



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 822303

DEVELOPMENT AGREEMENT

Certified that the Document
is Admitted to Registration the
Sign. and Sheet and the End-
orsements are made with this
Document as a Part of the
Document.

A.D. 2019
Bardhaman

DISTRICT : Burdwan presently Paschim
Bardhaman
MOUZA : Fuljhore
P.S. : New Township
AREA OF LAND : 10 (Ten) Decimal

2 APR 2019

Sl. No. 3644 Date 18/11/19
Sold to Honey Dew Realtors
Address Durgapur V6
Value of Stamp 5000/-
Date of Purchase of the Stamp 6 APR 2019
Paper from Treasury
Name of the Treasury from Where
Purchase: Durgapur

JITENDRANATH MONDAL
Stamp Vender
Durgapur Court, Durgapur-16
Licence No-1/89

L.T.I of Jyotsna Ghatak @ Jyotsna
Rani Ghatak by the pen of Sanjit Mondal

363

L.T.I of Jyotsna Ghatak @ Jyotsna
Rani Ghatak by the pen of
Sanjit Mondal.

364

Honey Dew Realtors

Ray Tawari
Partner



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

365

Honey Dew Realtors

Manas Bhattacharyya
Partner

22 APR 2019

Sanjit Mondal
Sh. Manoj Mondal
Vill - Agardpur, Dist-15
P.S. - Cokeroven, Dist. Bardhaman
presently - Paschim Bardhaman

THIS DEVELOPMENT AGREEMENT IS MADE ON 22ND DAY OF APRIL, 2019

BETWEEN

SMT. JYOTSNA GHATAK @ SMT JYOSTNA RANI GHATAK [PAN-AXNPG4860A] Wife of Sri Laxminarayan Ghatak, by faith-Hindu, by occupation-Housewife resident of LRM-116, P.O.- ABL Township P.S.-New Township, District-Burdwan presently Paschim Bardhaman, West Bengal, India, PIN-713206 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

HONEY DEW REALTORS, [PAN- AALFH7659B], being a Partnership Firm having its registered office at UCP-5, Bengal Ambuja, P.O.- City Center, P.S.- Durgapur, Dist-Burdwan Presently Paaschim Bardhaman, PIN-713216 herein after referred to as **"THE DEVELOPER"** represented by its Partners (1) **SRI. RAJ TIWARI, [PAN- AJZPT5793M]** Son of Sri Debasish Tewari resident of Village & Post- Rajbandh, P.S.-Kanksa, Dist-Burdwan, PIN-713212 and (2) **MR. MANAS BHATTACHARYYA [PAN- AJKPB0880A]** Son of Sri Tapan Kumar Bhattacharyya, By Faith: Hindu, By Occupation: Business, By nationality Indian, resident of 86, Sanchita Park, P.O.-Bidhannagar, P.S.-New Township, District-Burdwan, West Bengal, India, PIN - 713212 hereinafter refereed to and called as the **"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 landowner owning and possessing of a land measuring about 10(Ten) Decimal under Mouza- Fuljhor, J.L.No-82, L.R. J.L.No- 107, R.S. Plot no-1195, L.R.Plot No-6172, R.S. Khatian No- 1385, L.R.Khatian No-505 under the jurisdiction of Durgapur Municipal Corporation Dist-Burdwan presently Paschim Bardhman which she purchased by dint of registered sale deed vide No- 3844 for the year 1991 from Rabindranath Mukherjee and after that she mutated her name in L.R.R.O.R. and converted the land from Danga To Bastu vide case No-307(M)/16 of B.L. & L.R.O. Faridpur Durgapur.

AND WHERE AS the First Part desire to develop the First schedule property by construction of a multi storied building up to maximum limit of floor consisting of so many flats and parking space etc as approved by Durgapur Municipal Corporation but the owners have not 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 there at 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:-** SMT. JYOTSNA GHATAK @ SMT. JYOSTNA RANI GHATAK [PAN-AXNPG4860A] Wife of Sri Laxminarayan Ghatak , by faith-Hindu, by occupation-Housewife resident of LRM-116, P.O.- ABL Township P.S.- New Township, District:-Burdwan presently Paschim Bardhaman, West Bengal, India,PIN-713206.
- 1.2 DEVELOPER:-** Shall HONEY DEW REALTORS, being a Partnership Firm having its registered office at UCP-5, Bengal Ambuja, P.O.- City Center, P.S.- Durgapur, Dist-Burdwan Presently Paaschim Bardhaman, PIN-713216.
- 1.3 LAND:-** Shall mean land measuring about 10(Ten) Decimal under Mouza-Fuljhor, J.L.No-82, L.R. J.L.No- 107,R.S. Plot no-1195, L.R.Plot No-6172, R.S. Khatian No- 1385, L.R.Khatian No-505 under the jurisdiction of Durgapur Municipal Corporation Dist-Burdwan presently Paschim Bardhman.
- 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 MUNICIPAL CORPORATION:-** Shall mean the Durgapur Municipal Corporation and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.7 PLAN:** Mean the sanctioned and/or approved plan of the building/s sanctioned by the Durgapur Municipal Corporation 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:-** Owner area Shall mean 2 Nos of 3BHK Flat and 2 Nos of parking as per sanctioned plan by Durgapur Municipal Corporation which is particularly mentioned and described in Second Schedule including common area e.g. corridor, stair, lift space, etc will be treated as undivided common area.
- 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 allocated Flat as mentioned in Para-1.8 of this agreement;
- 1.10 REFUNDABLE SECURITY:-** Shall mean Rs. 20,00,000/-(Rupees Twenty Lac) only out of which already paid Rs. 11,00,000/-(Rupees Eleven Lac) and rest Rs. 9,00,000/-(Rupees Nine Lac) only in Five equal installment within 24 months from this agreement.

1.11 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.

1.12 PROJECT: Shall mean the work of development undertake 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 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.

1.13 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.

1.14 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.

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

1.16 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 execution of this agreement.


IV:- DURATION:- This agreement is made for a period of 24 month from the date of of execution of this agreement 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 First Schedule Land.

VI:- OWENER DUTY & LIABILITY:-

1. The owner has offered total land of 10 Decimal for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That the Owner already handed over vacant and peaceful possession of the 1st Schedule property to the Second party
3. 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 **HONEY DEW REALTORS**) either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
4. The owner shall responsible to resolved the entire legal dispute related to land within 3 month from getting the knowledge the same.
5. That the Owner 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 Owner also agreed that they shall give a Development Power of Attorney in favour of Developer within 60 days from this agreement in favour of Developer.

VII- DEVELOPER DUTY, LIABILITY & responsibility:-

- 
1. The developer **HONEY DEW REALTORS** confirms and assures the owners that they are fully acquainted with and aware of the process / formalities related to similar project in Corporation 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 24 months from the date of execution of this agreement with further additional period of 6 months if needed both the case the time shall be computed on and from the date of signing of this

agreement. And within this stipulated time the Developer shall hand over the owners 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-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 amicably settle 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 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 owners shall have no claim against the Developer other than the terms and conditions enumerated in this agreement
- 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 **Bastu** Land measuring 10(Ten) Decimal under **Mouza- Fuljhor**, J.L.No-82, L.R. J.L.No- 107,R.S. Plot no-1195, L.R. Plot No-6172, R.S. Khatian No- 1385, L.R. Khatian No- 505 under the jurisdiction of Durgapur Municipal Corporation, Dist- Burdwan presently Paschim Bardhaman Butted and Bounded:-

North:- 10 Feet wide Road

South:- Residential Building

East:- Residential Building

West:- 22 Feet wide Road

Second Schedule above referred to

(Description of Landowner allocation)

Flat No	Floor	Area in Super built up
1-A	1 st	1132 Sq. Feet
3-A	3 rd	1132 Sq. Feet
2 Nos of Parking space measuring more or less 120 Sq. Feet each		

Third Schedule **Specification of building**

WATER SUPPLY	Durgapur Municipal Corporation
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 one western type commode, one Indian type commode. Concealed plumbing and pipe work.
DOORS	Door frame made of wood. Front wooden panel Door, other flush doors, and PVC door in toilet, Locks of stainless steel.
WINDOWS	Aluminum Sliding windows with smoke glass/black 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 for 2 BHK & 30(Thirty) Points for 3 BHK. 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.

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 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:



L.T.I of gyotsna
Ghatke @ Gyotsna
Ravi Ghatke by the
Pen of Smjit Mondal.

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

Honey Dew Realtors

Manas Bhattacharyya

Partner

Honey Dew Realtors

Raj Teasari

Partner

WITNESSES:

① Smjit Mondal
Sd. Manjari Mondal
v/o. - Hargopal Mondal
P.O. - Calcutta. Dist. Burdwan
presently residing at

② Subhojit Mondal
Sd. Subhojit Mondal
Gopal Mondal
Durgapur-12

③ Subrata Mukherjee
Sd. Subrata Mukherjee
A. To. from Subrata
L.R. 116

Drafted by me and Typed at my office & I read over & Explained the deed to the owner and she is an illiterate person after knowing the fact regarding this agreement, she put her left thumb impression in this deed and other parties also admit that this agreement is correctly written as per their instruction.

Subrata Mukherjee

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



भारत सरकार

Government of India



Surajit Mondal
Father: Manoranjan Mondal
DOB: 15/07/1993
Male



7372 4361 9968

आधार - आम आदमी का अधिकार

Surajit Mondal



Surajit Mondal



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

Address:

ANGADPUR, DURGAPUR -15, Durgapur (m Corp.),
Angadpur, Bardhaman, West Bengal, 713215

7372 4361 9968



1800 300 1947



help@india.gov.in

WWW

www.uidai.gov.in

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

19-201920-000337884-1

Payment Mode Online Payment

IN Date: 08/04/2019 20:40:25

Bank : HDFC Bank

BRN : 768490886

BRN Date: 08/04/2019 20:42:15

DEPOSITOR'S DETAILS

Id No. : 02060000525921/6/2019

[Query No./Query Year]

Name : Raj Tiwari

Contact No. :

Mobile No. : +91 9593122999

E-mail :

Address : Rajbandh Durgapur713212

Applicant Name : Mr SUBRATA MUKHERJEE

Office Name :

Office Address :

Status of Depositor : Seller/Executants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02060000525921/6/2019	Property Registration- Stamp duty	0030-02-103-003-02	2011
2	02060000525921/6/2019	Property Registration- Registration Fees	0030-03-104-001-16	20014

Total

22025

In Words : Rupees Twenty Two Thousand Twenty Five only



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. DURGAPUR, District Name :Burdwan

Signature / LTI Sheet of Query No/Year 02060000525921/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt JYOTSNA GHATAK Alias Smt JYOSTNA RANI GHATAK LRM- 116, P.O:- ABL Township, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206	Land Lord			 L-11 of Jyotsna Ghatak @ Jyotsna Rani Ghatak the pen of Smt Jyotsna
2	Mr RAJ TIWARI Rajbandh, P.O:- Rajbandh, P.S:- Kanksa, Durgapur, District:- Burdwan, West Bengal, India, PIN - 713212	Represent ative of Developer [HONEY DEW REALTOR S]			 Raj Tiwari 22/04/19
3	Mr MANAS- BHATTACHARYYA 86, Sanchita Park, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206	Represent ative of Developer [HONEY DEW REALTOR S]			 Manas Bhattacharyya 22/4/2019

No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL Angadpur, P.O:- Angadpur, P.S:- Coke Oven, Durgapur, District:- Burdwan, West Bengal, India, PIN - 713215	Smt JYOTSNA GHATAK, Mr RAJ TIWARI, Mr MANAS BHATTACHARYYA			Surjit Mondal 22/4/19

(Partha Banerjee)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
DURGAPUR

Burdwan, West Bengal

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <p>L.T.I of Jyotsna Ghatak @ Jyotsna Rani Ghatak by the pen of Sanjit Mar D.</p>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:-	L.T.I of Jyotsna Ghatak @ Jyotsna Rani Ghatak by the pen of Sanjit Mar D.				
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <p>Manas Bhattacharya</p>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:-	Manas Bhattacharya				
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <p>Raj Tewari</p>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:-	Raj Tewari				



Raj Tiwari



Manas Bhattacharyya.

आयकर विभाग

INCOME TAX DEPARTMENT

JYOTSNA GHATAK

PRABHAKAR MUKHERJEE

10/10/1949

Permanent Account Number

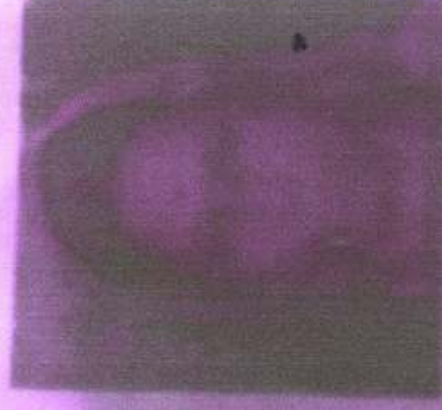
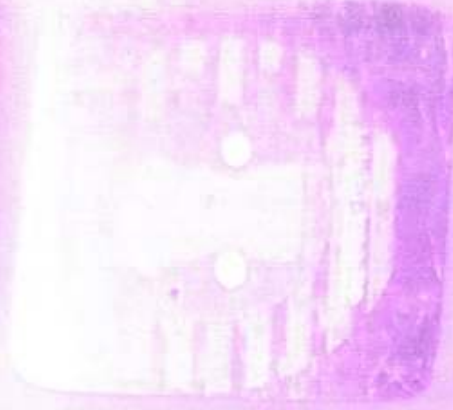
AXNPG4860A



भारत

प्रकार

GOVT. OF INDIA



Signature

Major Information of the Deed

No :	I-0206-02246/2019	Date of Registration	24/04/2019
Query No / Year	0206-0000525921/2019	Office where deed is registered	
Query Date	29/03/2019 3:50:38 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, Thana : Durgapur, District : Burdwan, WEST BENGAL, Mobile No. : 9434646560, 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 : 20,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 38,18,180/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,011/- (Article:48(g))	Rs. 20,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Burdwan, P.S:- New Township, Municipality: DURGAPUR MC, Road: Steel Park Road, Mouza: Fuljhore Pin Code : 713206

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-6172	LR-505	Bastu	Bastu	10 Dec	1/-	38,18,180/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
Grand Total :					10Dec	1 /-	38,18,180 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt JYOTSNA GHATAK, (Alias: Smt JYOSTNA RANI GHATAK) (Presentant) Wife of Mr LAXMINARAYAN GHATAK LRM- 116, P.O:- ABL Township, P.S:- New Township, Durgapur, District:- Burdwan, West Bengal, India, PIN - 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXNPG4860A, Status :Individual, Executed by: Self, Date of Execution: 22/04/2019 , Admitted by: Self, Date of Admission: 22/04/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/04/2019 , Admitted by: Self, Date of Admission: 22/04/2019 ,Place : Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	HONEY DEW REALTORS UCD-5, Bengal Ambuja, P.O:- City Center, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216 , PAN No.:: AALFH7659B, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature

1	Mr RAJ TIWARI Son of Mr DEBASISH TIWARI Rajbandh, P.O:- Rajbandh, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJZPT5793M Status : Representative, Representative of : HONEY DEW REALTORS (as PARTNER)
2	Mr MANAS BHATTACHARYYA Son of Mr TAPAN KUMAR BHATTACHARYYA 86, Sanchita Park, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJKPB0880A Status : Representative, Representative of : HONEY DEW REALTORS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL Angadpur, P.O:- Angadpur, P.S:- Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713215			
Identifier Of Smt JYOTSNA GHATAK, Mr RAJ TIWARI, Mr MANAS BHATTACHARYYA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt JYOTSNA GHATAK	HONEY DEW REALTORS-10 Dec

Land Details as per Land Record

District: Burdwan, P.S:- New Township, Municipality: DURGAPUR MC, Road: Steel Park Road, Mouza: Fuljhore Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 6172, LR Khatian No:- 505	Owner:জ্যোতসনারানী ঘটক, Gurdian:লক্ষীনারায়ন , Address:নিজ , Classification:ডাঙ্গা, Area:0.10000000 Acre,	Smt JYOTSNA GHATAK

Endorsement For Deed Number : I - 020602246 / 2019

Major Information of the Deed :- I-0206-02246/2019-24/04/2019

of Market Value(WB PUVI rules of 2001)

that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,180/-



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

On 22-04-2019

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

Presented for registration at 19:10 hrs on 22-04-2019, at the Private residence by Smt JYOTSNA GHATAK Alias Smt JYOSTNA RANI GHATAK, Executant.

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

Execution is admitted on 22/04/2019 by Smt JYOTSNA GHATAK, Alias Smt JYOSTNA RANI GHATAK, Wife of Mr LAXMINARAYAN GHATAK, LRM- 116, P.O: ABL Township, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, 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 22-04-2019 by Mr RAJ TIWARI, PARTNER, HONEY DEW REALTORS (Partnership Firm), UCD-5, Bengal Ambuja, P.O:- City Center, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216

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

Execution is admitted on 22-04-2019 by Mr MANAS BHATTACHARYYA, PARTNER, HONEY DEW REALTORS (Partnership Firm), UCD-5, Bengal Ambuja, P.O:- City Center, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216

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



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

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,014/- (B = Rs 20,000/- ,E = Rs 14/-) and
Registration Fees paid by Cash Rs 0/-, by online = Rs 20,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/04/2019 8:42PM with Govt. Ref. No: 192019200003378841 on 08-04-2019, Amount Rs: 20,014/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 768490886 on 08-04-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by Stamp Rs 5,000/-,
by online = Rs 2,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3644, Amount: Rs.5,000/-, Date of Purchase: 18/04/2019, Vendor name: Jitendra
Nath Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/04/2019 8:42PM with Govt. Ref. No: 192019200003378841 on 08-04-2019, Amount Rs: 2,011/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 768490886 on 08-04-2019, 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

Major Information of the Deed :- I-0206-02246/2019-24/04/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2019, Page from 51560 to 51585
being No 020602246 for the year 2019.



Digitally signed by PARTHA BAIRAGGYA
Date: 2019.05.03 12:36:58 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 03-05-2019 12:36:15
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)