

2546

R-2724/25

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

सत्यमेव जयते

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

K 376443

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A.D.S.R. Durgapur
Paschim Bardhaman
13 MAR 2025

28
11.03.25
K 376443/25



****DEVELOPMENT AGREEMENT****

Dist.- Burdwan (Paschim Bardhaman), P.S.- New Township, Mouza- Sankarpur, J.L. No.- 109, R.S. Plot No.- 71, appertaining to L.R. Plot No.- 271, Area of land 4.5(Four point Five) khata or 07 (Seven) satak , Under the Area of Jemua Gram Panchayat



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07 MAR 2025

Sl. No. 984 Date.....
Sold to..... K. C. ASSOCIATES
Address..... DGT/13
Value of Stamp..... 5000
Date of Purchase of the stamp paper
from Treasury..... 27 FEB 2025
Name of the Treasury from
Durgapur
Chatterjee
Somnath Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur-16
Licence No.-1/2016-17



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

11 MAR 2025

BETWEEN

SMT. DULALI ROY (PAN No.- CABPR5263B) [Aadhaar No- 7264 3902 0952] Daughter of Late Nakul Chandra Bahattacharjee, Wife Of Sudhansu Shekor Roy, by faith: Hindu, by nationality: Indian, Occupation: Housewife, residing at 7/14, Saptarshi Park, Shankarpur West, Bidhannagar, P.O.- Durgapur ABL Township So, P.S.-Durgapur, Dist.- Paschim Bardhaman, Pin. 713206, West Bengal. Hereinafter referred to as the **LAND OWNER** (which expression shall unless repugnant to the context or meaning thereof mean and include their legal respective heirs, executors, administrators and assigns) of the **FIRST PARTY**.

AND

K C ASSOCIATES (PAN No.- AAKFK5269M) a partnership firm having its registered office at Shyam Complex, P.O.- Benachity, Durgapur-13, P.S.- Durgapur, District:- Paschim Bardhaman, Pin-713213, West Bengal, represented by its partners:-

[1] MD NASIM KHAN (PAN No.- ANHPK8226A) Aadhaar No- 4683 3541 5012] Son of Late MD Muslim Khan, by faith Muslim, by Nationality Indian, by Occupation: Business, resident of A1/2, Ashiyana, Naim Nagar, PO: Durgapur, PS & ADSR: Durgapur, Dist: Paschim Bardhaman, Pin: 713203.

[2] MR. MANOJ CHOUDHURY [PAN No.- AFYPC4626H] [Aadhaar No- 975601815019] son of Late Surendra Choudhury, by faith-Hindu, By Occupation-Business, by nationality-Indian, residing at 3/10, S.C Path, City Centre, P.O-Durgapur-16, P.S-Durgapur, Dist-Paschim Bardhaman, West Bengal, Pin-713216.

Hereinafter referred to as the **DEVELOPER** (unless repugnant to the context shall mean and include their representatives, heirs, successors, executors, administrators, trustees, legal representatives and assigns) on the **OTHER PART**.

WHEREAS the afore stated Land Owner is now the absolute owner of the below schedule mention property by way of sale deed as

hitherto; as firstly the original owner of the said plot of land was Makhan Chandra Gope @ Makhanlal. After the demise of Makhan Chandra Gope @ Makhanlal his only son namely Bikram Gope, his name had been recorded R.S.R.O.R vide khatin no. 67, mouza-Sankarpur, measuring about 3.58 acre or 358 satak. During his life time he transfer his share to Bachhu Bhakat measuring about 01 acre out of 3.58 acre or 358 satak by way of sale deed vide sale deed no. 2347/1951, since purchased he possess and enjoy the land measuring about 01 acre out of 3.58 acre or 358 satak after the purchased the above mention land Bachhu Bhakat is/was enjoying and possessing the same and after the demise of Bachhu Bhakat his legal hairs namely Sorju Bhakat (son) and Sri Gopal Bhakat (son) and Sonichari Bhakat (wife) are possessing and enjoying the same and subsequently on 17/12/1956 this above mention legal hairs transfer 01acre out of 3.58 acre or 358 Satak to Smt. Radharani Dasi @ Radharani Majhi, W/o. Amluya Majhi by way of registered sale deed vide book no. 01, volume no. 56, pages 135 to 137, being no. 5535 in year 1956. After the purchased Smt. Radharani Dasi @ Radharani Majhi is/was the sole owner of demarcated 01 acre property and she recoded his name before the competent authority and she possess and enjoy the above mention land and paying the taxes and free from all such encumbrances. After that Smt. Radharani Dasi @ Radharani Majhi transfer the land more or less 4.5 katha or 07 satak to Smt. Dulali Ray, W/o Sudhansu Sekhar Ray by way of registered sale deed vide deed no.622/1990, registered before Additional District Sub-Registrar Durgapur. And after the purchased Smt. Dulali Roy and subsequently this present Land Owner recorded her name(s) in the L.R.R.O.R., vide L.R. Khatian No.- 2013, under mouza- sankarpur, P.S.- New Township, Dist.- Paschim Bardhaman. Since then the Land Owner have been in possession and enjoyment of the schedule mention property and paying taxes and levies thereon and is free from all such encumbrances, liens and appendages thereto and without any interferences, objection or interruption from anybody having permanent, heritable and transferrable, title and interest therein as she became the owner(s) of the land forming part of R.S. Plot No.- 71, appertaining to L.R. Plot No.- 271, total measuring about 4.5(Four point Five) khata or 07 (Seven) satak more-fully described in the schedule hereto.

WHEREAS the First Party as aforementioned is the absolute and lawful owner of the immovable property as schedule below and since then she is 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 LR.R.O.R , of which the said property was entered in the name(s) of the First Party(s) 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/are desired to get the aforesaid landed property developed into a Multi-storied Housing complex constructed thereon through any Sincere. Responsible and Reputed Builder and the Other 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 Other Party with regard to the development & construction of the proposed Multi-storied Housing 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/Housing 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 'Jemua Gram Panchayat' and/or other competent authority(s) but the owners/Land Owners, 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 other party(s) as Developer(s) to develop and construct the said property forming into a Housing complex(s).

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

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

II. LAND:- Shall mean the area admeasuring 4.5(Four point Five) khata or 07 (Seven) satak be the same a little more or less at Mouza- Sankarpur, J.L. No.- 109, R.S. Plot No.- 71, appertaining to L.R. Plot No.- 271 comprised in L.R. Khatian No.- 2013 under the jurisdiction of 'Jemua Gram Panchayat', 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 Other 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 'Jemua Gram Panchayat' and/or other concerned authorities for the time being in force as per the plan(s) to be sanctioned by the 'Jemua Gram Panchayat' and/or by the competent authorities.

1.2 ARCHITECT(S) :- Shall mean such Architect(s) whom the Developer(s) may from time to time, appoint as the Architect(s) of the said Building.

1.3 PLAN :- Shall mean the sanctioned and approved Plan of the said building(s) sanctioned by the 'Jemua Gram Panchayat' 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.

1.4 OWNER CONSIDERATION AND FLAT ALLOCATION :- In consideration of the Land Owner(s) having appointed the Other Party (s) as Developer of the said property and the Land Owner(s) agreed & allowed the Developer to appropriate themselves the

profits arising from the said only B+G+10 Construction Building. Development as is hereinafter provided, as acknowledged by the Land Owner, the Developer will be pay to the Land Owner a sum of **Rs. 93,83,432/- (Rupees Ninety-Three Lakhs Eighty-Three Thousand Four Hundred Thirty-Two) only** lump-sum being the full and final consideration in terms of money which shall therefore be refundable and/or accountable as per the then market value of the said understated share in the following manner:

- (a) (i) The Land Owner/ Owner accept an amount of **Rs. 50,00,001/- (Rupees Fifty Lakhs and One) only** out of final consideration amount i.e. **Rs. 93,83,432/- (Rupees Ninety-Three Lakhs Eighty-Three Thousand Four Hundred Thirty-Two) only** from the Developer at the time of signing this Development Agreement and Development power of attorney. The details of the payments as follows:

<u>Sl. No.</u>	<u>Cheques No.</u>	<u>In favour of</u>	<u>Bank</u>	<u>Date</u>	<u>Amount</u>
1.	058590	Dulali Roy	UBI	08/04/2024	Rs.- 1,00,001/-
2.	069422	Dulali Roy	UBI	24/08/2024	Rs.- 2,00,000/-
3.	069338	Dulali Roy	UBI	04/02/2025	Rs.- 2,00,000/-
4.	075127	Dulali Roy	UBI	04/03/2025	Rs.- 30,00,000/-
5.	075128	Dulali Roy	UBI	05/03/2025	Rs.- 15,00,000/-

(ii) At the time of vacating schedule mention property and handed over the schedule mention property to the Developer, at that time the Developer should be paid **Rs. 3,83,431/- (Rupees Three Lakhs Eighty-Three Thousand Four Hundred Thirty-One) only** out of final consideration amount i.e. **Rs. 93,83,432/- (Rupees Ninety-Three Lakhs Eighty-Three Thousand Four Hundred Thirty-Two) only** in favour of Smt. Dulali Roy.

(iii) The Developer also further paid an amount of **Rs. 5,00,000/- (Rupees Five Lakhs) only** out of final consideration amount i.e. **Rs. 93,83,432/- (Rupees Ninety-Three Lakhs Eighty-Three Thousand Four Hundred Thirty-Two) only** in favour of Smt. Dulali Roy, at the time of casting of 4th floor roof over the schedule mentions property.

(iv) The Developer also paid an amount of **Rs. 10,00,000/- (Rupees Ten Lakhs) only** out of final consideration amount i.e. **Rs.**

93,83,432/- (Rupees Ninety-Three Lakhs Eighty-Three Thousand Four Hundred Thirty-Two) only in favour of Smt. Dulali Roy, at the time of casting of 8th floor roof over the schedule mentions property.

(v) Provide that, the Developer also provide one 3BHK flat vide flat no. 106(F), at first floor, Urvasi Phase -II, measuring about 1298.57 sq. ft. (Super Build-up) along with Car parking and along with development charges.

(vi) At the time of possession over the schedule mention property the Developer should be paid rest and last amount of Rs.- 25,00,000/- (Rupees Twenty five Lakhs) only out of final consideration amount i.e. Rs. 93,83,432/- (Rupees Ninety-Three Lakhs Eighty-Three Thousand Four Hundred Thirty-Two) only in favour of Smt. Dulali Roy. Being the advance consideration and/or earnest money paid by the Developer(s) (the payment and receipt whereof the Land Owner(s) doth hereby admit, acknowledge, acquit, release and discharge the Developer forever). On execution of these presents the Land Owner shall handover the vacant and peaceful possession of the said property and the original documents/papers pertaining to the said schedule below property to the Developer for the purpose of development.

- (ii) The Land Owner only received consideration and flat allocation that amount of Rs. 93,83,432/- (Rupees Ninety-Three Lakhs Eighty-Three Thousand Four Hundred Thirty-Two) only and one 3BHK flat at first floor Urvasi Phase -II, measuring about 1298.57 sq. ft. (Super Build-up) along with Car parking and along with development charges. from the developer, which is fully describe in the above mention column. The amount should be paid part by part which is mention in the above and the Land Owner never claims in further.

1.5 DEVELOPER'S DEVELOPMENT AREA :- Shall mean 100% (Hundred) Percent—of the Total Super Built-up Area of the sanctioned and approved Plan and the entire proposed multi-storied Housing Complex with such maximum floors together with undivided impartible and proportionate interest in the said land.

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- 1.6 UNIT :-** Shall mean any Unit(s)/Flat(s)/Garage(s) spaces, etc. in the Building 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 afore stated Developer(s) herein with utmost assistance and assurance from the Owner(s)/Land Owner(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;

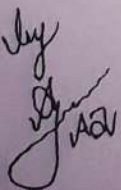
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- iv. If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- v. If it be a Trust then its Trustees members for the time being in force 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; if 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 concerned authorities consisting of Flats apartments/units/garages and works-men room, spaces, etc. shall be erected by the Developer unto the Schedule below property of the First Party(s)/Owner(s)/Land Owner(s), by 42 Months with a grace period of 06 Months and that shall be calculated from the date of approval and sanction of plan and all necessary permissions for such development works unto the said property by the Developer(s). 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 'Jemua Gram Panchayat' 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 4.5(Four point Five) khata or 07 (Seven) satak for development and construction of a multi-storied residential building consisting of flats/apartments, parking spaces and such spaces, etc.
2. That the Owner(s)/Land Owner(s) hereby declares and acknowledges that
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no such indenture/legal document among the Owners/Land Owners and/or any other party(s)/person(s) except K C ASSOCIATES 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.
 - c) That the Owner (s)/Land Owner (s) bound to signature over the Development Power of Attorney after the registration of this Development Agreement.
 - d) That the Owner (s)/Land Owner (s) did not get share of the super built-up area of the B+G+10 construction building and this Owner(s)/Land Owner(s) also declare that if the competent authority shall sanction or approved plan excess the B+G+10 then this Owner(s)/Land Owner(s) never claim after the B+G+10 construction building.
3. That the Owner/Land Owner have agreed that either they will 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 Owner maintaining all terms & conditions or whatsoever or shall execute a Development Power of Attorney in favour of the Developer for execution of such documents followed by such other works. The Owner/Land Owner hereby acknowledge not to interfere on the developer(s) portion/share as mentioned above and as such shall not

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intrude/anything whatsoever with the amount so received from the prospective buyer(s).

4. That the Owner/Land Owner shall make out 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.
5. That the First party(s) hereby assures the Other 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.
6. That on and from the time of execution of these presents, the Land Owners shall deliver or cause to be delivered all such title deeds, parcha, other requisite documentations/papers, plans approvals, etc. in relation to the said landed property which is hereby agreed to be developed by the Builder Developer. The Owners/Land Owners 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.
7. That the Land Owners hereby declare that no notice from Government or any other body or authority or under the 'Jemua Gram Panchayat' or 'Land Acquisition Act' of The Defence of India Act or under any other legislative enactments. Government Ordinances, Order or Notification (including any notice for acquisition or requisition of plats 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.
8. That the Owners/Land Owners agree and acknowledges that they give their full authority & power to Other Party to do & execute all

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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 "Jemua Gram panchayat", and such other statutory authority/authorities or public body(s).

9. That immediately on the execution of these presents, the Land Owner herein have decided to execute a Development Power of Attorney in favour of the Developer 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 Developer on behalf of the Land Owners to the Competent Authority, Urban / Rural Land Ceiling, 'Jemua Gram Panchayat', and / or competent authority, 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 Developer on behalf of the Land Owners. 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 Land Owner alone.
10. That the Land Owner hereby authorize the Developer 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 Developer. The Other Party shall be entitled to mortgage the subject noted landed property to avail bank finance and First Party

hereby admits that she shall have no-objection in this regard in any manner.

11. That the Land Owner declares that the property in question is the recorded property in the LR.R.O.R at the B.L & L.R.O Department at Faridpur - Durgapur. 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.
12. That the Developer 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.
13. That the Land Owner/Owner or her legal heirs did not challenged this Development Agreement or Development Power of Attorney in any forum or any Court. Not only that the legal heirs of Land Owner are bound to put their respective signature over a new registered Power of Attorney/Development Power of Attorney in favour of this developer if require.
14. That the owner/Land Owner agrees and acknowledges that they or their legal respective heirs are bound to obey all the terms & condition of this Development Agreement as well as development power of attorney. Not only that the legal heirs of Land Owner are bound to put their respective signature over the every document which will be required as per time to time and Land Owner/owner and her legal heirs always co-operate with the developer.

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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 Panchayat / 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 or any such financing and execute the project or part thereof except such consideration for earn 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 needs approval from the owner or her attorney and the architect before submission to the Panchayat/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 developer. 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 Developer 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 Developer may deem fit and proper. All such allotments and arrangements shall, however, be made by the Developer at their own costs and expenses and at their own risk, the intention being that the Developer 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 Developer shall be entitled to enter into usual Agreement within the Developer 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 Developer 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.

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9. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according responsible for complying with all provisions of law that may be in force from time to time and the sanctioned plan and shall be the Owners 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 Owners 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 Land Owner and all other necessary parties claiming through his/them shall execute Deed of Conveyance/Sale document and/or all other writings in favour of such person(s) as the Developer may direct and in the event of Conveyance/s it can also be given in favour of the Nominee/s of the Developer or a proposed Co-op Housing Society. The Developer 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 42 Months as stated-above and after getting all the necessary permission for such Development works as well as such relevant papers/documentation with further additional grace period of 06 months.
12. That the Developer shall not make the Owners responsible for any business loss and/or any damages etc. or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such cases the Developer shall be the entire responsibility; needless to mention that the Owner(s) shall in every way assist the Developer.
13. That Developer agrees to indemnify the land owners 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).

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14. 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.

VIII. CANCELLATION :- The Owner(s)/Land Owner(s) has never right to cancel and/or rescind this indenture after 24 (twenty-four) months from the date of receiving all the necessary permission from the competent authority and ground breaking ceremony and submission of all such necessary papers/documentations and/or approvals to the developer(s) by the owner(s)/Land Owner(s); if the developer fails/neglects to construct such initial stage of work over the said property at that time the Owner(s)/Land Owner(s) cannot cancel this indenture. 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-for 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) Disputes: Differences in opinion in relation to or arising out during execution of the multi-storied housing complex(s) 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 tribunal shall consist of joint Arbitrator who shall be an Advocate or person(s) from legal fraternity, to be nominated by either the parties or their legal advisors.

- d) Photo copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, installation of four passenger lift or connection of water, fire & electricity, sewerage disposal etc. with due approval and or any other clearances from competent authority are to be supplied by the developers to the owners time to time and vice versa.
- e) The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with site supervisor 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.
- f) In case the Building Plan under G+4 standard is not approved by the 'Durgapur Municipal Corporation' and/or competent authority, in that context the consideration/value/portion has to be reduced proportionately on the basis of total area and storied approved by the 'Jemua Gram Panchayat' and/or the competent authority under the approved standard which is hereby agreed & acknowledged by the Land Owner(s).
- g) 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.
- h) The other 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

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shall be allocated/divided as per the ratio as stated above with all such rights.

- i) 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.
- j) 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.
- k) The owners shall have no right, title, interest; claim whatsoever in the consideration received by the developers or its nominees out of the developer allocation.
- l) The land owners and the developer 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.
- m) 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.

July
[Signature]

THE FIRST SCHEDULE ABOVE REFERRED
(DESCRIPTION OF THE LAND)

ALL THAT Pieces and Parcel of the Plot of Land situated under the jurisdiction of 'Jamua Gram Panchayat', P.S.- New Township within Mouza- Sankarpur, J.L. No.- 109, over R.S. Plot No.- 71, appertaining to L.R. Plot No.- 271 comprised in L.R. Khatian No.- 2013 within Additional District Sub-Registrar Office and Sub-division at Durgapur, District- Paschim Bardhaman, West Bengal,

That the total land that has being offered is of an area admeasuring 4.5(Four point Five) khata or 07 (Seven) satak be the same a little more or less classified as 'Baid' and to be used as 'residential purpose' being delivered to the afore stated Developers for construction of multi-storied building/Housing complex(s) by the Land Owner(s) which is Butted and Bounded as hereto:-

On the North	Land of Niyati Pandey;
On the South	House of Amitabha Roy;
On the East	20 ft. Pucca Road;
On the West	Land of K.C. Associates;

THE SECOND SCHEDULE ABOVE REFERRED
(DESCRIPTION OF ALLOCATION OF THE LANDOWNERS
AND DEVELOPERS)

It has been agreed between the parties that the tune of share or division of the units/flats/apartments to be construct by the developer herein of the above mention 'FIRST SCHEDULE', will be as follows, subject to be sanctioned building plan.

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(LAND OWNERS ALLOCATION)

That the Land Owner only received consideration and flat allocation that amount of Rs. 93,83,432/- (Rupees Ninety-Three Lakhs Eighty-Three Thousand Four Hundred Thirty-Two) only which is fully describe in the above mention from the developer. The amount should be paid part by part which is mention in herein above and also provide one 3BHK Flat, vide flat no. 106(F), at first floor, Urvasi Phase -II, measuring about 1298.57 sq. ft. (Super Build-up) along with Car parking area and development charges.

(DEVELOPER'S ALLOCATION)

That the developer will get the entire constructed area on the actual coverage/usage of the 'FIRST SCHEDULE' land in the project as per sanction plan, duly approved and permitted by the competent authority, and/or by the concern authority, after excluding/deducting the above mentioned allocation of the landowners.

(TENTATIVE SCHEDULE MENTIONING TYPE OF CONSTRUCTION AND SPECIFICATION) :

01.	Foundation concrete	Reinforced cement
02.	Super Structure Concrete	Reinforced cement covert Columns, beams and slabs
03.	Plinth	Brick Work with sand and Cement.
04.	Walls Thicks	External Wall 200 mm, brick work, internal partition wall 75/125 mm , thick brick work with cement mortar.
05.	Finishing walls	Finishing internally all walls and ceiling shall plaster cover which shall be finished with plaster of parish.
06.	Flooring Tiles	Marble/Tiles/Ceramic floor flooring in 3 inch skirting at the bed room, drawing cum dining, balcony, toilet and kitchen.

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07.	Toilet	4 ft." height glazed tiles on the wall.
08.	Kitchen	2 ft., height glazed tiles on the wall over the kitchen slab. Kitchen slab will be made by Black stone , Steel sink will be provided.
09.	Doors	Main entrance door will be made of wooden and other door will be Iron gate and in all rooms frame with flash door and lock and PVC door at toilet and kitchen.
10.	Window	Anodized aluminium sliding window with glass fittings.
11.	Electrical Installation	I.S.I. standard concealed wiring up to points but without light and fan fittings.
	i) Bed room	Two light points, one fan point, plug point (5 amp).
	ii) Dining	One light point, one fan point, one 15 amp and one 5 amp plug point.
	iii) Toilet	One light point, one exhaust fan point and one 15 amp plug point.
	iv) Kitchen	One light point, one exhaust fan point and one 15 amp plug point.
	v) Main Entrance	One bell point.
12.	Water Supply	Water will be supplied within the premises.
13.	Plumbing Work	Commode with L.D.P.V.C. cistern, one basin, and all fittings will be standard made white in colour.
14.	Roof	Roof of the building to be finished with net cement or otherwise.

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[The above specification(s) may 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).]

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)/Land Owner(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.

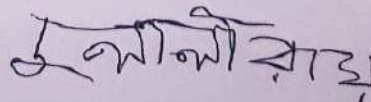
IN WITNESS WHEREOF the Owner/Land Owner and Developers hereto have set their hands on being aware of such legal terminology on this the 11th Day of March, 2025 in presence of the undersigned witness and as such explained this indenture in mother-tongue before all parties and thereafter have affix and formulated their respective signatures after satisfaction with full of mental and physical competencies.

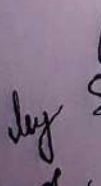
SIGNED, SALED & DELIVERED
IN PRESENCE OF:-

WITNESSES:

Santam Pandit
S/o Late Krishna Sharan Dheram Pandit
2/10 Michael Sarani, Subhas Pally
Benechity, Durgamow - 13

Signature of the land owner:-



 Buddha Dev Roy
S/o Sandhan Sandhan Roy
Saptskipark DGP-6

(Smt. Dulali Roy)

3 Ram Kenu Samanta
870/4 Srinjanna Das
Samanta
Palashdike Durgpur 8

Signature of the Developers:-

K. C. ASSOCIATES

MD. Nasim Khan

Partner

(MD. Nasim Khan)

K. C. ASSOCIATES

Manoj Choudhury

Partner

(Manoj Choudhury)

Drafted by me & typed in my office, I read over & explained in Mother languages to all parties to the deed and all of them admit that the same has been correctly written as per their instruction.

Drafted by me

Arnab Halder

Arnab Halder (Advocate)

Durgapur Court, City Centre

Enrollment No.- F/1102/953/2015

Ph. No.- 9563474658 / 8617578430



Typed by:-

Sushanta Mondal.

1 (A)



Colour Photo and Finger prints of both hands enclosed and attested by me
K. C. ASSOCIATES

Partner

M D Nishim Khan
Partner



Colour Photo and Finger prints of both hands enclosed and attested by me.

K. C. ASSOCIATES

Partner

Gay Chaudhary
Partner



Colour Photo and Finger prints of both hands enclosed and attested by me.

दुलानीराज

दुलानीराज

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) Santanu Pandit
2. FATHER/HUSBAND NAME (পিতা / স্বামীর নাম) Lt Krishnadhan Sharan Pandit
3. OCCUPATION (পেশা) Private Service
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা) 2/10 Dicheal Sarani Subhas Bose Surgeon
- VILLAGE / TOWN (গ্রাম) Benachuly
- POST OFFICE (পোস্ট অফিস) Durgam
- POLICE STATION (থানা) Pachan Bardhaman
- DISTRICT (জেলা) West Bengal
- STATE (রাজ্য)

5. RELATIONSHIP WITH SELLER / BUYER (দলিলের বিক্রেতা / দাতা গণের সহিত সম্পর্ক)

6. AADHAR NO.....

PAN

EPIC NO WB/37/265/339381

আমি (শনাক্তকারী) Santanu Pandit অত্র দলিলের (Query No.)

বিক্রেতা / দাতা গনকে শনাক্ত করিলাম

..... Santanu Pandit as identifier identifying the executants of the concerned deed (Query no.)

স্বাধীন সহ দশ আঙুলের টিপ ছাপ

LEFT HAND						 Santanu Pandit
RIGHT HAND						

✓ Santanu Pandit
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)



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



192024250440661478

GRN Details

GRN: 192024250440661478 Payment Mode: SBI Epay
GRN Date: 11/03/2025 11:27:46 Bank/Gateway: SBIEpay Payment Gateway
BRN : 2288603880446 BRN Date: 11/03/2025 11:28:01
Gateway Ref ID: IGASOHZXO1 Method: State Bank of India NB
GRIPS Payment ID: 110320252044066146 Payment Init. Date: 11/03/2025 11:27:46
Payment Status: Successful Payment Ref. No: 2000693827/3/2025
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr KRISHNENDU PAUL
Address: DURGAPUR COURT CITY CENTRE DURGAPUR 16
Mobile: 9434537380
Period From (dd/mm/yyyy): 11/03/2025
Period To (dd/mm/yyyy): 11/03/2025
Payment Ref ID: 2000693827/3/2025
Dept Ref ID/DRN: 2000693827/3/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000693827/3/2025	Property Registration- Stamp duty	0030-02-103-003-02	11
2	2000693827/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	50014
			Total	50025

IN WORDS: FIFTY THOUSAND TWENTY FIVE ONLY.

PAID



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



192024250443756238

GRN Details

GRN:	192024250443756238	Payment Mode:	SBI Epay
GRN Date:	12/03/2025 17:10:15	Bank/Gateway:	SBIePay Payment Gateway
BRN :	4973096452217	BRN Date:	12/03/2025 17:10:32
Gateway Ref ID:	IGASOMNKN7	Method:	State Bank of India NB
GRIPS Payment ID:	120320252044375622	Payment Init. Date:	12/03/2025 17:10:15
Payment Status:	Successful	Payment Ref. No:	2000693827/7/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr KRISHNENDU PAUL
Address:	DURGAPUR COURT CITY CENTRE DURGAPUR 16
Mobile:	9434537380
Period From (dd/mm/yyyy):	12/03/2025
Period To (dd/mm/yyyy):	12/03/2025
Payment Ref ID:	2000693827/7/2025
Dept Ref ID/DRN:	2000693827/7/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000693827/7/2025	Property Registration- Registration Fees	0030-03-104-001-16	43834
			Total	43834

IN WORDS: FORTY THREE THOUSAND EIGHT HUNDRED THIRTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-2306-02724/2025	Date of Registration	13/03/2025
Query No / Year	2306-2000693827/2025	Office where deed is registered	
Query Date	09/03/2025 2:18:34 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Arnab Halder Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9563474658, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property. Agreement [No of Agreement : 1], [4311] Other than Immovable Property. Receipt [Rs : 93,83,432/-]		
Set Forth value	Market Value		
	Rs. 23,18,410/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 93,848/- (Article:E, E, B)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S.- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code: 713206

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-271 (RS -71)	LR-2013	Bastu	Bald	7 Dec		23,18,410/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					7Dec	0/-	23,18,410 /-	

Land Lord Details :



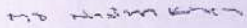


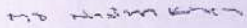


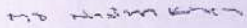


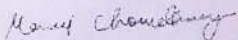


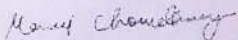


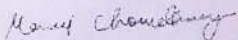
Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs Dulali Roy (Presentant) Daughter of Late Nakul Chandra Bhattacharjee Executed by: Self, Date of Execution: 11/03/2025 Admitted by: Self, Date of Admission: 11/03/2025, Place: Office	 11/03/2025	 RTI 11/03/2025	 11/03/2025

7/14, Saptarshi Park, Shankarpur West, Bidhannagar, City:- Durgapur, P.O:- Durgapur ABL Township, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: caxxxxxx3b, Aadhaar No: 72xxxxxxxx0952, Status :Individual, Executed by: Self, Date of Execution: 11/03/2025
 , Admitted by: Self, Date of Admission: 11/03/2025 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	K C Associates Shyam Complex, Benachity, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Date of Incorporation:XX-XX-2XX0 , PAN No.:: aaxxxxxx9m, Aadhaar No: /2xxxxxxxx4/89, Status :Organization, Executed by: Representative

Representative Details :

Sl 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>Md Nasim Khan Son of Late Mohd Muslim KHan Date of Execution - 11/03/2025, , Admitted by: Self, Date of Admission: 11/03/2025, Place of Admission of Execution: Office</td> <td> Mar 11 2025 3:29PM</td> <td> RTI 11/03/2025 Captured</td> <td> 11/03/2025</td> </tr> </tbody> </table> <p>A/1/2, Ashiyana, Naim Nagar,, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: anxxxxxx6a, Aadhaar No: 46xxxxxxxx5012 Status : Representative, Representative of : K C Associates (as Partner)</p>	Name	Photo	Finger Print	Signature	Md Nasim Khan Son of Late Mohd Muslim KHan Date of Execution - 11/03/2025, , Admitted by: Self, Date of Admission: 11/03/2025, Place of Admission of Execution: Office	 Mar 11 2025 3:29PM	 RTI 11/03/2025 Captured	 11/03/2025
Name	Photo	Finger Print	Signature						
Md Nasim Khan Son of Late Mohd Muslim KHan Date of Execution - 11/03/2025, , Admitted by: Self, Date of Admission: 11/03/2025, Place of Admission of Execution: Office	 Mar 11 2025 3:29PM	 RTI 11/03/2025 Captured	 11/03/2025						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mr Manoj Choudhury Son of Late Surendra Choudhury Date of Execution - 11/03/2025, , Admitted by: Self, Date of Admission: 11/03/2025, Place of Admission of Execution: Office</td> <td> Mar 11 2025 3:30PM</td> <td> LTI 11/03/2025 Captured</td> <td> 11/03/2025</td> </tr> </tbody> </table> <p>3/10, ScC Path, City Center, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: afxxxxxx6h, Aadhaar No: 97xxxxxxxx5019 Status : Representative, Representative of : K C Associates (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Manoj Choudhury Son of Late Surendra Choudhury Date of Execution - 11/03/2025, , Admitted by: Self, Date of Admission: 11/03/2025, Place of Admission of Execution: Office	 Mar 11 2025 3:30PM	 LTI 11/03/2025 Captured	 11/03/2025
Name	Photo	Finger Print	Signature						
Mr Manoj Choudhury Son of Late Surendra Choudhury Date of Execution - 11/03/2025, , Admitted by: Self, Date of Admission: 11/03/2025, Place of Admission of Execution: Office	 Mar 11 2025 3:30PM	 LTI 11/03/2025 Captured	 11/03/2025						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Santanu Pandit Son of Late Krishnadhan Dharam Pandit 2/10, Micheal Sarani Subhash Pally,, City:- Durgapur, P.O:- Benachity, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213		 Captured	
	11/03/2025	11/03/2025	11/03/2025

Identifier Of Mrs Dulali Roy, Md Nasim Khan, Mr Manoj Choudhury

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mrs Dulali Roy	K C Associates-7 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 271, LR Khatian No:- 2013	Owner:दुलाली रॉय, Gurdian:सुधांशु, Address:निज, Classification:बाईद, Area:0.07000000 Acre,	Mrs Dulali Roy

Endorsement For Deed Number : I - 230602724 / 2025

On 11-03-2025

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

Presented for registration at 15.20 hrs on 11-03-2025, at the Office of the A.D.S.R. DURGAPUR by Mrs Dulali Roy
Executive.

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
23,18,410/-

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

Execution is admitted on 11/03/2025 by Mrs Dulali Roy, Daughter of Late Nakul Chandra Bhattacharjee, 7/14,
Saptarshi Park, Shankarpur West, Bidhannagar, P.O: Durgapur ABL Township, Thana: Durgapur, , City/Town:
DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife
Identified by Mr Santanu Pandit, . . Son of Late Krishnadhan Dharam Pandit, 2/10, Micheal Sarani Subhash Pally,, P.O:
Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213,
by caste Hindu, by profession Private Service

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

Execution is admitted on 11-03-2025 by Md Nasim Khan, Partner, K C Associates (Partnership Firm), Shyam
Complex, Benachity, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal,
India, PIN:- 713213

Identified by Mr Santanu Pandit, . . Son of Late Krishnadhan Dharam Pandit, 2/10, Micheal Sarani Subhash Pally,, P.O:
Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213,
by caste Hindu, by profession Private Service

Execution is admitted on 11-03-2025 by Mr Manoj Choudhury, Partner, K C Associates (Partnership Firm), Shyam
Complex, Benachity, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal,
India, PIN:- 713213

Identified by Mr Santanu Pandit, . . Son of Late Krishnadhan Dharam Pandit, 2/10, Micheal Sarani Subhash Pally,, P.O:
Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213,
by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 93,848.00/- (B = Rs 93,834.00/- ,E = Rs
14.00/-) and Registration Fees paid by by online = Rs 50,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/03/2025 11:28AM with Govt. Ref. No: 192024250440661478 on 11-03-2025, Amount Rs: 50,014/-,
Bank: SBI EPay (SBIEPay), Ref. No. 2288603880446 on 11-03-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by by online = Rs 11/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/03/2025 11:28AM with Govt. Ref. No: 192024250440661478 on 11-03-2025, Amount Rs: 11/-, Bank: SBI
E-Pay (SBIEPay), Ref. No. 2288603880446 on 11-03-2025, Head of Account 0030-02-103-003-02

Santanu Pal

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

On 13-03-2025

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 93,848.00/- (B = Rs 93,834.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 43,834/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/03/2025 5:10PM with Govt. Ref. No: 192024250443756238 on 12-03-2025, Amount Rs: 43,834/-, Bank: SBI EPay (SBIPay), Ref. No. 4973096452217 on 12-03-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 984, Amount: Rs.5,000.00/-, Date of Purchase: 07/03/2025, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/03/2025 5:10PM with Govt. Ref. No: 192024250443756238 on 12-03-2025, Amount Rs: 0/-, Bank: SBI EPay (SBIPay), Ref. No. 4973096452217 on 12-03-2025, Head of Account

Santanu Pal

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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 2306-2025, Page from 51563 to 51597
being No 230602724 for the year 2025.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2025.03.17 12:37:15 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 17/03/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.