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P-11431/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গুল WEST BENGAL

H 737494

*Handwritten notes in red ink:*  
 1.25 fm  
 09.11.22  
 Adv. (2) 217404/22

Witnessed that the Document  
 is Attached to Receipt and the  
 sign the sheet and the Endr-  
 essments is correct. And this  
 Documents are the Part of this  
 Document

A. S. K. Dasgupta  
 Baridwar

09 NOV 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT agreement is made on the day,  
 month and year as written below :-

*Handwritten signature:*  
 J. Roy  
 ADV

09 NOV 2022

Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman



*[Handwritten mark]*

Source: Chatterjee  
Stamp Vendor  
A.D.S.R. Office, Durgapur-18  
Licence No.-1/2016-17

*[Handwritten signature]*

Durgapur

Name of the Treasury from

13 OCT 2022

Department Treasury

Date of Purchase of the stamp

Value of Stamp

Address

Sold to

Date

SINo. 1140  
Date 09/11/2022  
The Heritage  
D.G.R.-18  
5000

**BETWEEN**

[1] **Mr. TAPAS KUMAR MANDAL** [ Pan No-AJFPM7760D ] son of Late Santosh Kumar Mandal, by Occupation -Service

[2] **Mrs. PURNIMA MANDAL** [ Pan No- BELPM3732H] wife of Mr. Tapas KUMAR MANDAL, by Occupation- House wife,

Both are by faith: Hindu, by nationality: Indian, residing at Shibaji Road, A-Zone, P.O-Durgapur-4, P.S- Durgapur, Dist- Paschim Bardhaman, West Bengal .

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

**AND**

**THE VINTAGE** [ PAN- AATFT5262A ], (A Partnership Firm), having its office at Shastri Avenue, Sector-2B, P.O-Durgapur-12, P.S-Newtownhsip, Dist- Paschim Bardhhaman, West Bengal, represented by all of its Partners either jointly or singly.

[1] **Mr. APURBA SHYAM** [ Pan No-BATPS2762K ] [ Aadhaar No- 757869704771 ] son of Sri Narayan Chandra Shyam by faith-Hindu, By Occupation-Business by nationality: Indian, residing at Vill+P.O-Bamunara, Via Durgapur-12, P.S-Kanksa, Dist: Paschim Bardhaman, West Bengal .

[2] **Mr. BISWAJIT ROY** [ Pan No-ANYPR6230L ] [ Aadhaar No- 638051005555 ] on of Sri Kalidas Roy, by occupation: Business, by faith: Hindu, by nationality: Indian, residing at 15/28, Nagarjun Road, B-Zone, P.O-Durgapur-5, P.S-Durgapur, Dist: Paschim Barddhaman, West Bengal.

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

And whereas the schedule below land originally belongs to the present LANDOWNERS which they have acquired by way of regd deed of sale being no-10440 of 2012 and they are owning, possessing and seizing the "First schedule property" without any encumbrances from any persons.

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

J. Roy  
ADV

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

**I-DEFINITION :**

1. **OWNER/LANDLORDS:-** Shall mean [1] **Mr. TAPAS KUMAR MANDAL [ Pan No-AJFPM7760D ]** son of Late Santosh Kumar Mandal, [2] **Mrs. PURNIMA MANDAL [ Pan No- BELPM3732H] wife of Mr. Tapas KUMAR MANDAL** All are by faith: Hindu, by nationality: Indian, residing at Shibaji Road, A-Zone, P.O-Durgapur-4, P.S- Durgapur, Dist- Paschim Bardhaman, West Bengal .
2. **DEVELOPER:-** Shall mean "**THE VINTAGE [ PAN- AATFT5262A ]**, (A Partnership Firm), having its office at Shastri Avenue, Sector-2B, P.O- Durgapur-12, P.S-Newtownhsip, Dist- Paschim Bardhaman, West Bengal.
3. **LAND:-** Shall mean the land comprising in **Baid Land** measuring area of 27 **Decimal** comprising in **Plot No- RS-922 Plot No- LR-526** under **LR Khatian No-4394,4395** under Mouza-Kururia, J.L No-56, P.S-Durgapur, Dist-Paschim Bardhaman, West Bengal.
4. **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owner herein or the Developer herein in the Land mentioned in the **FIRST SCHEDULE**.
5. **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
6. **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Durgapur Municipal Corporation and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise, variations , modifications, alterations therein that may be made by the Owner herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any. ✓
7. **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.
8. **PROJECT:** Shall mean the work of development undertake and to be done by the Owner 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.
9. **FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockdown, transport strike, notice or prohibitory order from ✓

J. ROY  
ADV

Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.

a. **PURCHASER/S** shall mean and include:

- A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns.
- C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
- D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.
  - 1. **Masculine gender:** Shall include the feminine and neuter gender and vice versa.
  - 2. **Singular number:** Shall include the plural and vice-versa.

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

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

**IV: - DURATION:** - This agreement is made for a period of **36 months** which starts from the date of getting approved sanction plan of Durgapur Municipal Corporation with a grace period of **6 month**.

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

**VI: - OWNER DUTY & LIABILITY:-**

- 1. The owner will delivered the First Schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.
- 2. That owner hereby declare that the Schedule mentioned land is free from all encumbrances and if any question regarding ownership of the land is

J. Roy  
ADV

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

3. That the Owner shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the first Schedule property in the hands of the developer and also shall supply all the original land related documents which includes LR Parcha, RS Parcha, Khazna.

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

- a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
  - b) There is no agreement between the Owner and any other party except "THE VINTAGE" either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
  - c) That the Sec-202 of Indian contract Act will be taken into consideration in case of death of the LANDOWNERS.
  - d) That land related dispute shall be resolved by the Land owner.
  - e) That GST, stamp duty and registration fees and development charges in relation to the LANDOWNERS's allocation Flat shall be borne by the LANDOWNERS themselves.
  - f) That in case of death of any of the landowners her legal representative will never raise any objection or dispute in future before any authority or court of law and they will also execute all the necessary deeds and documents as and when required by the developer for the purpose of this project.
5. That the Owner also agreed that they will execute a power of attorney and appointed the Developer party to do & execute all lawful acts, deeds things for the Owner and on their behalf in respect of all activities related to developing and construction of a housing complex on the said land i.e receive sanctioned plan from the Durgapur Municipal Corporation, such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against 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 in respect of developer's allocation only. 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 in favour of intending customer.

J. Roy  
ADV

6. That in no case ownership is transferred in favour of the developer by force of this development agreement.
7. That it is also agreed by the landowners that they will execute another power of attorney in connection with their 30% Allocation in favour of the developer for sale of their allotted flat and the developer will make payment in the hands of the landowner from the date of earth cutting for starting construction.

#### VIII- DEVELOPER DUTY, LIABILITY & Responsibility:-

1. The developer "THE VINTAGE" is fully acquainted with, aware of the process/formalities related to similar project in this area.
2. The developer confirms and assures the Owner 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 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 Owner 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 Owner and Developers. That it is agreed by the landowners that they will pay the development fees in connection with their allotted flats.
4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and developer shall take all the necessary step to save the property from any kind of encroachment by the adjacent land Owner.
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.

J. Roy  
ADV

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 developer 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.
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.

#### **X-Cancellation :**

1. The Owner has no right to cancel and/or rescind this agreement after getting all the statutory permission by the Developer, **subject to terms & condition & Time limit of this agreement.**

#### **2. XI-Miscellaneous :-**

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- b) Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) Dispute- That all disputes and differences arising out of this agreement shall be referred to Arbitrator for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.
- d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the Owner time to time.
- e) The Owner 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.

J. Roy  
Adv



- 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/the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney but the LANDOWNERS is not liable to make payment of any kind of loan liability of the developer.
- h) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement shall be borne paid and discharged by the Developer exclusively.
- k) The LANDOWNERS and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- l) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the 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 asked for the same without demanding any remuneration and/or money for the same.

**FIRST SCHEDULE ABOVE REFERRED TO**

**(Description of Land)**

ALL THAT piece and parcel of **Baid Land** measuring area of **27 Decimal** comprising in **Plot No- RS-922 Plot No- LR-526** under **LR Khatian No- 4394,4395** under Mouza-Kururia, J.L No-56, P.S-Durgapur, Dist-Paschim Barddhaman, West Bengal within Durgapur Municipal Corporation which is butted and bounded as follows :

North: Land of Gurupada Adhikary.

East : Pond of Samir Nayak.

West: 30 ft wide metal Road .

South : Land of Nayak.

J. Roy  
Adv

**SECOND SCHEDULE ABOVE REFERRED TO**

**( LANDOWNERS ALLOCATION )**

It is agreed by the developer that the LANDOWNERS will get 30 % of the total construction area [ super built up area] and 2 numbers of car parking space and Rs. 3,00,000/- will be paid as adjustable advance with landowners allocation.

And whereas the LANDOWNERS will get together with the undivided importable proportionate share and/or interest in the said land and the common portions as specified in schedule below **but in no case the LANDOWNERS shall have any right to claim any other consideration in any manner whatsoever except the above.**

**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 **except LANDOWNERS allocation.**

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

J. Roy  
ADV

**IN WITNESS WHEREOF** the parties hereto have executed these presents on this **09th** day of **November 2022** before the office of the ADSR Durgapur.

**WITNESSES: -**

1.

Bhambal,  
S/o. Bindyashal,  
Durgapur court-16

Tapan Kumar Mandal

Purnima Mandal

2.

Roasanta Banerjee,  
Advocate  
Durgapur court.

Signature of LANDOWNERS

**THE VINTAGE**

Aburda Sanyal  
PARTNER

**THE VINTAGE**

T. Sanyal Roy  
PARTNER

Signature of the Developer

Drafted and typed by me

Joy Roy

Advocate, Durgapur Court

Regd No- F/595/562/2020

হস্তাসূত্রের টিপ ছাপ ও ফটো / Fingers Print & Photo

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



স্বাক্ষর

Signature *Tapas Kumar Mandal*

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

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



স্বাক্ষর

Signature *Pratima Mandal*

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

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



স্বাক্ষর

Signature *Apurba Sanyal*

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

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



স্বাক্ষর

Signature *T. Sanyal*

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :



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



192022230165706061

GRN Details

GRN:	192022230165706061	Payment Mode:	Online Payment
GRN Date:	09/11/2022 12:48:40	Bank/Gateway:	State Bank of India
BRN :	CKV3446854	BRN Date:	09/11/2022 12:51:40
GRIPS Payment ID:	091120222016570605	Payment Init. Date:	09/11/2022 12:48:40
Payment Status:	Successful	Payment Ref. No:	2003174046/1/2022

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	THE VINTAGE(PATNERSHIP FIRM)
Address:	DGP-12
Mobile:	8695775415
Contact No:	8250537504
Depositor Status:	Buyer/Claimants
Query No:	2003174046
Applicant's Name:	Mr Prasanta Bandyopadhyay
Identification No:	2003174046/1/2022
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	09/11/2022
Period To (dd/mm/yyyy):	09/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003174046/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	5011
2	2003174046/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	3014
			<b>Total</b>	<b>8025</b>

IN WORDS: EIGHT THOUSAND TWENTY FIVE ONLY.

## Major Information of the Deed







Deed No :	I-2306-11431/2022	Date of Registration	09/11/2022
Query No / Year	2306-2003174046/2022	Office where deed is registered	
Query Date	08/11/2022 7:06:10 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 8250537504, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]		
Set Forth value	Market Value		
	Rs. 66,82,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,011/- (Article:48(g))	Rs. 3,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-526 (RS :- )	LR-4395	Vastu	Baid	14 Dec		34,65,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-526 (RS :- )	LR-4394	Vastu	Baid	13 Dec		32,17,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>27Dec</b>	<b>0 /-</b>	<b>66,82,500 /-</b>	
	<b>Grand Total :</b>				<b>27Dec</b>	<b>0 /-</b>	<b>66,82,500 /-</b>	



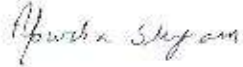



**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mr Tapas Kumar Mandal (Presentant)</b>                      Son of Late Santosh Kumar Mandal                      Executed by: Self, Date of Execution: 09/11/2022                      , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Office</p>	<p><b>Photo</b></p>  <p>09/11/2022</p>	<p><b>Finger Print</b></p>  <p>LTI 09/11/2022</p>	<p><b>Signature</b></p>  <p>09/11/2022</p>
<p>Shivaji Road, A Zone, City:- Durgapur, P.O:- A Zone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Office</p>				
2	<p><b>Name</b></p> <p><b>Mrs Purnima Mandal</b>                      Wife of Mr Tapas Kumar Mandal                      Executed by: Self, Date of Execution: 09/11/2022                      , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Office</p>	<p><b>Photo</b></p>  <p>09/11/2022</p>	<p><b>Finger Print</b></p>  <p>LTI 09/11/2022</p>	<p><b>Signature</b></p>  <p>09/11/2022</p>
<p>Shivaji Road, A Zone, City:- Durgapur, P.O:- A Zone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BExxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Office</p>				

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>The Vintage</b>                      Shastri Avenue, Sector- 2B, Bidhannagar, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AAxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mr Apurba Shyam</b>                      Son of Mr Narayan Chandra Shyam                      Date of Execution - 09/11/2022, , Admitted by: Self, Date of Admission: 09/11/2022, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Nov 9 2022 5:12PM</p>	<p><b>Finger Print</b></p>  <p>LTI 09/11/2022</p>	<p><b>Signature</b></p>  <p>09/11/2022</p>
<p>Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BAxxxxxx2K, Aadhaar No: 75xxxxxxxx4771 Status : Representative, Representative of : The Vintage (as Partner)</p>				
2	<p><b>Name</b></p> <p><b>Mr Biswajit Roy</b>                      Son of Mr Kalidas Roy                      Date of Execution - 09/11/2022, , Admitted by: Self, Date of Admission: 09/11/2022, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Nov 9 2022 5:13PM</p>	<p><b>Finger Print</b></p>  <p>LTI 09/11/2022</p>	<p><b>Signature</b></p>  <p>09/11/2022</p>
<p>15/28 Nagarjun Road, B Zone, City:- Durgapur, P.O:- B Zone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx0L, Aadhaar No: 63xxxxxxxx5555 Status : Representative, Representative of : The Vintage (as Partner)</p>				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr Bhakta Pal</b>                      Son of Mr Baidyanath Pal                      Gourbazar, City:- Not Specified, P.O:- Gourbazar, P.S:-Faridpur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713377</p>	 <p>09/11/2022</p>	 <p>09/11/2022</p>	 <p>09/11/2022</p>

Identifier Of Mr Tapas Kumar Mandal, Mrs Purnima Mandal, Mr Apurba Shyam, Mr Biswajit Roy

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr Tapas Kumar Mandal	The Vintage-14 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mrs Purnima Mandal	The Vintage-13 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:- 526, LR Khatian No:- 4395	Owner:ভাপস কুমার মণ্ডল, Gurdian:মৃত সন্তোষ, Address:নিজ , Classification:বাইদ, Area:0.14000000 Acre,	Mr Tapas Kumar Mandal
L2	LR Plot No:- 526, LR Khatian No:- 4394	Owner:শ্রীমতি পূর্ণিমা মণ্ডল, Gurdian:ভাপস কুমার, Address:নিজ , Classification:বাইদ, Area:0.13000000 Acre,	Mrs Purnima Mandal

On 09-11-2022

**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 13:28 hrs on 09-11-2022, at the Office of the A.D.S.R. DURGAPUR by Mr Tapas Kumar Mandal , 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 66,82,500/-

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

Execution is admitted on 09/11/2022 by 1. Mr Tapas Kumar Mandal, Son of Late Santosh Kumar Mondal, Shivaji Road, A Zone, P.O: A Zone, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713204, by caste Hindu, by Profession Business, 2. Mrs Purnima Mandal, Wife of Mr Tapas Kumar Mandal, Shivaji Road, A Zone, P.O: A Zone, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713204, by caste Hindu, by Profession Business

Indetified by Mr Bhakta Pal, , , Son of Mr Baidyanath Pal, Gourbazar, P.O: Gourbazar, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713377, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 09-11-2022 by Mr Apurba Shyam, Partner, The Vintage (Partnership Firm), Shastri Avenue, Sector- 2B, Bidhannagar, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , , Son of Mr Baidyanath Pal, Gourbazar, P.O: Gourbazar, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713377, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-11-2022 by Mr Biswajit Roy, Partner, The Vintage (Partnership Firm), Shastri Avenue, Sector- 2B, Bidhannagar, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , , Son of Mr Baidyanath Pal, Gourbazar, P.O: Gourbazar, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713377, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,014.00/- ( B = Rs 3,000.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 3,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/11/2022 12:51PM with Govt. Ref. No: 192022230165706061 on 09-11-2022, Amount Rs: 3,014/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKV3446854 on 09-11-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,011/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1140, Amount: Rs.5,000.00/-, Date of Purchase: 09/11/2022, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/11/2022 12:51PM with Govt. Ref. No: 192022230165706061 on 09-11-2022, Amount Rs: 5,011/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKV3446854 on 09-11-2022, Head of Account 0030-02-103-003-02

*Santanu Pal*

Santanu Pal

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2022, Page from 255756 to 255774

being No 230611431 for the year 2022.



Digitally signed by Santanu Pal  
Date: 2022.11.10 11:03:32 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2022/11/10 11:03:32 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)

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