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I-6536/2020



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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27.12.20  
10.11.20  
[Signature]

Certified that the Document is Admitted to Registration the Signature Sheet and the Endorsements attached with this Document are the Part of this Document.

[Signature]  
A.P.S.R. Dargaper  
Bardwan

29 DEC 2020

QUERY NO.: 2001767178/2020.

## DEVELOPMENT AGREEMENT

DIST.: PASCHIM BARDHAMAN

PS: KANKSA

MOUZA: KHATPUKUR

AREA: 10 DECIMAL

[Signature]

Sl No. 14447 Date 28/12/2020  
Sold to Sayak Developer  
Address Durgapur - 713212  
Value of Stamp 500/-  
Date of Purchase of the stamp  
Pepar from Treasury 18 DEC 2020  
Name of the Treasury from  
Durgapur

*Chatterjee*

**Somnath Chatterjee**  
Stamp Vendor  
A.D.S.R. Office, Durgapur-16  
Licence No.-1/2016-17



3  
Adl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

29 DEC 2020



**AND THAT HAS ENTERED INTO AMONG: -**

- (1) Mr Buddhadev Roy (PAN No. AMTPR5589G) (Aadhaar No.: 690275579909) Son of Mr Lakshmi Kant Roy;
- (2) Mr Apurba Shyam (PAN No. BATPS2762K) (Aadhaar No.: 757869704771) Son of Mr Narayan Chandra Shyam;
- (3) Mr Ranjit Roy (PAN No. AQQPR4684P) (Aadhaar No.: 506582759964) Son of Mr Ajay Roy;
- (4) Mr Shuvro Chattaraj (PAN No. AFMPC9030R) (Aadhaar No.: 388641659084) Son of Mr Nabani Chattaraj;
- (5) Mr Moloy Karmakar (PAN No. AOFPK0606R) (Aadhaar No.: 950472262562) Son of Mr Srikanta Karmakar;
- (6) Mr Prasenjit Paul (PAN No. BCGPP5049H) (Aadhaar No.: 806184320683) Son of Mr Basudev Paul, all of the above from Sl. No.: 01 to 06 are by faith: Hindu, by Occupation: Business, Citizen of India and being the Resident of Vill + PO: Bamunara, PS - Kanksa, District: - Paschim Bardhaman, West Bengal, India, and;
- (7) Mr Bapi Mazumdar (PAN No. ANHPM2778B) (Aadhaar No.: 365297045566) Son of Mr Mantu Mazumdar, by faith: Hindu, by Occupation: Business, Citizen of India and being the Resident of Arrah, Kalinagar, PS - Kanksa, District: - Paschim Bardhaman, West Bengal, India; hereinafter referred to as the **LAND OWNER(S) / VENDOR(S)** (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the **FIRST PARTY**.

**AND**

M/s. **SAYAK DEVELOPER** (PAN No.: ADXFS6480J) a partnership firm having its registered office at D-118, Prem Residency, Sec. 2B, Shastri Avenue, Post Office: Bidhannagar, Police Station: New Township, Durgapur, District:- Paschim Bardhaman, Pin - 713212, West Bengal, India represented by its Partners namely: -

- (1) Mr Ranjit Roy (PAN No. AQQPR4684P) (Aadhaar No.: 506582759964) Son of Mr Ajay Roy;
- (2) Mr Shuvro Chattaraj (PAN No. AFMPC9030R) (Aadhaar No.: 388641659084) Son of Mr Nabani Chattaraj; all of the above from Sl. No.: 01 AND 02 are by faith: Hindu, by Occupation: Business, Citizen of India and being the Resident of Vill + PO: Bamunara, PS - Kanksa, District: - Paschim Bardhaman, West Bengal, India, and;
- (3) Mr Bapi Mazumdar (PAN No. ANHPM2778B) (Aadhaar No.: 365297045566) Son of Mr Mantu Mazumdar, by faith: Hindu, by Occupation: Business, Citizen of India and being the Resident of Arrah, Kalinagar, PS - Kanksa, District: - Paschim Bardhaman, West Bengal, India hereinafter jointly and severally referred to as the **DEVELOPER(s) / SECOND PARTY(s)** (unless repugnant to the context shall mean and include their representatives', heirs, successors, executors, administrators, trustees, legal representatives and assigns).

**WHEREAS** the Landed property as described in schedule hereunder firstly belonged to the one Bijan Bihari Bhattacharya whose name is/was recorded in the ROR. Moreover, being in lawful possession over the said schedule property the one Bijan Bihari Bhattacharya died intestate and the said property devolved upon his legal heirs, viz., Haradhan Bhattacharya Mukul Bhattacharya @ Bhattacharjee and Others; and therefore the stated legal heirs has transferred an area being 5.75 Katha vide Regd. Deed of Sale Being No.: I-4311 for the Year 2006 registered before the Office of the ADSR at Durgapur in favour of the M/s. Versatile, a partnership firm having its Office at D-135 Yuri Gagarin Path, Bidhannagar, Durgapur - 713212.

**WHEREAS** while in lawful possession and ownership having right, title interest thereon over the said schedule property the said partners of M/s. Versatile transferred an area being 5.75 Katha vide Regd. Deed of Sale Being No.: I-020607003 for the Year 2016 registered before the Office of the



ADSR at Durgapur in favour of the present Vendors thereof with every rights thereon and henceforth the property is/was recorded in the respective LRROR as below schedule; and, thereafter while in lawful possession and ownership over the said schedule property the all present Vendors has converted the land from Baid to Bastu vide Memo Nos.: 343/BLRO/Kank/119 dated 05/07/2019 in Conversion Case No.: CN/2019/2303/133, 342/BLRO/Kank/119 dated 05/07/2019 in Conversion Case No.: CN/2019/2303/128, 344/BLRO/Kank/119 dated 05/07/2019 in Conversion Case No.: CN/2019/2303/131, 347/BLRO/Kank/119 dated 05/07/2019 in Conversion Case No.: CN/2019/2303/130, 342/BLRO/Kank/119 dated 05/07/2019 in Conversion Case No.: CN/2019/2303/129, 345/BLRO/Kank/119 dated 05/07/2019 in Conversion Case No.: CN/2019/2303/127, and 341/BLRO/Kank/119 dated 05/07/2019 in Conversion Case No.: CN/2019/2303/132 respectively and since then the recent aforesaid Vendor(s) is/are being in lawful possession and ownership having indefeasible right, title and interests, possession and enjoyment over the said property and paying taxes and levies thereon & is free from all such encumbrances, liens and appendages thereto and without any interferences, objection or interruption from anybody having permanent, heritable and transferrable right, title and interest therein as he / she / they become the owner(s) of the land and forming part of the R.S. Plot No.: 232 more-fully described in the schedule hereto.

**AND WHEREAS** the First Party(s) as aforementioned is/are now the absolute and lawful owner of the immovable property having right, title and interests in the schedule below and since then he / they is / are in absolute, lawful, peaceful, physical possession and occupation over the same without any kind of let, hindrance or disturbances from any corner, which is a recorded property in the R.O.R; of which the said property was entered in the name(s) of the First Party in the records of the landlord, the State and which has being exercising all acts of ownership over said landed property without any disturbances from any corner and by the payment of due land revenue for the said property to the Landlord the State and obtain receipts thereof in its own name and have been occupying the said landed property by exercise of all acts of ownership thereto.

**AND WHEREAS** the first party(s) is desired to get the aforesaid landed property developed into a Multi-storied Building complex constructed thereon and the Second Party after having come to know of such intentions of the First party; approached the First Party and therefore the First party(s) agreed to the proposal of the Second Party with regard to the development & construction of the proposed Multi-storied residential Building complex upon the said below schedule landed property.

**NOW THEREFORE** the desire to develop the First schedule property by construction of a multi-storied building complex(s) up to the maximum limit of floor consisting of so many flats, unit(s), complex(s), and parking space(s), space(s), etc. as per plan approved by Durgapur Municipal Corporation (DMC) and/or other competent authority(s) but the owners / vendors, of not having sufficient funds for the development and construction work and for the said reason the First Party(s) is in search of a Developer for the said development and construction work and as such & after prolong discussion between the party(s) assign and appoint the second party(s) as Developer(s) to develop and construct the said property forming into a complex(s).

**NOW THIS INDENTURE WITNESSETH AND IS AGREED AMONG THE PARTIES AFTER DUE DISCUSSION OVER THE MODUS OPERANDI AND THEREFORE HAS REDUCED IN WRITING AS HERETO:**

**I - OWNER(S) / VENDOR(S) / LANDLORD(S) & DEVELOPER(S):** - Shall mean names and details as envisaged above as First and Second Party thereto.

**II - LAND:-** Shall mean the area admeasuring 10 decimals (as per LR.R.O.R.) or 5.75 Katha be the same a little more or less at Mouza: Khatpukur, J.L. No.: 59, L.R. Plot No.: 162 comprised in the undersigned L.R. Khatian Nos. under the jurisdiction of Durgapur Municipal Corporation (DMC).



District - Paschim Bardhaman, in the State of West Bengal, more-fully described in the Schedule below, being conveyed by the First Party/Owner in favour of Second Party, for its Development into a Multi-storied residential complex, more-fully described in Schedule below, is the subject matter of this Development Agreement.

- 1.1 **BUILDING:** - Building shall mean the building to be constructed at the said premises with the maximum Floor Area Ratio (F.A.R.) available or permissible under the rules and regulations of the Municipal Corporation of Durgapur and/or other concerned authorities for the time being in force as per the plan(s) to be sanctioned by the Municipal Corporation of Durgapur (DMC) and/or by the competent authorities.
- 1.2 **ARCHITECT(S) AND STRUCTURAL ENGINEERS:** - Shall mean such Architect(s) and structural engineers whom the Developer(s) may from time-to-time, appoint as the Architect(s) and/or Structural Engineer(s) or such other competent person(s) of the said Building.
- 1.3 **MUNICIPAL CORPORATION:** - Shall mean Durgapur Municipal Corporation (DMC) and shall also include other concerned, competent and appropriate authority(s) either State, public body(s) and/or Central Govt. that may recommend, comment upon, approve, sanction, modify and/or revise such Plans.
- 1.4 **PLAN:** - Shall mean the sanctioned and approved Plan of the said building(s) sanctioned by the Durgapur Municipal Corporation (DMC) and/or such other competent authority(s) and shall also include variations / modifications, alterations therein that may be made by the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
- 1.5 **OWNER'S AREA ALLOCATION:** - In consideration of the Vendor(s) having appointed the Second Party(s) as Developers of the said property and the Vendor(s) agreeing to allow the Developers to appropriate themselves from the said development as is hereinafter provided; (on execution of this said agreement and receipt whereof the Vendor(s) doth hereby admit, acknowledge, acquit, release and discharge the Developers forever). And, on execution of these presents the Vendor shall handover the vacant and peaceful possession of the said property to the Developers for the purpose of development.

That 10% (ten) percent share of the Super Built-up Area of such sanctioned and approved Plan by the competent authority(s) against the below mentioned premises together with undivided, impartible and proportionate interest over the said landed property.

**DEVELOPER'S AREA:** Shall mean 90% (Ninety) percent of the Super Built-up Area except the aforesaid owner's share of the sanctioned and approved Plan and the entire proposed multi-storied building with such maximum floors together with undivided, impartible and proportionate interest in the said land.

- 1.6 **UNIT:** Shall mean any Unit(s) / Flat(s) / Garage(s) / spaces, etc. in the Building(s) lying erected at and upon the premises and the right to common use of the common portions appurtenant thereto & the concerned Unit(s) and wherever and whenever the context so intends or permits, shall include the undivided, proportionate share and/or portion attributable to such Unit/Flat and such other areas.
- 1.7 **PROJECT:** Shall mean the work of development or construction, undertake and to be done solely by the aforesaid Developer(s) herein with utmost assistance and assurance from the Owner(s) / Vendor(s) in terms of anything and everything whatsoever in respect of the said premises in pursuance of the Development Agreement and/or any modification / alteration or extension thereof till such development, erection, promotion, construction and building of building(s) at and upon the said premises till completion and handover of the same.



1.8 **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(s).

1.9 **PURCHASER(S):** shall mean and include:

- i. If he / she / they be an individual then his / her / their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- ii. If it be a Hindu Undivided Family (HUF) then its members for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns
- iii. If it be a Company then its successor or successors-in-interests and/or permitted assigns;
- iv. 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;
- v. If it be a Trust then its Trustees / members for the time being in force and their successor(s)-in-interest and assigns.

**III - COMMENCEMENT AND EFFECTIVENESS:** - This indenture has commenced and shall be effective on and from and with effect from the date of execution of this indenture.

**IV - DURATION:** - That the Developer(s) shall develop and/or construct the said schedule below landed property in its own name and account and at its own expenses, expertise in its own right, interest and shall alone be liable and responsible for the development of the said property; as and when required then demolishing the existing structures (if any) over the said landed property thereon. The new multi-storied Building Complex comprising of Ground plus such Maximum floors as may be approved by the local municipal concerned authorities consisting of Flats / apartments / units / garages / spaces and works-men room, spaces, etc. shall be erected by the Developer unto the Schedule below property of the First Party(s) / Owner(s) / Vendor(s), by 48 Months with a grace period of 06 Months and that shall be calculated from the date of approval and sanction of plan for such development works unto the said property by the Developer(s) and submission and updation of all such necessary original papers in relation to the said schedule property. However, the said period may get extended by reasons of proven causes beyond the control and authority of the Developer(s) viz. unusual price hike or non-availability of the materials / labours, riot, flood, earth quake, political instability / disturbances, Act of God, etc.

**V:- SCOPE OF WORK:-** The Developer(s) shall construct / erect the multi-storied residential building comprising of Ground plus such Maximum floors and shall be according to the sanctioned plan from Durgapur Municipal Corporation and/or such competent authority(s) followed by such other requisites from the Asansol Durgapur Development Authority (ADDA) and/or other competent authority(s) over the First Schedule Land.

**VI: - OWENER DUTY, OBLIGATION & LIABILITY:-**

1. That the owner has offered the total area of land thereon measuring **10 Decimal** for development and construction of a multi-storied building complex consisting of flats / apartments, parking spaces and such spaces, etc. provided wherein that as and when required.
2. That the Owner / Vendor hereby declares and acknowledges that :-
  - a) No acquisition proceedings or any civil suit have or has been initiated in respect of the schedule mentioned plot.



- b) There is no such indenture / legal document among the Owners / Vendors and/or any other party(s) / person(s) except M/s. Sayak Developer either for Sale and otherwise or for development and construction of multi-storied residential building and the said land is free from all such encumbrances. And, also confirms vide this indenture that after execution of this deed, if any of the owner executes or registers any agreement / deeds / documents in favour of any person(s) then he / she / they shall be prosecuted as per the prevailing laws for the time being in force and in that event the owners shall be liable for any such costs and consequences thereof.
3. That the Owner(s) has agreed that either she / he / they shall be in-person present before the Registering Authority and/or to such other authority(s) to sign all the agreement for sale and all deeds and agreements of conveyance for selling the Flats to the prospective buyer(s) as Land Owners maintaining all terms & conditions or whatsoever or shall execute a Development Power of Attorney of their entire share in favour of the Developers for execution of such documents followed by such other works. The Owner / Vendor hereby acknowledge not to interfere on the developer(s) portion / share as mentioned above and as such shall not intrude / anything whatsoever with the amount so received from the prospective buyer(s).
4. That the Owner has offered the total area of land thereon for development and construction of a multi-storied building complex consisting of flats / apartments, parking spaces and such spaces, etc. provided wherein that as and when required, then amalgamating combine and merger of any and/or the adjacent such plots of land with schedule below plots. Moreover and most importantly, the Vendor hereby authorizes and grants NOC to the Developer that they can amalgamate any and/or their plot of land into the land of the stated Vendor herein as schedule below for the sake of the proposed project; and declare further that by doing so neither the share of the stated development shall change nor the Vendor shall object and/or shall raise any such objection thereto for such amalgamation.
5. That the Vendors shall make out a clear and marketable title to the said property, hereditaments and premises agreed to be developed and ultimately to be conveyed free from all reasonable doubts and all such encumbrances and shall at their own costs and expenses get in all outstanding estates and clear all defects in the title and all encumbrances and claims on or to the said property including all claims by way of sale, exchange, mortgage, gifts, trust, hereditaments, possession or otherwise. That the Owners shall vacate the said premises after execution of this presents and handover the peaceful possession of the said property so that the Developer may start their inceptive works for such development.
6. That the First party(s) hereby assures the Second party(s) that neither he / she / they nor any of the legal heirs and successors shall, due to any reason and/or cause whatsoever; ever cause any interferences or unwanted disturbances in the smooth progress of the intended project. Furthermore, the First Party consents in this indenture that if any of the recorded landowner's execute any further and/or such agreements / deeds / contracts against the said landed property after signing and execution of this Agreement, the aftermath of which the said landowner(s) shall be prosecuted as per law for the time being in force and the Second Party can very well in-person (in-person means natural person) or otherwise initiate civil and criminal cases against him / them and in that event the landowners shall be solely liable for such costs and consequences thereto. In event of death of any or all of the above person(s), his / her / their legal heirs will take his / her / their position thereof and will have all such benefits as mentioned in the said agreement, provided all such clauses as mentioned vide the said Deed shall remain intact herein and shall not change / alter for any reason whatsoever; as it is also needless to mention that in such an event the legal heirs shall be liable and shall be under obligation to execute such further agreements / deeds whatsoever in place of such deceased person.



7. That on and from the time of execution of these presents, the vendors shall deliver or cause to be delivered all such title deeds, parcha, other requisite documentations / papers, plans, approvals, etc. all in original in relation to the said landed property which is hereby agreed to be developed by the Builder / Developer. The Owners / Vendors further assures to extend maximum co-operation for obtaining N.O.C. and for giving declarations, affidavits, other requisite documentations / papers, approvals, etc. whatsoever required.
8. That the Vendors hereby declares that no notice from Government or any other body or authority or under the Durgapur Municipal Corporation Act or Land Acquisition Act or The Defence of India Act or under any other legislative enactments, Government Ordinances, Order or Notification (including any notice for acquisition or requisition of plots or any part thereof) has been received by or served upon them or any other person/s interested therein nor is the said plot or any part thereof included in any intended or publishes scheme of improvement of the Municipal, Government body or Public Body or authority.
9. That the Owners / Vendors agrees and acknowledges that she / they gives her full authority & power to Second Party to do & execute all lawful acts, deeds things for the owners and on his / their behalf in respect of all activities related to developing and construction of the multi-storied residential building cum complex(s) on the said land i.e., to receive the sanctioned plan and other documents from Durgapur Municipal Corporation, and such other statutory authority / authorities or public body(s).
10. That the Landowners / Vendors having had executed this Agreement in favour of the said mentioned above Developers(s) for smooth execution of all such required works in relation to plan sanction, NOC etc. that is to be sanctioned by DMC, ADDA, BL&LRO, FIRE Dept., and/or other concerned authority(s). Moreover, any and/or all of the partners or their representative can submit and/or receive such relevant paper(s) and attend any such hearing in connection with the said landed property(s) on behalf of us (all the Landowners / Vendors as stated above) to DMC, ADDA, BL&LRO, FIRE Dept., and/or other concerned authority(s).
11. That immediately on the execution of these presents, the Vendor herein has decided to execute a Development Power of Attorney in favour of the Developers or their Nominee(s) as the case may be for the purpose of signing and/or executing all the applications, indenture(s), agreement to sale and deed of sale to such intending purchaser(s), proceedings, plans, other requisite documentations / papers, execute and verify all application and/or objection to appropriate authorities for all and any license permission, NOC or consent etc.; to obtain necessary approval(s) from various authorities in connection with the development and such papers to be submitted by the Developers on behalf of the Vendors to the Competent Authority, Urban Land Ceiling, Municipal Corporation of Durgapur (DMC), ADDA, or any other Government or Semi-Government authority in connection with the development to facilitate the development of the property hereby agreed to be developed by the Developers on behalf of the Vendors. If any such delay is caused in developing the said property hereby agreed to be developed or such other whereabouts, the consequences arising thereof shall be at the costs & consequences on the part of the Vendor alone.
12. That the Vendor hereby authorize the Developers to sign banking documentations regarding bank finance and other requisite formalities and execute applications, writings, undertakings for amalgamation, layout, sub-division, building plans and other assurances and submit the same to the Municipal and Public authorities and to obtain commencement certificate, etc. for obtaining different types of applications and other proformas. It is also agreed that all the costs, charges and expenses to be incurred in pursuance of this clause save and except as provided otherwise in this Agreement shall be borne and paid by the Developers. The Second Party shall be entitled to



mortgage the subject noted landed property to avail bank finance and First Party hereby admits that they shall have no-objection in this regard in any manner.

13. That the Vendor declares that the property in question is the recorded property in the LR,R,O,R at the concerned BL&LRO Dept. However, there is no minor interested in the said property and hence the question of obtaining the sanction from the competent Court / authority(s) relating to minor's interest along and with the said property does not even arise. That the said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.
14. That the land by Agreement is not prohibited by Govt. i.e., does not come under Govt. Land, Settled Land, Bhudan Land, Forest Land and the first party satisfied with the contents of this deed, and the first party and his land dose not any reserved cast under C.N.T. Act
15. That the Developers can take and initiate legal proceedings which are required to be taken in connection with the work of development and construction on behalf of the owners. Furthermore, if any legal action is taken against land owner(s) in connection with the same and said project; to prosecute and defend such legal proceedings, affidavit, application, etc. and to engage Ld. Advocate and to do all such act, deed and things required to be done on behalf and as such on sale of flats / apartments / etc. to the prospective buyers save and except owner's allocation and accept booking money, advance and consideration money. Wherefore, it is also noted hitherto that the Attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed by the owners and the owners shall agree to ratify all acts and things lawfully done by the developer.

#### VII- DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-

1. That the Developer confirms and assures the owners that they're fully acquainted with and aware of the process / formalities related to similar project in Corporation Area or at the Sub-Div. and was satisfied with the papers / documentations related to ownership, measurement of the said land, possessory right, title, interest and suitability of the site and viability of such proposed project thereto.
2. That the developer confirms and assures the owners that they have financial sources and other resources to meet and comply with financial and other obligations required for execution of the project within such time-frame and the owners do not have any liability and/or responsibility of any such financing and execute the project or part thereof except such consideration for each flats as detailed under.
3. That the developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision and security of reputed Architect / Planner, Advocate(s), and such other professionals authorized and licensed by appropriate authority(s). The building plan should comply with the standard norms of the multi-storied building/s including structural design and approval from local sanctioning authority / Corporation / Govt. agencies. Any variation / alteration / modification from the original approved drawing / plan need approval from the owner or her attorney and 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 owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden / water / drainage will remain intact unless agreed by both the parties.



4. That the Developer shall be asking for help / assistance from the owners / such other person(s) to do all the necessary paper work, etc. for getting necessary approvals in relation to the sanctioning of plan followed by such other legalities or such documents and the owner(s) have acknowledge to deliver their maximum co-operation towards the same.
5. That the Developers shall be at liberty to allot the dwelling units of flats / such other spaces in the said buildings to be constructed on the said property or to enter into any package deal agreement for allotment of completed units / building or buildings to be constructed on the said land with such party or parties and at such price and on such terms and conditions as the Developers may deem fit and proper. All such allotments and arrangements shall, however, be made by the Developers at their own costs and expenses and at their own risk, the intention being that the Developers shall alone be liable and responsible to such party or parties, provided, however, that the price and the terms and conditions at or on which the said building or buildings or part thereof are to be allotted shall not in any manner be inconsistent with or in contravention of any law, norms, rules and conditions imposed in N.O.C.
6. That the Developer(s) shall not have any rights of delegation of such right created in its favour by virtue of this Development Agreement and the First party / owner(s) nor shall any person claiming through her / them have any right, authority or interest in the development of the said property except in relation to the owner's share. Only the Developer(s) above-named shall be entitled to develop the said property by constructing thereon the multi-storied building consisting of dwelling units / flats / apartment, parking space(s) / space(s), etc. and other structures at the sweet will and discretion of the developer(s).
7. The Developers shall be entitled to enter into usual Agreement within the Developers share and allocation for sale of units / flats / apartment, parking space(s) / space(s), etc. with various intending buyers, on what is known as ownership basis, on such terms and conditions and at such price as the Developers thinks fit and proper.
8. 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.
9. 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 shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building.
10. That it is agreed that the Vendors and all other necessary parties claiming through her / them shall execute Deed of Conveyance / Sale document and/or all other writings in favour of such person(s) as the Developers may direct and in the event of Conveyance/s it can also be given in favour of the Nominee/s of the Developers or a proposed Co-op Housing Society. The Developers shall also join as a Confirming Party to the said Conveyance.
11. That the Developer shall complete the Development / Construction work of building/flat at its own cost and expenses in pursuance of the sanctioned plan by stipulated time-frame as stated hitherto and after getting all such relevant papers / documentation.
12. 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



been the entire responsibility; needless to mention that the Owner(s) shall in every way assist the Developer.

13. That Developer agrees to indemnify the land owner and vice-versa from the obligation and/or such other liabilities of paying Income Tax, GST or any other duties / levies either by the State Government or Central Government or statutory local authorities forming part which are required to pay for the profits which are derived after selling the flats to the prospective buyer(s) / investor(s) / purchaser(s).
14. To execute necessary documents and present the same before the appropriate authority for formation of Association under the provisions of West Bengal Apartment Ownership Act, 1972, Real Estate (Regulation and Development) Act, 2016 and/or WBHIRA.
15. That in any event, the owner without prejudice to the foregoing declarations, irrevocably and unconditionally agrees and undertakes to remove all the obstacles and clear all outstanding doubts and/or defects, if any, save as herein-above provided, at its/his own cost so as to ultimately vest the said property unto the Developer or his nominees free from all encumbrances and defects.
16. Wherefore, it is also noted hitherto that the developer shall not acquire any right, title or interest in the said land/premises until and unless the deeds of transfer(s) / Sale is/are executed by the owners and such owners shall agree to ratify all acts and things lawfully done by the developer; i.e., as it is needless to mention that **NO OWNERSHIP OF THE SAID PROPERTY IS HEREBY TRANSFERRED IN FAVOUR OF THE DEVELOPER HEREIN VIDE THIS DOCUMENT.**

#### VIII- CANCELLATION: -

The Owner(s) / Vendor(s) has every right to cancel and/or rescind this indenture after 48 (Forty-eight) months from the date of ground breaking ceremony and submission of all such necessary papers / documentations and/or approvals to the developer(s) by the owner(s) / vendor(s); if the developer fails / neglects to construct such initial stage of work over the said property. Furthermore, it is expressly mentioned and broached that the Developer(s) has every right to cancel and/or rescind this agreement if the Landowners / First Party fails or neglect to resolve the land related problem and other problem(s) whatsoever in relation to the said below schedule property.

#### IX- MISCELLANEOUS: -

- a) Indian Law: This agreement / indenture shall be subject to lex-loci and lex-fori to such prevailing laws of the State and under the Jurisdiction of Durgapur Court.
- b) Confidentiality & Non-disclosure: Both parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled / required by Law.
- c) ALL disputes and differences of whatsoever nature or kind which may arise among the parties at any-time hereinafter (whether during the subsistence of this Agreement or thereafter) in any manner concerning or relating to or touching this Agreement or the interpretation or meaning of anything therein contained or any of the rights or obligations of the parties thereunder or any act, deed, matter or thing required to be done or any payment to be made or received by any party thereunder or any matter on which the parties have acted in pursuance thereof and/or thereunder, shall be referred to the arbitration, being a sole arbitrator who shall be an Advocate or person(s) from legal fraternity to be nominated and reserved solely by Developer or their legal advisors in accordance with the provisions of the Arbitration & Conciliation Act, 1996 and/or any statutory



modification or re-enactment thereof for the time being in force. The Arbitration proceedings shall be carried out in Durgapur, West-Bengal

- d) The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss but shall not disturb the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and its architect / advocate for discussion and necessary corrective action.
- e) 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 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.
- f) 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. Also it is noted that in future if there arises any circumstances in relation to the roof right on the said building or building(s); then the same shall be allocated / divided as per the ratio as stated above with all such rights.
- g) 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 after handing over of physical possession of the flats.
- 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 and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- i) The landowners and the developers have entered into the agreement purely 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.
- j) 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.

#### DESCRIPTION OF THE LAND (THE FIRST SCHEDULE)

ALL THAT Pieces and Parcel of the Plot of Land converted under the nature and character as Bastu under the jurisdiction of Durgapur Municipal Corporation (D.M.C.), under Kanksa Police Station within Mouza: Khatpukur, J.L. No.: 059, in RS Plot No.: 232(P) appertaining to LR Plot No.: 162 at A.D.S.R. Office and Sub-division at Durgapur, District: Paschim Bardhaman, West Bengal, India expounded under the following heads as hereto: -

1. LR Khatian No.: 1246 admeasuring an area being 2 Decimal;
2. LR Khatian No.: 1248 admeasuring an area being 2 Decimal;
3. LR Khatian No.: 1251 admeasuring an area being 2 Decimal;
4. LR Khatian No.: 1256 admeasuring an area being 1 Decimal;



5. LR Khatian No.: 1257 admeasuring an area being 1 Decimal
6. LR Khatian No.: 1258 admeasuring an area being 1 Decimal
7. LR Khatian No.: 1259 admeasuring an area being 1 Decimal

That the total area of land within all those aforesaid LRROR being 10 Decimal be the same a little more or less being delivered to the aforesated Developer(s) for construction of multi-storied building complex(s); be the same is **Butted and Bounded as hereto:-**

On the North	Plot No.: 232(P)
On the South	Plot No.: 1374(P)
On the East	Plot No.: 1375(P)
On the West	55" ft. wide Shibpur Road.

**(TENTATIVE SCHEDULE MENTIONING TYPE OF CONSTRUCTION AND SPECIFICATION)**

1	Foundation	:	Reinforced cement concrete
2	Super Structure	:	Reinforced cement concrete covert Columns, beams and slabs.
3	Plinth	:	Brick Work with sand and cement
4	Walls and Wall Finish	:	Conventional Brickwork of 200 mm, 125mm, and 75 mm. Interior – Putty Finish. Exterior – Quality weather coat color paint.
5	Flooring	:	Vitrified tiles in all bed room, living, dining and balcony.
6	Toilet	:	4 ft." height glazed tiles on the wall
7	Kitchen	:	Platform top made of granite, glazed tiles upto the height of two feet from the platform. Stainless Steel Sink & Basin at Dining will be provided.
8	Doors	:	Wooden Flush Door, Bathroom PVC Door.
9	Window	:	Glazed Window with MS Grill.
10	Painting	:	All doors and window may be finished with painting.
11	Electric	:	Individual electric connection for flat(s) / Unit(s) by own costs.
12	Amenities	:	Adequate standby generator for common areas, services, lift provided for every floor in the building.
13	Toilet	:	Anti-skid tiles in toilet floor, standard glazed tiles on the wall up-to the height of 6 feet. Hindustan/HindWare/Paryware sanitary fittings and Mark/Park/Paryware fittings (as per supply) and one western type commode, one Indian / Italian type commode. Concealed plumbing and pipe work, provision of geyser point.
14	Water Supply	:	Water will be supplied from Municipal Water Supply Connection of Durgapur Municipal Corporation within the premises through underground and overhead water reservoir (as mandated).
15	WIRING	:	Ample electrical points in all room, AC point in master bedroom, TV, Telephone & Door Bell in living room, concealed wiring, standard/modular switches belonging to superior brands.

[The above specification(s) is subject to change / alter as per the then requirement and as per reliability of such specification(s) as specified; demand and improved / updated quality (better than today) of such materials / substance(s) – and the Vendors assured not to raise any objection regarding the same]



It is hereby declared that the full names, colour passport size photographs and finger prints of each finger of both the hands of Owner(s) / Vendor(s) and Developers are attested in the additional pages in this the Development Agreement being No. 1 (a) and therefore these shall be treated as part of this Legal Document.

IN WITNESS WHEREOF the Owner / Vendor and Developer hereto have set their hands on being aware of such legal terminology on this the **29<sup>th</sup> Day of December, 2020** and as such explained this indenture in vernacular before all parties and thereafter have affixed and formulated their respective signatures after satisfaction with full of mental and physical competencies.

SIGNED, SEALED & DELIVERED  
IN PRESENCE OF: -

WITNESS:

1. Parzame Svar Bawai  
S/o - Rasamay Bawai  
Bixruditka - Pim - 48

Budeltacker Roy  
Abuska Sanyal

Ranjit Roy

Shewro Chatterjee

Prasenjit Paul  
Malay Ghosh

Rajni Masumdar

SIGNATURE OF FIRST PARTY

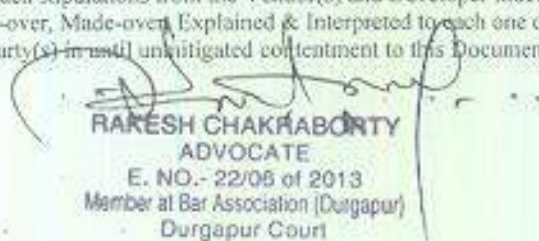
SAYAK DEVELOPER  
Shewro Chatterjee  
Partner

SAYAK DEVELOPER  
Ranjit Roy  
Partner

SAYAK DEVELOPER  
Rajni Masumdar  
Partner

SIGNATURE(S) OF SECOND PARTY

Drafted by me & computerized at my Office as per proforma, Deeds and LR Parcha, Conversions and such information received and such stipulations from the Vendor(s) and Developer indeed; Read-over, Made-over, Explained & Interpreted to each one of the party(s) in usual unqualified contentment to this Document:

  
RAKESH CHAKRABORTY  
ADVOCATE  
E. NO.- 22/05 of 2013  
Member at Bar Association (Durgapur)  
Durgapur Court















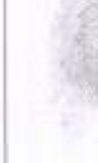




















## SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Buddha dev Roy</i>					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature:- <i>Buddha dev Roy</i>					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Apurba Sanyal</i>					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature:- <i>Apurba Sanyal</i>					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Ranjit Roy</i>					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature:- <i>Ranjit Roy</i>					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Shuroo Chatterji</i>					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature:- <i>Shuroo Chatterji</i>					



## SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Malaykasmah</i>					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	Signature:- <i>Malaykasmah</i>				
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Prasenjit Paul</i>					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	Signature:- <i>Prasenjit Paul</i>				
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Bapi Masumdar</i>					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	Signature:- <i>Bapi Masumdar</i>				
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
	Signature:-				



  
 भारतीय निर्वाचन आयोग  
 भारत 1950  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD

ARZ2361194



निर्वाचक नाम : पारमेस्वर बरुई  
 Elector's Name : Parameswar Barui  
 पालक नाम : जगन्नाथ बरुई  
 Father's Name : Jagannaath Barui  
 लिंग/लिंग : पुरुष / M  
 जन्म तिथि : 16/02/1959  
 Date of Birth



*parameswar Barui*

ARZ2361194  
 धारक:  
 N00711, जगन्नाथ बरुई, जगन्नाथ  
 बरुई, पंचम बरुई, 111148

Address:  
 NO.71, BATHUA B. GARDHANA, BATHUA,  
 KANCHA, TASCHEE BARDHAMAN, 713148

Date: 04/01/2018

275 - प्रमाणित निर्वाचक नामावली में  
 निर्वाचक नाम दर्ज है।

Parameswar Barui  
 Registration Officer for

275 - Durgapur Purba Constituency

धारक: निर्वाचक नामावली में नाम दर्ज है।  
 नामावली में नाम दर्ज करने के लिए निर्वाचक नाम  
 नामावली में नाम दर्ज करने के लिए निर्वाचक नाम

In case of change in address, please inform the C. & P.O.  
 in the electoral form or including your name in the  
 roll at the changed address and to obtain the card  
 with voter number. 267 / 578





Government of West Bengal

Office of the Block Land & Land Reforms Officer  
কাঁকসা, পশ্চিম বর্ধমান



To

Buddhadep Roy

পিতা/স্বামীর নাম: Lakshmi Kanta

khatpukur

P.S.: কাঁকসা

District: পশ্চিম বর্ধমান

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 31/05/2019

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 04/07/2019 subject to the terms and condition as noted in schedule-II

**Schedule-I**

(Schedule of Land for which conversion is allowed vide case no. CN/2019/2303/133)

Mouza With J.L. No. & PS	Khatian No. (LR)	Plot No.	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
খড়িপুর, 059, কাঁকসা	1257	162	0.0100	বহিদ	বাড়

**Schedule - II**

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land ( Ceiling and Regulation ) Act , 1976 ( Act 33 of 1976 ) & the Town & Country ( Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.



# Government of West Bengal

Office of the Block Land & Land Reforms Officer  
কাঁকসা, পশ্চিম বর্ধমান



স্মারকসংখ্যা

স্মারকসংখ্যা: Nayan Chandra

তারিখ

জেলা: পশ্চিম বর্ধমান

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 31/05/2019

In pursuance of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 04/07/2019 subject to the terms and condition as noted in schedule-II

## Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2019/2303/128)

Location With H.L. No. & P.S.	Khatian No. (LR)	Plot No.	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
পশ্চিমবঙ্গ, ওয়া. কাঁকসা	1258	162	0.0100	বাইন	বাড়ি

## Schedule - II

(Terms and conditions for conversion)

1. This permission for conversion is without prejudice to any of the provisions of chapter IIIB of West Bengal Land Reforms Act, 1955.
2. This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act, 1976 ( Act 33 of 1976 ) & the Town & Country ( Planning & Development) Act, 1979, if these are applicable to the land involved.
3. This permission for conversion will stand revoked- if there is any -violation of the provision of prevailing laws-enforcing prevention of environmental pollution affecting public health in general of the locality at any point of time.
4. This -permission-of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
5. Tax and Revenue shall be determined as per sec. 23 of amended WBLR Act.



Government of West Bengal

Office of the Block Land & Land Reforms Officer

কাঁকড়া, পশ্চিম বর্ধমান



To

Ranjit Roy

বিভাগ/স্বামীর নাম: AJOY

Katpukur

P.S.: কাঁকড়া

District: পশ্চিম বর্ধমান

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 31/05/2019

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 04/07/2019 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2019/2303/131)

Mouza With JL No. & PS	Khatian No. (L.R)	Plot No.	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
খটিপুকুর, 059, কাঁকড়া	1256	162	0.0100	বাড়ি	বাড়ি

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land ( Ceiling and Regulation ) Act , 1976 ( Act 33 of 1976 ) & the Town & Country ( Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.



Government of West Bengal

Office of the Block Land & Land Reforms Officer  
কাঁকসা, পশ্চিম বর্ধমান



To

শ্রী শুভ চট্টোপাধ্যায়

পিতা/স্বামীর নাম: সন্দীপ

বিত্ত

P.S.: কাঁকসা

District: পশ্চিম বর্ধমান

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 31/05/2019

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 04/07/2019 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2019/2303/130)

Mouza With JL No. & PS	Khatian No. (LR)	Plot No.	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
বড়িশুভুর, 059, কাঁকসা	1246	162	0.0200	বায়েদ	বাড়

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land ( Ceiling and Regulation ) Act , 1976 ( Act 33 of 1976 ) & the Town & Country ( Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.



Government of West Bengal

Office of the Block Land & Land Reforms Officer

কাঁকসা, পশ্চিম বর্ধমান



To

মহন কর্মকার

পিতা/স্বামীর নাম: শ্রীকান্ত

বিজ্ঞ

P.S.: কাঁকসা

District: পশ্চিম বর্ধমান

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 31/05/2019

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 04/07/2019 subject to the terms and condition as noted in schedule-II

**Schedule-I**

(Schedule of Land for which conversion is allowed vide case no. CN/2019/2303/129)

Mouza With JL No. & PS	Khatian No. (LR)	Plot No.	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
খটিগুড়, 059, কাঁকসা	1248	162	0.0200	বাইন	বাড়

**Schedule - II**

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter III B of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land ( Ceiling and Regulation ) Act , 1976 ( Act 33 of 1976 ) & the Town & Country ( Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any -violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.



Government of West Bengal  
Office of the Block Land & Land Reforms Officer  
কাঁকসা, পশ্চিম বর্ধমান



To

প্রদানকৃত পত্র

পিতা/স্বামীর নাম: বঙ্গুদেব

বিজ্ঞ

P.S.: কাঁকসা

District: পশ্চিম বর্ধমান

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 30/05/2019

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 04/07/2019 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2019/2303/127)

Mouza With JL No. & PS	Khatian No. (LR)	Plot No.	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
বাটপুকুর, 059, কাঁকসা	1251	162	0.0200	বাইদ	বড়

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land ( Ceiling and Regulation ) Act , 1976 ( Act 33 of 1976 ) & the Town & Country ( Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.



## Government of West Bengal

Office of the Block Land & Land Reforms Officer

কাঁকসা, পশ্চিম বর্ধমান



To

Bapi Mazumdar

পিতা/স্বামীর নাম: Mantu

Khatpukur

P.S.: কাঁকসা

District: পশ্চিম বর্ধমান

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 31/05/2019

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 04/07/2019 subject to the terms and condition as noted in schedule-II

### Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2019/2303/132)

Mouza With JL No. & PS	Khatian No. (LR)	Plot No.	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
খাঁটপুকুর, 059, কাঁকসা	1259	162	0.0100	বাইদ	বাড়

### Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land ( Ceiling and Regulation ) Act , 1976 ( Act 33 of 1976 ) & the Town & Country ( Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any -violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ADXFS6480J

नाम / Name  
SAYAK DEVELOPER



09052019

निगम/गठन की तारीख  
Date Of Incorporation/creation  
07/12/2017


 भारत सरकार  
Government of India

 Buddhadev Roy  
Father - Lakshmi Kanta Roy  
DOB: 02/01/1980  
Male

6902 7557 9909



*Buddha dev Roy.*

 Unique Identification Authority of India

Address: BAMUNARA  
Bamunara, Bamunara,  
Bardhaman, West Bengal,  
713212

6902 7557 9909

1947  
1900 350 1947

help@uidai.gov.in

www.uidai.gov.in





Buddha dev Roy



भारत सरकार  
Government of India



APURBA SHYAM  
Father: Narsayan Chandra  
Shyam  
DOB: 06/12/1985  
Male



7578 6970 4771

आधार - आम आदमी का अधिकार

*Apurba Shyam*

*Apurba Shyam*



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address: SAMUNARA, Samunara,  
Bamunaga, Bardhaman, West Bengal,  
713212

7578 6970 4771

1800 131 7307

help@uidai.gov.in

www.uidai.gov.in



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

APURBA SHYAM

NARAYAN CHANDRA SHYAM

05/12/1985

Permanent Account Number

BATPS2702K

*Apurba Shyam*

Signature



1812015

*Apurba Shyam*





भारत सरकार  
Unique Identification Authority of India  
Government of India

भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrollment No. : 1058/20044/73435

To  
Ranjit Roy

14/08/2014  
BAMUNARA  
Bamunara  
Bamunara, Bardhaman  
West Bengal - 713212



KH138500074PT  
13850007



आपका आधार क्रमांक / Your Aadhaar No. :

**5065 8275 9964**

आधार - आम आदमी का अधिकार



भारत सरकार  
Government of India



Ranjit Roy  
Father : Ajay Roy

DOB: 28/03/1978  
Male

5065 8275 9964



आधार - आम आदमी का अधिकार

*Ranjit Roy*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVERNMENT OF INDIA

भारतीय रिजर्व बैंक  
Reserve Bank of India

आयकर पहचान पत्र  
Income Tax Identification Card

आयकर पहचान संख्या  
Income Tax Identification Number  
AQQPR4564P

नाम  
Name  
RANJIT BOY

जन्म तिथि  
Date of Birth  
28/03/1979

संकेत  
Signature

व्यक्तिगत चित्र  
Personal Photo



Ranjit Boy





आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrolment No.: 1528/64528/04909

TO  
Shuvro Chattaraj  
S/O Nabani Chattaraj  
BANUNARA  
KANKSA  
BAMUNARA, BURDWAN  
NEAR GOSWAMI PARA  
Bamunara  
Bardhaman  
Bardhaman West Bengal - 713212  
9932218925

GENERATION OVER - 18/09/2011



QR Code for Authentication

आपका आधार क्रमांक / Your Aadhaar No. :

3886 4165 9084

VID : 9132 3531 1480 4824

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Shuvro Chattaraj  
Date of Birth/DOB: 30/01/1984  
Male/ MALE

3886 4165 9084

VID : 9132 3531 1480 4824

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नालीकला का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

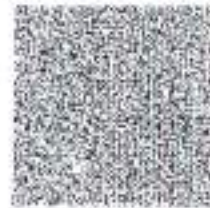
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- 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.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address:  
S/O Nabani Chattaraj, BANUNARA,  
KANKSA, BAMUNARA, BURDWAN, NEAR  
GOSWAMI PARA, Bamunara, Bardhaman,  
West Bengal - 713212



388641659084

3886 4165 9084

VID : 9132 3531 1480 4824

Shuvro Chattaraj



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHUVRO CHATTARAJ  
NABANI CHATTARAJ

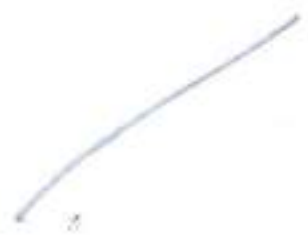
30/01/1984  
Permanent Account Number

AFMPC9030R

*Shuvro Chattaraj*  
Signature



*Shuvro Chattaraj*





भारतीय विशिष्ट पहचान प्राधिकरण  
 भारत सरकार  
 Unique Identification Authority of India  
 Government of India

Enrollment No. 1058/30017/19997

To: Malay Karmakar

13/09/2014  
 SAMUNARA  
 Bamunara  
 Samunara Bardhaman  
 West Bengal - 713212  
 9332821579



KH138522653FT  
 13852265



आपका आधार क्रमांक / Your Aadhaar No. :

**9504 7226 2562**

आधार - आम आदमी का अधिकार



भारत सरकार  
 Government of India



Malay Karmakar  
 Father: Srikanth Karmakar  
 DOB: 05/10/1982  
 Male

9504 7226 2562



आधार - आम आदमी का अधिकार

*Malaykarmakar*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MOLOY KARMAKAR  
SRIKANTA KARMAKAR

05/10/1982  
Permanent Account Number

AOFPK0606R

Signature



*Molaykarmakar*



भारतीय विशिष्ट पहचान प्राधिकरण  
 भारत सरकार  
 Unique Identification Authority of India  
 Government of India



Enrolment No./Enrolment No.: 1058/20035/68994

Prasenjit Paul (Prasenjit Paul)  
 BAMUNARA, Bamunara, Bardhaman,  
 West Bengal - 713212  
 Your Aadhaar No./ Your Aadhaar No.:

Date: 16/03/2016

**8061 8432 0683**



MERA AADHAAR, MERI PEHACHAN

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INFORMATION

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- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

भारत सरकार  
 GOVERNMENT OF INDIA



Prasenjit Paul  
 DOB: 24/11/1984  
 Male / MALE



भारतीय विशिष्ट पहचान प्राधिकरण  
 Unique Identification Authority of India

Address:  
 BAMUNARA, Bamunara,  
 Bardhaman,  
 West Bengal - 713212

8061 8432 0683  
 MERA AADHAAR, MERI PEHACHAN

*Prasenjit Paul*

8061 8432 0683  
 MERA AADHAAR, MERI PEHACHAN





भारत सरकार

Government of India

श्री मन्मदा  
Bapi Mazumdar



UID: 1981008-221031982  
पुल / Male



3652 9704 5566

आधार - आम आदमी का अधिकार

*Bapi Mazumdar*



भारत सरकार

Unique Identification Authority of India

पता: S/O. मन्मदा  
मन्मदा व परिवार  
कालिनागर पोस्ट अर्राह  
अर्राह, बर्द्धमान, बर्द्धमान  
अर्राह, पश्चिम बंगाल, 713212

Address: S/O: Manu  
Mazumdar, HOUSE NO  
A19/3, VILL ARRAH  
KALINAGAR POST ARRAH,  
Arrah, Bardhaman, Burdwan  
Arrah, West Bengal, 713212

3652 9704 5566

1247  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



Bapu Mazumdar



## Major Information of the Deed

Deed No :	I-2306-06536/2020	Date of Registration	29/12/2020
Query No / Year	2306-2001767178/2020	Office where deed is registered	
Query Date	26/12/2020 7:46:33 PM	2306-2001767178/2020	
Applicant Name, Address & Other Details	Rakesh Chakraborty Durgapur Court, District : Purba Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9474777815, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 28,40,910/-		
Rs. 5,024/- (Article 48(g))	Registration Fee Paid		
Remarks	Rs. 14/- (Article E, E)		
	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		



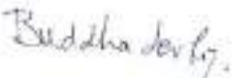


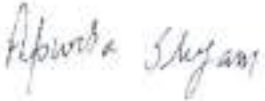


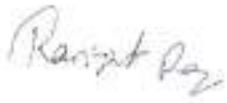
### Land Details :

District: Paschim Bardhaman, P S:- Kanksa, Municipality: DURGAPUR MC, Road: Unassessed Road (Khatpukur),  
Mouza: Khatpukur, JI No: 59, Pin Code: 713212

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-162 (RS -232 )	LR-1246	Vastu	Vastu	2 Dec		5,68,182/-	Width of Approach Road: 55 Ft., Adjacent to Metal Road,
L2	LR-162 (RS -232 )	LR-1248	Vastu	Vastu	2 Dec		5,68,182/-	Width of Approach Road: 55 Ft., Adjacent to Metal Road,
L3	LR-162 (RS -232 )	LR-1251	Vastu	Vastu	2 Dec		5,68,182/-	Width of Approach Road: 55 Ft., Adjacent to Metal Road,
L4	LR-162 (RS -232 )	LR-1256	Vastu	Vastu	1 Dec		2,84,091/-	Width of Approach Road: 55 Ft., Adjacent to Metal Road,
L5	LR-162 (RS -232 )	LR-1257	Vastu	Vastu	1 Dec		2,84,091/-	Width of Approach Road: 55 Ft., Adjacent to Metal Road,
L6	LR-162 (RS -232 )	LR-1258	Vastu	Vastu	1 Dec		2,84,091/-	Width of Approach Road: 55 Ft., Adjacent to Metal Road,

L7	LR-182 (RS -232)	LR-1259	Vastu	Vastu	1 Dec		2,84,091/-	Width of Approach Road: 55 Ft. Adjacent to Metal Road.
		<b>TOTAL :</b>			<b>10Dec</b>	<b>0 /-</b>	<b>28,40,910 /-</b>	
<b>Grand Total :</b>					<b>10Dec</b>	<b>0 /-</b>	<b>28,40,910 /-</b>	

**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mr Buddhadev Roy</b>            Son of Mr Lakshmi Kanta Roy            Executed by: Self, Date of Execution: 29/12/2020            , Admitted by: Self, Date of Admission: 29/12/2020 ,Place : Office</p>	<p><b>Photo</b></p>  <p>29/12/2020</p>	<p><b>Finger Print</b></p>  <p>LTI 29/12/2020</p>	<p><b>Signature</b></p>  <p>29/12/2020</p>
<p>Bamunara, 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.:: AMxxxxxx9G, Aadhaar No: 69xxxxxxxx9909, Status :Individual, Executed by: Self, Date of Execution: 29/12/2020 , Admitted by: Self, Date of Admission: 29/12/2020 ,Place : Office</p>				
2	<p><b>Name</b></p> <p><b>Mr Apurba Shyam (Presentant)</b>            Son of Mr Narayan Chandra Shyam            Executed by: Self, Date of Execution: 29/12/2020            , Admitted by: Self, Date of Admission: 29/12/2020 ,Place : Office</p>	<p><b>Photo</b></p>  <p>29/12/2020</p>	<p><b>Finger Print</b></p>  <p>LTI 29/12/2020</p>	<p><b>Signature</b></p>  <p>29/12/2020</p>
<p>Bamunara, 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 :Individual, Executed by: Self, Date of Execution: 29/12/2020 , Admitted by: Self, Date of Admission: 29/12/2020 ,Place : Office</p>				
3	<p><b>Name</b></p> <p><b>Mr Ranjit Roy</b>            Son of Mr Ajay Roy            Executed by: Self, Date of Execution: 29/12/2020            , Admitted by: Self, Date of Admission: 29/12/2020 ,Place : Office</p>	<p><b>Photo</b></p>  <p>29/12/2020</p>	<p><b>Finger Print</b></p>  <p>LTI 29/12/2020</p>	<p><b>Signature</b></p>  <p>29/12/2020</p>












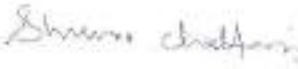


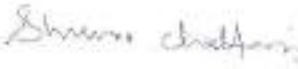


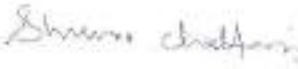


Name	Photo	Finger Print	Signature
<b>Mr Bapi Mazumdar</b> Son of Mr Mantu Mazumdar Executed by: Self, Date of Execution: 29/12/2020 , Admitted by: Self, Date of Admission: 29/12/2020 ,Place : Office	 29/12/2020	 LTI 29/12/2020	 29/12/2020
Arrah, Kalinagar, P.O:- Arrah, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANxxxxxx8B, Aadhaar No: 36xxxxxxxx5566, Status :Individual, Executed by: Self, Date of Execution: 29/12/2020 , Admitted by: Self, Date of Admission: 29/12/2020 ,Place : Office			

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SAYAK DEVELOPER</b> D-118, Prem Residency, Sec. 2B, Shastri Avenue, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN - 713212 , PAN No.:: ADxxxxxx0J,Aadhaar No Not Provided by UIDAI, 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> <b>Mr Ranjit Roy</b>            Son of Mr Ajay Roy            Date of Execution - 29/12/2020, , Admitted by: Self, Date of Admission: 29/12/2020, Place of Admission of Execution: Office         </td> <td>             Dec 29 2020 1:34PM         </td> <td>             LTI            29/12/2020         </td> <td>             29/12/2020         </td> </tr> </tbody> </table> <p>Bamunara, 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.:: AQxxxxxx4P, Aadhaar No: 50xxxxxxxx9964 Status : Representative, Representative of : SAYAK DEVELOPER (as Partner)</p>	Name	Photo	Finger Print	Signature	<b>Mr Ranjit Roy</b> Son of Mr Ajay Roy Date of Execution - 29/12/2020, , Admitted by: Self, Date of Admission: 29/12/2020, Place of Admission of Execution: Office	 Dec 29 2020 1:34PM	 LTI 29/12/2020	 29/12/2020
Name	Photo	Finger Print	Signature						
<b>Mr Ranjit Roy</b> Son of Mr Ajay Roy Date of Execution - 29/12/2020, , Admitted by: Self, Date of Admission: 29/12/2020, Place of Admission of Execution: Office	 Dec 29 2020 1:34PM	 LTI 29/12/2020	 29/12/2020						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Shuvro Chattaraj</b>            Son of Mr Nabani Chattaraj            Date of Execution - 29/12/2020, , Admitted by: Self, Date of Admission: 29/12/2020, Place of Admission of Execution: Office         </td> <td>             Dec 29 2020 1:36PM         </td> <td>             LTI            29/12/2020         </td> <td>             29/12/2020         </td> </tr> </tbody> </table> <p>Bamunara, 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.:: AFxxxxxx0R, Aadhaar No: 38xxxxxxxx9084 Status : Representative, Representative of : SAYAK DEVELOPER (as Partner)</p>	Name	Photo	Finger Print	Signature	<b>Mr Shuvro Chattaraj</b> Son of Mr Nabani Chattaraj Date of Execution - 29/12/2020, , Admitted by: Self, Date of Admission: 29/12/2020, Place of Admission of Execution: Office	 Dec 29 2020 1:36PM	 LTI 29/12/2020	 29/12/2020
Name	Photo	Finger Print	Signature						
<b>Mr Shuvro Chattaraj</b> Son of Mr Nabani Chattaraj Date of Execution - 29/12/2020, , Admitted by: Self, Date of Admission: 29/12/2020, Place of Admission of Execution: Office	 Dec 29 2020 1:36PM	 LTI 29/12/2020	 29/12/2020						

Name	Photo	Finger Print	Signature
<b>Mr Bapi Mazumdar</b> Son of Mr Mantu Mazumdar Date of Execution - 29/12/2020, , Admitted by: Self, Date of Admission: 29/12/2020, Place of Admission of Execution: Office	 Dec 29 2020 1:38PM	 L1 29/12/2020	 29/12/2020
Arrah, Kalinagar, P.O:- Arrah, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No... ANxxxxxx8B, Aadhaar No: 36xxxxxxxx5566 Status : Representative, Representative of : SAYAK DEVELOPER (as Partner)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Parameshwar Bauri</b> Son of Mr Rasamay Bauri P.O:- Birudiha, P.S:- Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN - 713148	 29/12/2020	 29/12/2020	 29/12/2020
Identifier Of Mr Buddhadev Roy, Mr Apurba Shyam, Mr Ranjit Roy, Mr Shuvro Chattaraj, Mr Moloy Karmakar, Mr Prasenjit Paul, Mr Bapi Mazumdar, Mr Ranjit Roy, Mr Shuvro Chattaraj, Mr Bapi Mazumdar			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Shuvro Chattaraj	SAYAK DEVELOPER-2 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr Moloy Karmakar	SAYAK DEVELOPER-2 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mr Prasenjit Paul	SAYAK DEVELOPER-2 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Mr Ranjit Roy	SAYAK DEVELOPER-1 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	Mr Buddhadev Roy	SAYAK DEVELOPER-1 Dec

**Transfer of property for L6**

Sl.No	From	To. with area (Name-Area)
1	Mr Apurba Shyam	SAYAK DEVELOPER-1 Dec

**Transfer of property for L7**

Sl.No	From	To. with area (Name-Area)
1	Mr Bapi Mazumdar	SAYAK DEVELOPER-1 Dec



## Land Details as per Land Record

District: Paschim Bardhaman, P.S.- Kanksa, Municipality: DURGAPUR MC, Road: Unassessed Road (Khatpukur),  
Mouza: Khatpukur, JI No: 59, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 162, LR Khatian No:- 1246	Owner: শ্রী সুর চট্টোপাধ্যায়, Gurdian: মল্লী , Address: নিম্ন , Classification: বাসিন্দা, Area: 0.02000000 Acre,	Mr Shuvro Chattaraj
L2	LR Plot No:- 162, LR Khatian No:- 1248	Owner: মল্লী কামরুজ্জামান, Gurdian: শ্রীকান্ত , Address: নিম্ন , Classification: বাসিন্দা, Area: 0.02000000 Acre,	Mr Moloy Karmakar
L3	LR Plot No:- 162, LR Khatian No:- 1251	Owner: প্রসেনজিত পাল, Gurdian: বসুন্দেবী , Address: নিম্ন , Classification: বাসিন্দা, Area: 0.02000000 Acre,	Mr Prasenjit Paul
L4	LR Plot No:- 162, LR Khatian No:- 1256	Owner: Ranjit Roy, Gurdian: AJOY , Address: Khatpukur , Classification: বাসিন্দা, Area: 0.01000000 Acre,	Mr Ranjit Roy
L5	LR Plot No:- 162, LR Khatian No:- 1257	Owner: Buddhadev Roy, Gurdian: Lakshmi Kant, Address: khatpukur , Classification: বাসিন্দা, Area: 0.01000000 Acre,	Mr Buddhadev Roy
L6	LR Plot No:- 162, LR Khatian No:- 1258	Owner: Apurba shyam, Gurdian: Naraya Chandr, Address: Khatpukur , Classification: বাসিন্দা, Area: 0.01000000 Acre,	Mr Apurba Shyam
L7	LR Plot No:- 162, LR Khatian No:- 1259	Owner: Bapi Mazumdar, Gurdian: Mantu , Address: khatpukur , Classification: বাসিন্দা, Area: 0.01000000 Acre,	Mr Bapi Mazumdar

On 28-12-2020

**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 28,40,910/-



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

On 29-12-2020

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

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

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

Presented for registration at 12:45 hrs on 29-12-2020, at the Office of the A.D.S.R. DURGAPUR by Mr Apurba Shyam, one of the Executants.

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

Execution is admitted on 29/12/2020 by 1. Mr Buddhadev Roy, Son of Mr Lakshmi Kanta Roy, Bamunara, P.O: Bamunara, Thana: Kanksa, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 2. Mr Apurba Shyam, Son of Mr Narayan Chandra Shyam, Bamunara, P.O: Bamunara, Thana: Kanksa, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 3. Mr Ranjit Roy, Son of Mr Ajay Roy, Bamunara, P.O: Bamunara, Thana: Kanksa, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 4. Mr Shuvro Chattaraj, Son of Mr Nabani Chattaraj, Bamunara, P.O: Bamunara, Thana: Kanksa, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 5. Mr Moloy Karmakar, Son of Mr Srikanta Karmakar, Bamunara, P.O: Bamunara, Thana: Kanksa, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 6. Mr Prasenjit Paul, Son of Mr Basudev Paul, Bamunara, P.O: Bamunara, Thana: Kanksa, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 7. Mr Bapi Mazumdar, Son of Mr Mantu Mazumdar, Arrah, Kalinagar, P.O: Arrah, Thana: Kanksa, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business.

Indetified by Mr Parameshwar Bauri, . . Son of Mr Rasamay Bauri, P.O: Birudiha, Thana: Kanksa, Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

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

Execution is admitted on 29-12-2020 by Mr Ranjit Roy, Partner, SAYAK DEVELOPER (Partnership Firm), D-118, Prem Residency, Sec. 2B, Shastri Avenue, P.O:- Bidhannagar, P.S.- New Township, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212.

Indetified by Mr Parameshwar Bauri, . . Son of Mr Rasamay Bauri, P.O: Birudiha, Thana: Kanksa, Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Execution is admitted on 29-12-2020 by Mr Shuvro Chattaraj, Partner, SAYAK DEVELOPER (Partnership Firm), D-118, Prem Residency, Sec. 2B, Shastri Avenue, P.O:- Bidhannagar, P.S.- New Township, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Indetified by Mr Parameshwar Bauri, . . Son of Mr Rasamay Bauri, P.O: Birudiha, Thana: Kanksa, Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Execution is admitted on 29-12-2020 by Mr Bapi Mazumdar, Partner, SAYAK DEVELOPER (Partnership Firm), D-118, Prem Residency, Sec. 2B, Shastri Avenue, P.O:- Bidhannagar, P.S.- New Township, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Indetified by Mr Parameshwar Bauri, . . Son of Mr Rasamay Bauri, P.O: Birudiha, Thana: Kanksa, Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others



**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 14/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,010/- and Stamp Duty paid by Draft Rs 24/-, by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 14449, Amount: Rs.5,000/-, Date of Purchase: 28/12/2020, Vendor name: Somnath Chatterjee

Description of Draft

1. Bankers cheque No: 000530384701, Date: 29/12/2020, Amount: Rs.24/-, Bank: STATE BANK OF INDIA (SBI), DURGAPUR CITY CENTRE



**Partha Bairaggya**  
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 2306-2021, Page from 7931 to 7978  
being No 230606536 for the year 2020.



Digitally signed by PARTHA BAIRAGGYA  
Date: 2021.01.11 12:33:16 +05:30  
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/01/11 12:33:16 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)