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भारतीय गैर न्यायिक



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Whereas this document
is a Development Agreement
signed by the Government of
West Bengal and the
Developer on this
29th day of November 2018
at Kolkata.

W 786193

19.11.18
12.11.18
Dm

[Signature]
Durgam
Kolkata

29 NOV 2018

DEVELOPMENT AGREEMENT

This Development Agreement is made on this 29th Day of November 2018.

Cont. Page-2

[Signature]
ACV

BETWEEN

[1] Mr. SUNIL KUMAR BISWAS [Pan no-AGAPB3934G] Son of Late Suresh Biswas, by Nationality: Indian, by faith: Hindu, by occupation: business, residing at 18/31 Bharati Road, B-Zone, Durgapur-05, District -Paschim Bardhaman, West Bengal.

[2] Mrs. SHOVA ROY [Pan no-DOYPR9509N] daughter of Late Suresh Biswas wife of Sri Sachindranath Roy by Nationality: Indian, by faith: Hindu, by occupation: housewife residing at 4A/6, Tetikhola P.S-Newtownship, P.O-Arrah, Durgapur-12, District -Paschim Bardhaman, West Bengal.

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

AND

"BINAYAK DEVELOPERS" [Pan No-AATFB4409K] having its principle place of business at 2/10 Vivekananda Park, Tetikhola, Arrah, Durgapur-12, P.S- Newtownship, Dist-Burdwan, West Bengal represented by all of its Partner

[1] SRI TARAK NATH NAHA [Pan No-AEPPN3276C] son of Sri Promod Kumar Naha by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at A3/4 Kalinagar, Arrah, Durgapur-12, P.S-Kanksa, Dist-Burdwan, West Bengal.

[2] SRI SHAMBHU NATH NAHA [Pan No-AGYPN9538J] son of Sri Promod Kumar Naha by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at A3/4 Kalinagar, Arrah, Durgapur-12, P.S-Kanksa, Dist-Burdwan, West Bengal.

[3] SRI BALAI THAKURA [Pan No-AELPT9918H] son of Sri Haradhan Thakura by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at 2/10 Vivekananda Park, Tetikhola, Arrah, Durgapur-12, P.S-NTPS, Dist-Burdwan, 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 SECOND PART.

Whereas the present LANDOWNERS owning possessing and seizing the schedule below land originally belongs to Charu Chandra Chatterjee whose name was duly recorded in LR records of Rights under Khatian no-LR-85 and thereafter he transferred an area of 8.25 decimal by way of regd deed of sale being no-2167 of 1973 in favour of Suresh Biswas and after demise of Suresh Biswas his property devolves upon his legal heirs namely Sunil Kumar Biswas, Abha Rani Biswas, Niva Sikari, Ivarani Halder, Mrs. Shova Roy and Biva Rani Bala.

And whereas Biva Rani Bala died on 08.11.2014 leaving behind her legal heirs namely Narendranath Bala, Nibedita Mondal, Anindita Mondal, Susmita Biswas Bala, Nabin Bala.

And whereas Susmita Biswas Bala executed a power of attorney in favour her brother Nabin Bala vide regd deed being no-253 of 2018 at DSR office at Nadia and transferred her share of portion 0.275 decimal vide regd deed of sale being no-020605056 of 2018 in favour of the present LANDOWNERS.

And whereas Narendranath Bala, Nibedita Mondal, Anindita Mondal, Nabin Bala executed a deed of Gift being no-020605953 of 2018 in favour the present LANDOWNERS of an area of 1.1 Decimal and whereas Abha Rani Biswas, Niva Sikari, Ivarani Halder executed a deed of Gift being no-020605957 of 2018 in favour the present LANDOWNERS of an area of 4.125 Decimal and the First Part rightfully owning and possessing the first schedule property.

AND WHEREAS the land owners desires to develop the "A" Schedule Property" by construction of multi-storeyed building as per building plan that will be sanctioned the Panchyat or Zilla Parishad up to maximum limit of floor as per plan that will be sanctioned by the authority of Gram Panchyat or Zila Parisad 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 by the panchayat or Zila Parisad and/or permissible up to maximum limit of floors consisting of so many flats, garages etc. as per sanction plan of Gram Panchayat 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 in 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 :

1. **OWNERS/LANDOWNERS:-** Shall means [1] Mr. SUNIL KUMAR BISWAS Son of Late Suresh Biswas, residing at 18/31 Bharati Road, B-Zone, Durgapur-05, District – Paschim Bardhaman, West Bengal. [2] Mrs. SHOVA ROY daughter of Late Suresh Biswas wife of Sri Sachindranath Roy, residing at 4A/6, Tetikhola P.S-Newtownship, P.O-Arrah, Durgapur-12, District-Paschim Bardhaman, West Bengal.
2. **DEVELOPER: -** Shall mean "BINAYAK DEVELOPERS" having its principle place of business at 2/10 Vivekananda Park, Tetikhola, Arrah, Durgapur-12, P.S- Newtownship, Dist-Burdwan, West Bengal.
3. **LAND:-** Shall mean land In The District-Paschim Bardhaman, P.S-Newtownship, Mouja-Tetikhola, J.L No-111 comprising in Plot No-RS-47 under Khatian No-RS-65, Total area of 8.25 decimal which butted and bounded as follows :- North- Plot No-47, South- 12 ft wide Kacha road, East- Land of Ghosh Babu, West-Land of Gorai Babu.
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.
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. **PANCHYAT:-** Shall mean the Gram Panchayat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
7. **PLAN:** Shall mean the building plan of the building that may be sanctioned by the competent authority or Zila Parisad 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.

8. **CONSIDERATION:** means Developer will give Flat area 4000 sq. ft. (super built up area) together with the undivided importable proportionate share and/or interest in the said land and the common portions.
9. **DEVELOPER'S AREA:** Shall mean the remaining flats with car parking space together with the undivided importable proportionate share and/or interest in the said land and the common portions except the LANDOWNERS allocation.
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.
11. **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.
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.

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.
 - a. **Masculine gender:** Shall include the feminine and neuter gender and vice versa.
 - b. **Singular number:** Shall include the plural and vice-versa.

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

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

IV: - DURATION: - This agreement is made for a period of 48 months from the date of sanction of Plan with a grace period of 6 months.


-Adv

V:- **SCOPE OF WORK:-** The Developer shall construct a multistoried building according to sanctioned plan of Gram Panchayat & Zilla Parishad over and above the First Schedule Land.

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

1. The owner will delivered the "A" schedule land measuring an area of 8.25 Decimal, 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 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.
3. 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 Parcha Conversion Certificate.
4. 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 "BINAYAK DEVELOPERS" 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 a 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 Panchyat, Zilla Parishad such other statutory authority or authorities.
7. That the Owners will 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 not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed in favour of intending customer.

VII- **LANDOWNERS Allocations:-**

The developer has agreed to give Flat area 4000 sq. ft. (super built up area) but in no case the LANDOWNERS will not claim any other consideration in any manner whatsoever.

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

1. The developer "BINAYAK DEVELOPERS" are fully acquainted with, aware of the process/formalities related to similar project in Panchyat 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.


A signature and the initials 'ADV' are written in the bottom left corner of the page.

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 Developer. 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 Developer.
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 **48 months** from the date of sanction of building 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.

IX-Developer Allocation:-

Shall mean the remaining flats with car parking space together with the undivided importable proportionate share and/or interest in the said land and the common portions except the LANDOWNERS's allocation.

X-Cancellation

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

2. XI-Miscellaneous :-

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of DURGAPUR Court.
- b) Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.


-Adv

- c) Dispute- That all disputes and differences arising out of this agreement shall be fixed by the developer at their own choice 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 Developer 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 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/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- j) The LANDOWNERS and the Developer 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.
- 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 asked for the same without demanding any remuneration and/or money for the same.
- l) Any extra work viz. costs of collapsible gate and other works then our standard specification given, hereinabove shall be treated as extra work and such amount will be paid by the LANDOWNERS 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.
- m) Any previous advance, Expenditure, cost of Deed registration and House rent & shifting charges and any other amount paid by the developer will adjustable with the consideration which will be allotted by the developer.


-Adv

FIRST SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF LAND)

In The District-Panchim Bardhaman, P.S-Newtownship, Mouja-Tetikhola, J.L No-111 comprising in Plot No-RS-47 under Khatian No-RS-65, Total area of 8.25 decimal which butted and bounded as follows :- North- Plot No-47, South- 12 ft wide Kacha road, East- Land of Ghosh Babu, West-Land of Gorai Babu.

SECOND SCHEDULE ABOVE REFERRED TO

(LANDOWNERS Allocation)

LANDOWNERS will get Flat area 4000 sq. ft. (super built up area) together with the undivided importable proportionate share and/or interest in the said land and the common portions but in no case the LANDOWNERS will not claim any other consideration in any manner whatsoever.

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 LANDOWNERS' 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.

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.

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

WITNESSES: -

1. Sanuar Roy
s/o. Saekindra Nath Roy
4/A 6 Teli Khola
Post - Amah
Sgp-12

Sesil K. Biswas

Shora Roy

Signature of the LANDOWNERS

2. Bhakta Pal.
s/o. Bandyopadhyay
Gurjeeta conf-16

BINAYAK DEVELOPERS
Vijay Nath Naha
Partner

BINAYAK DEVELOPERS
Shambhu Nath Naha
Partner

BINAYAK DEVELOPERS
Balaji Shakma


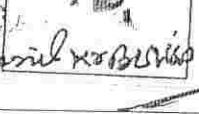
Signature of the Developer

Partner

Drafted and typed by me



Prasanta Bandyopadhyay
Advocate
EN NO - F 413/399 of 2011

FINGER PRINT & PHOTOCOPY

Left hand						
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Right hand						



Saurabh Kumbhar
Saurabh Kumbhar

Signature & Photograph is duly attested by me

Left hand						
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Right hand						

Shova Roy



Signature & Photograph is duly attested by me

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Right hand						

Tarak Nath Nale

Signature & Photograph is duly attested by me

Tarak Nath Nale












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Right hand						

Shamsher Nath Nale

Signature & Photograph is duly attested by me

Shamsher Nath Nale

FINGER PRINT & PHOTOCOPY

Left hand						 Babai Thakuma
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me

Babai Thakuma.

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Right hand						

Signature & Photograph is duly attested by me

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Signature & Photograph is duly attested by me

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Right hand						

Signature & Photograph is duly attested by me



ভারত সরকার
Unique Identification Authority of India

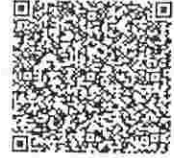
তালিকাভুক্তির আই ডি / Enrollment No.: 1058/19161/43551

To
বলাই ঠাকুরা
Balai Thakura
BIBEKANANDA PARK P.O. ARA
Tetikhala
Burdwan Arrah
Bardhaman
West Bengal 713212
9734203957

03/10/2013
48969382



MN489693828FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7623 0025 1151

আধার - সাধারণ মানুষের অধিকার



Government of India



বলাই ঠাকুরা
Balai Thakura
পিতা : হারাধন ঠাকুরা
Father : HARADHAN THAKURA
জন্মতারিখ / DOB : 10/01/1974
পুরুষ / Male



7623 0025 1151

আধার - সাধারণ মানুষের অধিকার

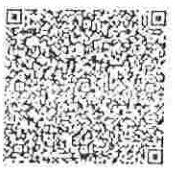
Balai Thakura



भारत सरकार
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Government of India

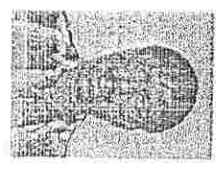
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To
SHAMBHUNATH NAHA
ARRAH KALINAGAR
Arra
Burdwan Arrah
Kanksa Bardhaman
West Bengal 713212
283135474
MP831354742FT



आपका आधार क्रमांक / Your Aadhaar No. :
3818 0759 5056

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India
SHAMBHUNATH NAHA
Father: Promod Kumar Naha
DOB: 14/11/1974
Male

3818 0759 5056



आधार आधिकारिक वेबसाइट



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

आधार देश भर में मान्य है।
आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
Aadhaar is valid throughout the country.
Aadhaar will be helpful in availing Government and Non-Government services in future.



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ARRAH KALINAGAR, Arra, Bardhaman Burdwan Arrah
West Bengal, 713212

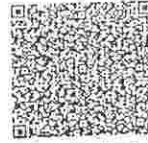
3818 0759 5056



Shambhu Nath Naha



Tarak Nath Naha
Father : Promod Kumar Naha
DOB : 13/01/1971
Male



5148 4034 7811

आधार - आम आदमी का अधिकार



Unique Identification Authority of India

Address:
ARRAH KALINAGAR, Arra, Barddhaman, Burdwan Arrah,
West Bengal, 713212

5148 4034 7811

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

Tarak Nath Naha



ভারতীয় বিনিয়ুক্ত পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

অনুমতি/Enrollment No. : 1058/19523/01271

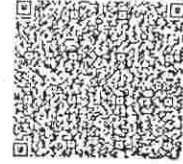
15/02/2014

To
SUNIL KUMAR BISWAS
সুনীল কুমার বিশ্বাস
18/31
BHARATI ROAD
B.ZONE
Durgapur ৪
Durgapur (m Corp.)
Durgapur Steel Town East Bardhaman
West Bengal - 713205
9434953689



KL747265265FT

74726526



আপনার আধার সংখ্যা / Your Aadhaar No. :

3217 1783 0049

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

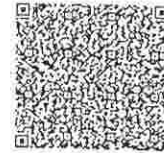


সুনীল কুমার বিশ্বাস
SUNIL KUMAR BISWAS
পিতা : সুরেশ চন্দ্র বিশ্বাস
Father : SURESH CHANDRA BISWAS

জন্মতারিখ/DOB: 15/08/1952

লিঙ্গ / Male

3217 1783 0049



আধার - সাধারণ মানুষের অধিকার

Sunil Kumar Biswas



ভারত সরকার
Government of India

শোভা রায়

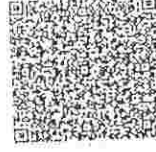
Shova Roy

পিতা : সুরেশ বিশ্বাস

Father: SURESH BISWAS

জন্মতারিখ/DOB: 12/12/1966

মহিলা / Female



6372 7883 0438

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচিতি প্রদান প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: এ/১, টেটখোলা, আড়রা
তেটখোলা, বর্ধমান আড়রা, বর্ধমান
পশ্চিমবঙ্গ,

Address: 4A/6, TETIKHOLA,
ARARA, Tetikhala, Burdwan
Arrah, Bardhaman, West
Bengal, 713212

6372 7883 0438

1947
1800 300 1947

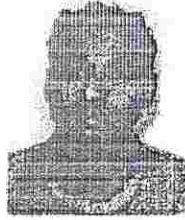
help@uidai.gov.in

www.uidai.gov.in

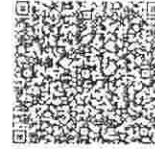
Shova Roy



भारत सरकार
Government of India



নাম
BHAKTA PAL
পিতা: BAIDYANATH PAL
তারিখ (DOB): 03/09/1989
লিঙ্গ: Male



4697 0974 9013

আধার - সাধারণ মানুষের অধিকার



Bhakta Pal



भारतीय विश्व唯 एक पहचान प्राधिकार
Unique Identification Authority of India

ঠিকানা: শ্যামসুন্দরপুর
গৌরবাজার বর্ধমান, নতুনডাঙ্গা
শ্যামসুন্দরপুর গৌরবাজার বর্ধমান
পশ্চিমবঙ্গ

Address
SHYAMSUNDARPUR
GOURBAZAR
BARDDHAMAN
NATLUNDANGA
Shyamsundarpur
Gourbazar, Bardhaman
West Bengal 713377

4697 0974 9013

1947
1800 300 1947

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www.uidai.gov.in

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-031091046-1

GRN Date: 29/11/2018 06:44:20

BRN: CKH8272910

Payment Mode Online Payment

Bank: State Bank of India

BRN Date: 29/11/2018 06:45:28

DEPOSITOR'S DETAILS

Name: TARAK NATH NAHA

Contact No.:

E-mail:

Address:

Applicant Name: Mr Tarak Nath Naha

Office Name:

Office Address:

Status of Depositor: Buyer/Claimants

Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
Payment No 3

Id No. : 02060001793744/3/2018
[Query No./Query Year]

Mobile No. : +91 8436913332

A3 BY 4 KALINAGAR,ARRAH DURGAPUR 713212

PAYMENT DETAILS

Sl. No	Identification No	Head of A/C Description	Head of A/C	Amount [₹]
1	02060001793744/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	4960
2	02060001793744/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	14

In Words : Rupees Four Thousand Nine Hundred Seventy Four only

Total

4974

Major Information of the Deed




Deed No. :	1-0206-06459/2018	Date of Registration :	29/11/2018
Query No / Year	0206-0001793744/2018	Office where deed is registered	
Query Date	28/11/2018 1:05:07 AM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Tarak Nath Naha A3/4, Kalinagar, Arrah, Thana : Kanksa, District : Burdwan, WEST BENGAL, PIN - 713212, Mobile No. : 8436913332, Status :Buyer/Claimant		
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. 1/-	Rs. 18,97,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			

Land Details :



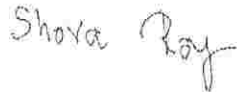
District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-47	RS-65	Vastu	Vastu	8.25 Dec	1/-	18,97,500/-	Width of Approach Road: 12 Ft.,
Grand Total :					8.25Dec	1 /-	18,97,500 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Sunil Kumar Biswas (Presentant) Son of Late Suresh Biswas Executed by: Self, Date of Execution: 29/11/2018 , Admitted by: Self, Date of Admission: 29/11/2018 ,Place : Office			
		29/11/2018	LTI 29/11/2018	29/11/2018
18/31, Bharati Road, B Zone, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713205 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGAPB3934G, Status :Individual, Executed by: Self, Date of Execution: 29/11/2018 , Admitted by: Self, Date of Admission: 29/11/2018 ,Place : Office				



















Major Information of the Deed :- I-0206-06459/2018-29/11/2018




Name	Photo	Fingerprint	Signature
Shova Roy Daugther of Late Suresh Biswas Executed by: Self, Date of Execution: 29/11/2018 , Admitted by: Self, Date of Admission: 29/11/2018 ,Place : Office	 <small>29/11/2018</small>	 <small>LTI 29/11/2018</small>	 <small>29/11/2018</small>
A 4/6, Tetikhola, P.O:- Arrah, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DOYPR9509N, Status :Individual, Executed by: Self, Date of Execution: 29/11/2018 , Admitted by: Self, Date of Admission: 29/11/2018 ,Place : Office			

Developer Details :


SI No	Name,Address,Photo,Finger print and Signature
1	Binayak Developers 2/10, Vivekananda Park, Tetikhola, Arrah, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 , PAN No.:: AATFB4409K, Status :Organization, Executed by: Representative

Representative Details :

SI 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> Tarak Nath Naha Son of Promod Kumar Naha Date of Execution - 29/11/2018, , Admitted by: Self, Date of Admission: 29/11/2018, Place of Admission of Execution: Office </td> <td>  <small>Nov 29 2018 12:42PM</small> </td> <td>  <small>LTI 29/11/2018</small> </td> <td>  <small>29/11/2018</small> </td> </tr> <tr> <td colspan="4"> A3/4, Kalinagar, Arrah, P.O:- Durgapur, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEPPN3276C Status : Representative, Representative of : Binayak Developers (as partner) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Tarak Nath Naha Son of Promod Kumar Naha Date of Execution - 29/11/2018, , Admitted by: Self, Date of Admission: 29/11/2018, Place of Admission of Execution: Office	 <small>Nov 29 2018 12:42PM</small>	 <small>LTI 29/11/2018</small>	 <small>29/11/2018</small>	A3/4, Kalinagar, Arrah, P.O:- Durgapur, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEPPN3276C Status : Representative, Representative of : Binayak Developers (as partner)			
Name	Photo	Finger Print	Signature										
Tarak Nath Naha Son of Promod Kumar Naha Date of Execution - 29/11/2018, , Admitted by: Self, Date of Admission: 29/11/2018, Place of Admission of Execution: Office	 <small>Nov 29 2018 12:42PM</small>	 <small>LTI 29/11/2018</small>	 <small>29/11/2018</small>										
A3/4, Kalinagar, Arrah, P.O:- Durgapur, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEPPN3276C Status : Representative, Representative of : Binayak Developers (as partner)													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shambhu Nath Naha Son of Promod Kumar Naha Date of Execution - 29/11/2018, , Admitted by: Self, Date of Admission: 29/11/2018, Place of Admission of Execution: Office </td> <td>  <small>Nov 29 2018 12:40PM</small> </td> <td>  <small>LTI 29/11/2018</small> </td> <td>  <small>29/11/2018</small> </td> </tr> <tr> <td colspan="4"> A3/4, Kalinagar, Arrah, P.O:- Durgapur, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGYPN9538J Status : Representative, Representative of : Binayak Developers (as partner) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shambhu Nath Naha Son of Promod Kumar Naha Date of Execution - 29/11/2018, , Admitted by: Self, Date of Admission: 29/11/2018, Place of Admission of Execution: Office	 <small>Nov 29 2018 12:40PM</small>	 <small>LTI 29/11/2018</small>	 <small>29/11/2018</small>	A3/4, Kalinagar, Arrah, P.O:- Durgapur, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGYPN9538J Status : Representative, Representative of : Binayak Developers (as partner)			
Name	Photo	Finger Print	Signature										
Shambhu Nath Naha Son of Promod Kumar Naha Date of Execution - 29/11/2018, , Admitted by: Self, Date of Admission: 29/11/2018, Place of Admission of Execution: Office	 <small>Nov 29 2018 12:40PM</small>	 <small>LTI 29/11/2018</small>	 <small>29/11/2018</small>										
A3/4, Kalinagar, Arrah, P.O:- Durgapur, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGYPN9538J Status : Representative, Representative of : Binayak Developers (as partner)													

Name	Photo	Finger Print	Signature
Balai Thakura Son of Haradhan Thakura Date of Execution - 29/11/2018, , Admitted by: Self, Date of Admission: 29/11/2018, Place of Admission of Execution: Office	 <small>Nov 29 2018 12:40PM</small>	 <small>LTI 29/11/2018</small>	 <small>29/11/2018</small>
2/10, Vivekananda Park, Tetikhola, Arrah, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AELPT9918H Status : Representative, Representative of : Binayak Developers (as partner)			

Identifier Details :

Name & address	
Bhakta Pal Son of Baidya Nath Pal Durgapur Court, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Sunil Kumar Biswas, Shova Roy, Tarak Nath Naha, Shambhu Nath Naha, Balai Thakura	<small>29/11/2018</small> <small>Ves AN</small>
	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Sunil Kumar Biswas	Binayak Developers-4.125 Dec
2	Shova Roy	Binayak Developers-4.125 Dec


Endorsement For Deed Number : I - 020606459 / 2018

Major Information of the Deed :- I-0206-06459/2018-29/11/2018

28-11-2018

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 18,97,500/-



Partha Bairagya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

On 29-11-2018

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:15 hrs on 29-11-2018, at the Office of the A.D.S.R. DURGAPUR by Sunil Kumar Biswas , one of the Executants.

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

Execution is admitted on 29/11/2018 by 1. Sunil Kumar Biswas, Son of Late Suresh Biswas, 18/31, Bharati Road, B Zone, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713205, by caste Hindu, by Profession Business, 2. Shova Roy, Daughter of Late Suresh Biswas, A 4/6, Tetikhola, P.O: Arrah, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife

Indetified by Bhakta Pal, , , Son of Baidya Nath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 29-11-2018 by Tarak Nath Naha, partner, Binayak Developers, 2/10, Vivekananda Park, Tetikhola, Arrah, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Bhakta Pal, , , Son of Baidya Nath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-11-2018 by Shambhu Nath Naha, partner, Binayak Developers, 2/10, Vivekananda Park, Tetikhola, Arrah, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Bhakta Pal, , , Son of Baidya Nath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-11-2018 by Balai Thakura, partner, Binayak Developers, 2/10, Vivekananda Park, Tetikhola, Arrah, P.O:- Durgapur, P.S:- New Township, Distrct:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Bhakta Pal, , , Son of Baidya Nath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/11/2018 6:45AM with Govt. Ref. No: 192018190310910461 on 29-11-2018, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKH8272910 on 29-11-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,010/- and Stamp Duty paid by Stamp Rs 50/-, online = Rs 4,960/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3263, Amount: Rs.50/-, Date of Purchase: 27/11/2018, Vendor name: Somnath Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/11/2018 6:45AM with Govt. Ref. No: 192018190310910461 on 29-11-2018, Amount Rs: 4,960/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKH8272910 on 29-11-2018, Head of Account 0030-02-103-003-02



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2018, Page from 119590 to 119614
being No 020606459 for the year 2018.



Digitally signed by PARTHA BAIRAGGYA
Date: 2018.12.05 17:54:25 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 05-12-2018 17:53:44
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)