHAN GOPE (Presentant) Son of Late CHANDRA KARTTICK GOPE Executed by: Self, Date of Execution: 07/02/2024 , Admitted by: Self, Date of Admission: 07/02/2024 ,Place : Office	 <small>07/02/2024</small>	 Captured <small>LTI 07/02/2024</small>	 <small>07/02/2024</small>

Ghosh Para, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BYxxxxxx6M, Aadhaar No: 22xxxxxxxx3383, Status :Individual, Executed by: Self, Date of Execution: 07/02/2024 , Admitted by: Self, Date of Admission: 07/02/2024 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PAULAMI REALTY PRIVATE LIMITED C-30, Bikramaditya Sarani, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AAxxxxxx7E,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
	Mrs CHIRANJIT DEY Wife of Mr NAGENDRANATH GUHA Date of Execution - 07/02/2024, , Admitted by: Self, Date of Admission: 07/02/2024, Place of Admission of Execution: Office	 Feb 7 2024 3:05PM	 Captured LTI 07/02/2024	 07/02/2024
Shyampur Colony, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWxxxxxx0C, Aadhaar No: 46xxxxxxxx3012 Status : Representative, Representative of : PAULAMI REALTY PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL Angr:dpur, City:- Durgapur, P.O:- Angadpur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713215	 07/02/2024	 Captured 07/02/2024	 07/02/2024
Identifier Of Mrs CHIRANJIT DEY, Mr HARADHAN GOPE			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr HARADHAN GOPE	PAULAMI REALTY PRIVATE LIMITED-39.7 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1656, LR Khatian No:- 722	Owner:हरधन गोप, Gurdian:काउंठ Address:मिठ, Classification:बाहेर, Area:1.30000000 Acre,	Mr HARADHAN GOPE

Endorsement For Deed Number : I - 230601209 / 2024

On 07-02-2024

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 12:40 hrs on 07-02-2024, at the Office of the A.D.S.R. DURGAPUR by Mr HARADHAN GOPE ,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 90,20,038/-

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

Execution is admitted on 07/02/2024 by Mr HARADHAN GOPE, Son of Late CHANDRA KARTTICK GOPE, Ghosh Para, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 07-02-2024 by Mrs CHIRANJIT DEY, DIRECTOR, PAULAMI REALTY PRIVATE LIMITED (Private Limited Company), C-30, Bikramaditya Sarani, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

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 07/02/2024 11:12AM with Govt. Ref. No: 192023240374006588 on 07-02-2024, Amount Rs: 14/-, Bank: SBI EPay (SBlePay), Ref. No. 0651035806333 on 07-02-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3472, Amount: Rs.5,000.00/-, Date of Purchase: 07/02/2024, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/02/2024 11:12AM with Govt. Ref. No: 192023240374006588 on 07-02-2024, Amount Rs: 5,010/-, Bank: SBI EPay (SBlePay), Ref. No. 0651035806333 on 07-02-2024, Head of Account 0030-02-103-003-02

Santanu Pal

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

