

SL-644/24

JAY BHOLE

I-010200639/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 344155

২০.০২.২৪

Ex.No. 2000468578/2024

১২.৪৫

DEVELOPMENT AGREEMENT

Certified that the document is admitted for registration. The signature sheet and the endorsement sheet (s) attached with the document are the part of this document.

Additional District Sub-Registrar
Bankura

20 FEB 2024

১২/০২/২৪

THIS DEVELOPMENT AGREEMENT is made on the 11th Day of
DECEMBER, 2023 (Two Thousand Twenty Three).

Contd.....P/2

BETWEEN

SRI ASOKE KUMAR PALIT, Son of Santosh Kumar Palit, PAN - ALJPP6610R, AADHAAR NO. 2883 1595 1030, by Occupation Retired Person, by Nationality Indian, originally resident of Vill. Debedia, P.O. Molian, P.S. Hirbandh, Dist. Bankura, Pin - 722173 but now he is residing at Lalbazar Dipogora, Bankura, P.O., P.S. & Dist. Bankura, Pin - 722101 in the state of West Bengal. hereinafter referred to as the LAND OWNER (which expression shall unless otherwise excluded by or repugnant to the context shall mean and include their legal heirs, executors, administrators, legal representatives, successors, and assigns) of the FIRST PART.

AND

"DREAM DEVELOPER", PAN - AATFD5018J having its registered office at Fulbari, Beliatore, P.O. & P.S. Beliatore, Dist. Bankura, Pin - 722203, West Bengal, represented by its partners 1) **MR. RUPESH MUKHERJEE, (PAN : BKMPM8181M, Aadhar No - 2099 0880 4729)** Son of Mr. Haraprasad Mukherjee, residing at Village, P.O. & P.S - Beliatore, District - Bankura, Pin - 722203 and 2) **MR. SHIRSENDU GHOSH, (PAN - AHXPG8642A), AADHAAR NO. 4016 8729 9107,** Son of Late Bimalendu Ghosh, Resident of Rabindra Sarani, Bankura, P.O., P.S. & Dist. Bankura, Pin - 722101. hereafter referred to as the **DEVELOPER(S)** (which expression unless otherwise excluded by or repugnant to the subject or context would be deemed to mean and include it is successors and assigns of the **SECOND PART**).

The proportionate share of the landed property of **LAND OWNER** in District and Police Station Bankura; Mouza Adhurjyabandh; J.L. NO. - 227; R.S. & L.R. Plot No 298 & 299 was belonged to Nabatara Nandi & Others In which there was enjoying without any kind of hindrance or interruption. They have executed a sale Deed on 608 dated 15/03/2004 at A.D.S.R. Bankura and R.S. & L.R. Plot No 299 was belonged to Nabatara Nandi & Others In which there was enjoying without any kind of hindrance or interruption. They have executed a sale Deed on 1029, dated 26/04/2004 at A.D.S.R. Bankura and R.S. & L.R. Plot No 335 was belonged to Shyamapada Pal & Padmarani Pal In which there was enjoying without any kind of hindrance or interruption. They have executed a sale Deed on 010100406/2018, dated 15/02/2018 at D.S.R. Bankura in favour of **SRI ASOKE KUMAR PALIT OF FIRST PART OF THIS AGREEMENT**).

And said purchased land has already been recorded in his own (**LAND OWNER**) name in the present L.R. Khatian under the provisions of the West Bengal Land Reforms Act 1955 with final publication and preparation of his right there in 14.07 Decimal or 0.1407 Acre vide L.R. Khatian No 958; Vide L.R Plot No 298, 299 & 335 appertaining to Mouza Adhurjyabandh, J.L. No 227 within the District and P.S. Bankura.

AND WHEREAS the schedule below mentioned land has already been converted from **KANALI** class of land to **BASTU** class of land vide **Conversion Case Vide Nos. 155/15, dated 20/07/2015, CN/2017/0101/662, dated 14/12/2017 & CN/2018/0101/487 dated 18/09/2018** with effect in term of section 4C of WBLR Act, 1955 (Amended 1981) by the collector U/S 4C of the WBLR Act.

AND WHEREAS the land owner herein have right to sale, convey, transfer etc. the said property as absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said property is free from all encumbrances charges liens, lis-pendents, litigation existing to the property attachments, trust whatsoever and paying the Municipal taxes as absolute owner and occupier time to time.

AND WHEREAS 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 to as approved by Bankura Municipality or any other competent authority but the owner have not the sufficient time and experience for the development work and for this reason First part could not able to take any steps for the said development and the First Part approached the Second Part.

AND WHEREAS the Second Part after considering various aspects of execution of the project and proposals of the owner has decided to construct multi-storied building there at consisting of apartments and flat with the object of selling such flats apartments to the prospective purchaser and the Second Part has accepted the proposal of First Part.

As per Contract Act No ownership is right, title, interest is hereby transferred in favour of the Developer by virtue of this Development Agreement.

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by and between:-

1. DEFINITION:

1.1 OWNERS/LANDLORDS:- Shall mean **SRI ASOKE KUMAR PALIT**, son of Santosh Kumar Palit, PAN = **ALJPP6610R**, AADHAAR NO. **2883 1595 1030**, by Occupation Retired Person, by Nationality Indian, originally resident of Vill. debedia, P.O. Molian, P.S. Hirbandh, Dist. Bankura, Pin - 722173 but now he is residing at Lalbazar Dipogora, Bankura, P.O., P.S. & Dist. Bankura, Pin - 722101 in the state of West Bengal.

1.2 DEVELOPER:- "**DREAM DEVELOPER**", having its registered office at Fulbari, P.O. & P.S. Beliapore, Dist. Bankura, Pin - 722203 West Bengal, represented by its partner 1) **MR. RUPESH MUKHERJEE**, (PAN : **BKMPM8181M**, Aadhar No - **2099 0880 4729**) Son of Mr. Haraprasad Mukherjee, residing at Village, P.O. & P.S - Beliapore, District - Bankura, Pin - 722203 and 2) **MR. SHIRSENDU GHOSH**, (PAN - **AHXPG8642A**), **AADHAAR NO. 4016 8729 9107**, Son of Late Bimalendu Ghosh, Resident of Rabindra Sarani, Bankura, P.O., P.S. & Dist. Bankura, Pin - 722101.

1.3 LAND:- Shall mean all the "**BASTU**" vacate land measuring an area of 0.1407 acres comprising L.R. Khatian No 958, R.S. & L.R. Plot No. 298, 299 & 335 within District, P.S.- Bankura, Mouza Adhurjyabandh, J.L. No. 227, at Ward No. 11 under Bankura Municipality..

- 1.4 **BUILDING** :- Shall mean and include residential multistoried building consisting several flats, garages, and Floors etc. proposed to be constructed at the said property.
- 1.5 **ARCHITECT(S)** :- Shall mean such Architect whom the Developer may from time to time, appoint as the Architect(s) of the Building.
- 1.6 **MUNICIPALITY** :- Shall mean the Bankura Municipality and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.7 **PLAN** :- Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Bankura Municipality and shall also include variations/modifications, alternations 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 **OWNER'S AREA :- AND WHEREAS the owner allocation shall be given of 35% of the Total Construction Area** consisting of flats, garage, store mentioned in the second schedule of this Agreement together with use of common facilities of the building along with undivided proportionate share of the property.
- 1.9 **DEVELOPER'S AREA :- AND WHEREAS the Developers allocation shall be given 65% of the Total construction Area.**
- 1.10 **UNIT/FLAT** :- Shall mean any Unit/ Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat, and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/flat.
- 1.11 **PROJECT** :- Shall mean the work to development undertake and to be done by the Owners herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/Flat(s)/Car Parking space/s and others be taken over the Unit/Flat and occupiers.
- 1.12 **FORCE MAJURE** :- Shall include natural calamities, at of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air 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 polices 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 estimation of the Developer.

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

II. **DURATION:-** This agreement is made for a period of 24 months from the date of it become effective with a grace period of 3 months.

III. **SCOPE OF WORK:-** The Developer shall constructed a multi-storied building according to sanctioned plan of Bankura Municipality over and above the First Schedule Land.

IV. OWNER DUTY & LIABILITY:-

1) The owners have offered total bare land of 0.1407 acres for development and construction of a housing complex consisting of Flats/ Apartments & Parking space of which the entire development cost will be paid by the developer.

2) That the Owner shall within 15 (Fifteen) days from this agreement shall deliver the vacant and peaceful possession of the 1st schedule property to the second party.

1.13 **DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-** The developer mean "DREAM DEVELOPER", having its registered office at Fulbari, Beliatare, P.O.

& P.S. Beliatare, Dist. Bankura, Pin - 722203 West Bengal, represented by its partners

1) **MR. RUPESH MUKHERJEE**, Son of Mr. Haraprasad Mukherjee, residing at Village, P.O. & P.S - Beliatare, District - Bankura, Pin - 722203 and

2) **MR. SHIRSENDU GHOSH**, Son of Late Bimalendu Ghosh, Resident of Rabindra Sarani, Bankura, P.O., P.S. & Dist. Bankura, Pin - 722101 West Bengal

confirms, accepts and assure the owners that they are fully satisfied with the paper/documents related to the ownership, physical measurement of the said land and litigation free possession, suitability of the said land, viability of the said project and will not raise any objection with thereto.

1. The developer confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and obligations made for execution of the total project within schedule time under this agreement and the owners will not have any liability and/or responsibility of finance for execution of the project as the developers will take all financial and/or Bank liability at their own shoulder.

2. The developer has agreed to carry out the total project at his own cost 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 multi-storied buildings including structural design and approval of the local sanctioning authority/ Corporation/Govt. agencies. Any variation/ alteration/ modification from the original approved drawing/plan needs approval of the owners & the Architect before submission to the Corporation/appropriate authority for revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on the 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.
3. That the Second Part or the Developer shall not raise any question regarding the measurement of the 1st Schedule mentioned property and second shall take all the necessary step to save the property from any kind of encroachment by the adjacent land owner.
4. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer proposed flats save and except owners allocation.
5. 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 tune to time during the currency of this Agreement.
6. The First 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 alone be responsible the said incident or damage or loss during construction.
7. That the developer shall be complete the Development work/construction of building/flat at his own cost and expenses in pursuance of the sanctioned plan within 24 months from the date of approval of plan date of sanctioned of the plan by the Bankura Municipality.

7. That the Developer shall not make Owner responsible for any business, loss and/or any damages etc. or due to failure on the part the Developer to correctly construct the Flats and / or to deliver correctly the same to the intending purchasers.

VI. DEVELOPER ALLOCATION:-

Developer Allocations Shall mean 65% of the buildup area building including common facilities of the building along with undivided proportionate share of the said property / premises after providing the **LAND OWNER** allocation as per Second Schedule mention in this Agreement and the **DEVELOPER ALLOCATION** has been mentioned in the Third Schedule.

VII. CANCELLATION:-

The Owner have every right to cancel and/or rescind this agreement after 24 months, if the Developer shall unable to complete the Construction work for that Owner has to give two month clear notice to the developer.

VIII. MISCELLANEOUS:-

- a) Indian Law-This agreement shall be subject to India Law and under the Jurisdiction of Bankura 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.

Disputes - Differences in opinion in relation to or arising out during execution of the housing project under this agreement shall be intimated by a registered letter Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996 with modification made from time to time. The arbitral shall consist of one arbitrator who shall be on Advocate to be nominated by both the parties and their legal advisors.

- c) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/ connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owners time to time.
- d) The owners can visit the construction site any time with intimation to the developer/ site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work. However any unusual and non-permissible actions operations observed at site can be brought to the notice of the developer and the ar6 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 so as to render the first party free from legal obligations and all other risk and hazards whatsoever related to the project.
- 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 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 frame work of Power of Attorney.
- g) A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of materials and workmanship of the water supply system, sewerage system, electric supply system and to be obtained by the developer and will responsible for any defect and rectification thereof at their cost/expenses for a guarantee period of next six months 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 fees for execution and registration of this agreement shall be borne paid and discharged by the Developer exclusively.

The owners shall have no right, title, and interest, claim whatsoever in the consideration received by the developers or its nominees out of the developer's allocation similarly the developer shall have no right, title, interest, claim whatsoever in the consideration received by the owner or its nominees out of owner allocation.

- Handwritten: 1/11/20*
- i) The land owners 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.
 - j) That all applications, building plan along with alteration, modification and addition thereof and other papers and document, if any needed by the developer for the purpose of the sanctioned 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.

- k) Save and except the conditions and stipulations as mentioned herein the owner shall have every right to terminate the agreement at any moment if any condition and stipulations is violated and in case of termination of agreement the developer cannot claim any damages from the land owner the cost incurred in construction of project.
- l) If any further construction can be extended after getting permission, from the component authority, the extended construction divided among the land owner and the developer at a same proportionate as the above mentioned ratio of present proposed construction area is divided.

FIRST SCHEDULE

(DESCRIPTION OF LAND)

All that piece and parcel of "BASTU" vacant Land measuring an area of 0.1407 acres comprising L.R. Khatian No 958, R.S. & L.R. Plot No. 298, 299 & 335, R.S. & L.R. Plot No. 298 admeasuring an area of 01 Decimal or 0.01 Acre, L.R. Plot No. 299 admeasuring an area of 12 Decimal or 0.12 Acre and L.R. Plot No. 335 admeasuring an area of 1.07 Decimal or 0.0107 Acre within District, P.S.- Bankura, Mouza Adhurjyabandh, J.L. No. 227, at Ward No. 11 under Bankura Municipality, Pachbaga Bypass Road (near UJJAYINI)

BUTTED AND BOUNDED AS UNDER

On the North :- 14' - 00" feet wide road ✓

On the South :- Land of Plot No. 299.

On the East :- Land of Plot No. 335 of Asalota Nayek & Sandip Nayek ✓

On the West :- 16' - 00" feet wide road. ✓

SECOND SCHEDULE ABOVE REFERRED TO

(SRI ASOKE KUMAR PALIT)

(Details of Flats)

- i) Flat no. 1B of 1st floor measuring a super built-up area of 634.03 sq. ft. (2BHK)
- ii) Flat no. 1C of 1st floor measuring a super built-up area of 988.40 sq. ft. (3BHK)
- iii) Flat no. 2A of 2nd floor measuring a super built-up area of 1144.21sq. ft. (3BHK)
- iv) Flat no. 2E of 2nd floor measuring a super built-up area of 1122.41 sq. ft. (3BHK)
- v) Flat no. 3E of 3rd floor measuring a super built-up area of 1122.41 sq. ft. (3BHK)

Car Parking 3 out of 9 and store 200 Sq. Ft. Carpet Area.

THIRD SCHEDULE ABOVE REFERRED TO

"DREAM DEVELOPER"

- i) Flat no. 1A of 1st floor measuring a super built-up area of 1144.21 sq. ft. (3BHK)
- ii) Flat no. 1D of 1st floor measuring a super built-up area of 779.83 sq. ft. (2BHK)
- iii) Flat no. 1E of 1st floor measuring a super built-up area of 1122.41 sq. ft. (3BHK)
- iv) Flat no. 2B of 2nd floor measuring a super built-up area of 634.03 sq. ft. (2BHK)
- v) Flat no. 2C of 2nd floor measuring a super built-up area of 988.40 sq. ft. (3BHK)
- vi) Flat no. 2D of 2nd floor measuring a super built-up area of 779.83 sq. ft. (2BHK)
- vii) Flat no. 3A of 3rd floor measuring a super built-up area of 1144.21sq. ft. (3BHK)
- viii) Flat no. 3B of 3rd floor measuring a super built-up area of 634.03 sq. ft. (2BHK)
- ix) Flat no. 3C of 3rd floor measuring a super built-up area of 988.40 sq. ft. (3BHK)
- x) Flat no.3D of 3rd floor measuring a super built-up area of 779.83 sq. ft. (2BHK)

Car Parking 6 out of 9, and store 120 Sq. Ft .Carpet area.

SPECIFICATION

Structure RCC Framed structure with anti-termite treatment in foundation.

Floor Vitrified tiles in Drawing Cum Dining area, ceramic, tiles in Bedroom & Varandah, antiskid ceramic tiles in Kitchen & Bathroom.

Kitchen Granite platform for cooking with stainless steel sink, feet dodo with glazed tiles over Granite Platform.

External Wall Finished with weather coat paint of reputed brand on one coat showmen (wall putty).

Internal Wall Plaster of Paris inside the flat Plaster of Paris with a coat of primer in all common areas.

Doors Sal wood framed with flush door in all rooms except main door which would be flush door veneer on both sides.

Windows Anodized aluminium sliding windows.

Lift Passenger lift of reputed make.

Electrical Copper wiring with modular switch. One AC point master Bedroom. One T.V. Plug point and a telephone point in Drawing Room, one 15 amp point of fridge in Dining area, one 16 amp point for Geyser in one bathroom, MCB and changeover switches for Reputed Brand.

Water Deep tube well with overhead reservoir for 24 hour.

Supply water supply at the entire complex.

Generator 24 hours power back up for all common services specific back up Power for each flat, all at extra charges.

Security 24 hours security for the entire complex, video screen& door phone facility.

Contd.....P/11

IN WITNESS WHEREOF, the parties hereto have set their respective hands on these presents on the date, month and year hereinabove first mentioned in the presence of the following witnesses.

WITNESS

Supradip Das
S/O - Shyamal Das
Shukharia para, School
Danga, Bankura

Subhaj Rana.
S/O Lt. K. K. Rupa Rana.
Cinemastore Bankura.

Koushik Palit
S/O - Asoke Kumar
Palit.
ADD:- Lalbazar, Dipogora,
Bankura.

Photographer and Finger Prints of all parties are affixed in separate sheets which is part of the Deed.

Drafted by:-

Abhishek Chaudhuri
ABHISHEK CHAUDHURI
Advocate
Judge Court, Bankura
Enrol. No. F/423/652/2017
(ADVOCATE)
Bankura District Court

Typed by:-

Koushik Banerjee
KOUSHIK BANERJEE
Bankura Court Compound


Signature of the LAND OWNER

For DREAM DEVELOPER

Partner

For DREAM DEVELOPER
Shirsendu Ghosh.
Partner

Signature of the DEVELOPER

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল

Passport size photograph & finger print of both hands attested by me

স্বাক্ষর

Signature

Abdullah Kabir

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল

Passport size photograph & finger print of both hands attested by me

স্বাক্ষর

Signature

For DREAM DEVELOPER

Farhad Masud

Partner

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল

Passport size photograph & finger print of both hands attested by me

স্বাক্ষর

Signature

For DREAM DEVELOPER

Shironda Ghosh

Partner

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল

Passport size photograph & finger print of both hands attested by me

স্বাক্ষর

Signature

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



192023240391325941

GRN Details

GRN:	192023240391325941	Payment Mode:	Online Payment
GRN Date:	20/02/2024 12:02:49	Bank/Gateway:	State Bank of India
BRN :	CK000RBVO2	BRN Date:	20/02/2024 12:03:41
GRIPS Payment ID:	200220242039132593	Payment Init. Date:	20/02/2024 12:02:49
Payment Status:	Successful	Payment Ref. No:	2000468578/2/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Rupesh Mukherjee
Address:	Beliator Bankura , West Bengal, 722203
Mobile:	7908975013
Contact No:	9332679822
Depositor Status:	Buyer/Claimants
Query No:	2000468578
Applicant's Name:	Mr Subhas Rana
Identification No:	2000468578/2/2024
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	20/02/2024
Period To (dd/mm/yyyy):	20/02/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000468578/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	2030
2	2000468578/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				2058

IN WORDS: TWO THOUSAND FIFTY EIGHT ONLY.

জেলা: [01]বাঁকুড়া

ব্লক: [01]বাঁকুড়া-1

মৌজা: [227]অধরুয়াবাঁধ

(Live Data As On 20/02/2024,11:48:04)

জে.এল নং: 227 থানা: বাঁকুড়া

খতিয়ান নং :	958
স্বায়তের নাম :	অশোক কুমার পালিত
পিতা/স্বামী :	সন্তোষ কুমার
ঠিকানা :	দেব্রদিয়া মলিয়ান বাঁকুড়া
জমির পরিমাণ:	0.1407 একর
দাগের সংখ্যা :	3

অত্রস্বত্বের দাগের বিবরণ ও পরিমাণ:

দাগ নং	শ্রেণী	অংশ	অংশ পরিমাণ(একর)	মন্তব্য
298	কানালী	0.0140	0.0100	Nil
299	কানালী	0.1576	0.1200	Nil
335	কানালী	0.0563	0.0107	Nil

Disclaimer: This Record is only for information purpose. Do not treat it as official documents. It is not an official app. The source of these data is the official portal of Land and Land Reforms and Refugee Relief and Rehabilitation Department (<https://banglarbhumi.gov.in>), which are available in public domain

Ashok Palit

Major Information of the Deed

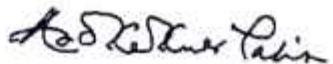
Deed No :	I-0102-00639/2024	Date of Registration	20/02/2024
Query No / Year	0102-2000468578/2024	Office where deed is registered	
Query Date	20/02/2024 11:36:13 AM	A.D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Subhas Rana Cinema Road Bankura, Thana : Bankura, District : Bankura, WEST BENGAL, Mobile No. : 9332679822, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 3]		
Set Forth value	Market Value		
	Rs. 39,88,845/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,030/- (Article:48(g))	Rs. 28/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Chistandanga Road, Road Zone : (Ward no 11 – Ward no 11) , Mouza: Adhuryabandh, JI No: 227, Pin Code : 722101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-298		Bastu	Kanali	1 Dec		2,83,500/-	Width of Approach Road: 20 Ft.,
L2	RS-299		Bastu	Kanali	12 Dec		34,02,000/-	Width of Approach Road: 20 Ft.,
L3	RS-335		Bastu	Kanali	1.07 Dec		3,03,345/-	Width of Approach Road: 20 Ft.,
		TOTAL :			14.07Dec	0 /-	39,88,845 /-	
		Grand Total :			14.07Dec	0 /-	39,88,845 /-	

Land Lord Details :

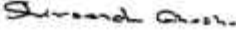
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Asoke Kumar Palit (Presentant) Son of Santosh Kumar Palit Executed by: Self, Date of Execution: 11/12/2023 , Admitted by: Self, Date of Admission: 20/02/2024 ,Place : Office		 Captured	
		20/02/2024	LTI 20/02/2024	20/02/2024

Lalbazar Dipogora, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: abxxxxxx0r, Aadhaar No: 28xxxxxxxx1030, Status :Individual, Executed by: Self, Date of Execution: 11/12/2023
 , Admitted by: Self, Date of Admission: 20/02/2024 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Dream Developer Fulbari Beliator, Village:- Beliator, P.O:- Beliator, P.S:-Beliator, District:-Bankura, West Bengal, India, PIN:- 722203 , PAN No.:: aaxxxxxx8j, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Rupesh Mukherjee Son of Haraprasad Mukherjee Date of Execution - 11/12/2023, , Admitted by: Self, Date of Admission: 20/02/2024, Place of Admission of Execution: Office	Photo  Feb 20 2024 1:48PM	Finger Print  Captured Feb 20 2024 1:48PM	Signature  20/02/2024
	Village:- Beliator, P.O:- Beliator, P.S:-Beliator, District:-Bankura, West Bengal, India, PIN:- 722203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bkxxxxxx1m, Aadhaar No: 20xxxxxxxx4729 Status : Representative, Representative of : Dream Developer (as Partner)			
2	Name Mr Shirsendu Ghosh Son of Late Bimalendu Ghosh Date of Execution - 11/12/2023, , Admitted by: Self, Date of Admission: 20/02/2024, Place of Admission of Execution: Office	Photo  Feb 20 2024 1:48PM	Finger Print  Captured Feb 20 2024 1:48PM	Signature  20/02/2024
	Rabindra Sarani Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxxx2a, Aadhaar No: 40xxxxxxxx9107 Status : Representative, Representative of : Dream Developer (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Supradip Das Son of Mr Shyamal Das Schooldanga Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101	 20/02/2024	 Captured 20/02/2024	 20/02/2024

Identifier Of Mr Asoke Kumar Palit, Mr Rupesh Mukherjee, Mr Shirsendu Ghosh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Asoke Kumar Palit	Dream Developer-1 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Asoke Kumar Palit	Dream Developer-12 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Asoke Kumar Palit	Dream Developer-1.07 Dec

Endorsement For Deed Number : I - 010200639 / 2024

On 20-02-2024

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

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

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

Presented for registration at 12:45 hrs on 20-02-2024, at the Office of the A.D.S.R. BANKURA by Mr Asoke Kumar Palit ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 39,88,845/-

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

Execution is admitted on 20/02/2024 by Mr Asoke Kumar Palit, Son of Santosh Kumar Palit, Lalbazar Dipogora, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business

Indetified by Mr Supradip Das, , Son of Mr Shyamal Das, Schooldanga Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Business

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

Execution is admitted on 20-02-2024 by Mr Rupesh Mukherjee, Partner, Dream Developer, Fulbari Belliator, Village:- Belliator, P.O:- Belliator, P.S:-Belliator, District:-Bankura, West Bengal, India, PIN:- 722203

Indetified by Mr Supradip Das, , Son of Mr Shyamal Das, Schooldanga Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Business

Execution is admitted on 20-02-2024 by Mr Shirsendu Ghosh, Partner, Dream Developer, Fulbari Belliator, Village:- Belliator, P.O:- Belliator, P.S:-Belliator, District:-Bankura, West Bengal, India, PIN:- 722203

Indetified by Mr Supradip Das, , Son of Mr Shyamal Das, Schooldanga Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28.00/- (E = Rs 28.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2024 12:03PM with Govt. Ref. No: 192023240391325941 on 20-02-2024, Amount Rs: 28/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK000RBVO2 on 20-02-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,030/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,030/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1961, Amount: Rs.5,000.00/-, Date of Purchase: 11/12/2023, Vendor name: Debdas Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2024 12:03PM with Govt. Ref. No: 192023240391325941 on 20-02-2024, Amount Rs: 2,030/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK000RBVO2 on 20-02-2024, Head of Account 0030-02-103-003-02



Partha Balraggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
Bankura, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0102-2024, Page from 11674 to 11693
being No 010200639 for the year 2024.



ba

Digitally signed by PARTHA BAIRAGGYA
Date: 2024.02.20 18:03:22 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 20/02/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
West Bengal.

