

7647/24

I-7536/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 369300

11.02.24
22.07.24
A.D.S.R. 187/216/24

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



DEVELOPMENT AGREEMENT

A.D.S.R. Durgapur
Paschim Bardhaman

This Development Agreement made on the day, month
and year as written below.

22 JUL 2024

Contd. Page-02


A.D.S.R.

18 JUL 2024

Sl No. 1828 Date
Sold to Lakshmi Narayan Developsi
Address Dhp-06
Value of Stamp 5000
Date of Purchase of the stamp
Prepared from Treasury 1.1 JUL 2024
Name of the Treasury from
Durgapur



Chatterjee
Somnath Chatterjee
Stamp Vendar

A.D.S.R. Office, Durgapur-16
Licence No.-1/2016-17



Received by the Registrar
of the District of Paschim Bardhaman
the 22nd July 2024
for the purpose of the
Registration of the
document.

22 JUL 2024

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

22 JUL 2024

22 JUL 2024

BETWEEN

[1] **Mr. DEBRAJ RAY** [Pan No-AOLPR9461D] son of Durgaprasad Ray, by faith-Hindu, by nationality-Indian, by Occupation-Business residing at Vivekananda Park, Sector-3, Vill+P.O-Bamunara, Durgapur-713212, P.S-Kanksa, Dist: Paschim Barddhaman, West Bengal .

[2] **Mr. RABI GUHA** [Pan : AJQPG8633C] son of Bijoy Guha, by occupation : Business, by faith : Hindu, by nationality : Indian, residing at A-13/13, Arrah, Kalinagar, PO : Arrah, Durgapur – 713212, P.S : Kanksa, Dist : Paschim Bardhaman, West Bengal.

[3] **Mr. SUBRATA SAMANTA** [Pan No- BCGPS7501F] son of Chitta Ranjan Samanta, by occupation : Retired,

[4] **Mrs. DEBAKI SAMANTA** [Pan No-DOCPS5942Q] wife of Subrata Samanta, by occupation : Housewife, by faith: Hindu, by Nationality: Indian, both are residing at Hatbari Bankura, Natun Gram, Patrasayar, P.S- Patrasayar, Dist- Bankura, West Bengal, Pin-722101.

{ Hereinafter refereed to and called as "LANDOWNERS" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, representatives and assigns) of the ONE PART.

AND

"LAKSHMI NARAYAN DEVELOPERS" [PAN-AALFL6686Q] being a Partnership Firm, having its registered office at having its office at N-30, Nibedita Park, Shankarpur West, P.O-Durgapur-713206, P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal represented by its partner [1] **Mr. ANUP CHAKRABORTY** (Pan No-AOBPC1522J) son of Aditya Nath Chakraborty, by faith: Hindu, by occupation: Business, by nationality: Indian, residing at Shankarpur West, Rabindra Nagar, P.O-Durgapur-06, P.S-Newtownship, District- Paschim Bardhaman, West Bengal. [2] **Mr. ANUPAM KESH** [Pan No-CTPPK1939J] son of Anandamoy Kesh, by faith-Hindu, By Occupation-Business, by nationality-Indian residing at M-3, Zonal Centre, Sagarbhanga, P.O-Durgapur-713211, P.S-Coke-Oven, Dist: Paschim Bardhaman, West Bengal.


Adv

[Hereinafter referred to and called as "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, legal representatives, administrators, executors and assigns) of the SECOND PART.

Whereas the schedule below property originally belongs to Tapan Kumar Bag , who acquired the same by way of Regd deed of sale being no-3753 of 1995 duly registered before ADSR office at Durgapur and thereafter Tapan Kumar Bag transferred an area of 4.5 Katha in respect of RS plot no-52 by way of Regd deed of Sale being no-7253 of 2009 in favour of the Pranab Kaibartya& Monika Kaibartya and name of the Pranab Kaibartya& Monika Kaibartya was duly recorded in the role of BL & LRO under Khatian no-LR-1739,1740 and thereafter Pranab Kaibartya& Monika Kaibartya transferred an area of 4.5 Katha by way of Regd deed of Sale being no-7253 of 2009 in favour of Mr. DEBRAJ RAY & Mr. RABI GUHA and name Mr. DEBRAJ RAY & Mr. RABI GUHA duly recorded in the role of BL & LRO under Khatian no-LR-3047,3046.

Whereas the schedule mentioned land originally belongs to Naba Gopal Goswami which he acquired by way of regd deed of sale being no-3866 of 1997 an area of 5 decimal or 3 katha in respect of RS plot no-52 , and thereafter Naba Gopal Goswami transferred an area of 5 Decimal or 3 katha by way of regd deed of sale being no-365 of 2001 in favour of Smt. Arati Mukherjee wife of Alope Mukherjee and name of Smt. Arati Mukherjee wife of Alope Mukherjee duly recorded in the role of BL & LRO under Khatian no-LR-1326 and whereas after demise of Arati Mukherjee and his husband Alope Mukherjee the schedule mentioned property devolves upon her only son Mr. Soumen Mukherjee as legal heirs and successors and thereafter Soumen Mukherjee transferred an area of 5 Decimal or 3 katha by way of regd deed of sale being no-16 of 2024 in favour of Mr. Subrata Samanta & Mrs. Debaki Samanta and name of Mr. Subrata Samanta & Mrs. Debaki Samanta duly recorded in LR Records of rights under khatian no-LR-3007,3008 and the present owner is owning, possessing and seizing every right title and interest over the said property.



AND WHEREAS the LANDOWNERS desires to develop the "First Schedule Property" by construction of multistoried building or as per sanction of Gram Panchayat up to maximum limit of floor as per sanction plan of the Gram Panchayat and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient times the LANDOWNERS could not be able to take any steps for the said development and as such the LANDOWNERS are searching a Developer for the said development works.

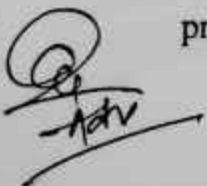
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

I-DEFINITION :

1. **LANDOWNERS :-** Shall mean [1] **Mr. DEBRAJ RAY [Pan No- AOLPR9461D]** son of Durgaprasad Ray, by faith-Hindu, by nationality-Indian, by Occupation-Business residing at Vivekananda Park, Sector-3, Vill+P.O-Bamunara, Durgapur-713212, P.S-Kanksa, Dist: Paschim Barddhaman, West Bengal . [2] **Mr. RABI GUHA [Pan : AJQPG8633C]** son of Bijoy Guha, by occupation : Business, by faith : Hindu, by nationality : Indian, residing at A-13/13, Arrah, Kalinagar, PO : Arrah, Durgapur – 713212, P.S : Kanksa, Dist : Paschim Bardhaman, West Bengal. [3] **Mr. SUBRATA SAMANTA [Pan No- BCGPS7501F]** son of Chitta Ranjan Samanta, by occupation: Retired, [4] **Mrs. DEBAKI SAMANTA [Aadhar No- 363969668623 , Pan No-DOCPS5942Q]** wife of Subrata Samanta, by occupation : Housewife, by faith: Hindu, by Nationality: Indian, both are residing at Hatbari Bankura, Natun Gram, Patrasayar, P.S- Patrasayar, Dist– Bankura, West Bengal, Pin-722101.
2. **DEVELOPER:-** Shall mean "**LAKSHMI NARAYAN DEVELOPERS**" [**PAN-AALFL6686Q**] being a Partnership Firm, having its registered office at having its office at N-30, Nibedita Park, Shankarpur West, P.O-Durgapur-713206, P.S-Newtownship, Dist-Paschim Barddhaman, West Bengal.



3. **LAND:-** Shall mean A piece or parcel of Danga Land measuring an area of 7.5 Katha or 12.375 Decimal [more or less] Comprising plot no RS Plot no- 52 Corresponding to LR plot no- 179, 182 being LR Khatian no- 3007,3008,3046,3047 within Mouza-Shankarpur, J.L No-109, P.S-New Township, District- Paschim Bardhaman, West Bengal and which is butted and bounded: North : Land of Amala Roy. East :16 feet wide Metal Road, South : House of Amit Dan & Santanu Karmakar. West : Land of Ajit Banerjee & Land of Fuljhore Mouza.
4. **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the LANDOWNERS herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.
5. **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
6. **PANCHAYAT :-** Shall mean the Gram Panchayat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
7. **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Gram Panchayat and shall also include variations/ modifications, alterations therein that may be made by the LANDOWNERS herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
8. **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.
9. **PROJECT:** Shall mean the work of development undertake and to be done by the LANDOWNERS herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said



premises be completed and possession of the completed Unit/s/ Flat/ s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.

10.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, lockdown, transport strike, notice or prohibitory order from Panchayat or any other statutory Body or any Court, Government Regulations, new and/or changes in any Panchayat 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.

a. **PURCHASER/S** shall mean and include:

- A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns.
- C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
- D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.
 - 1. **Masculine gender:** Shall include the feminine and neuter gender and vice versa.
 - 2. **Singular number:** Shall include the plural and vice-versa.


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

III- EFFECTIVENESS: - This agreement shall become effective on the day of execution of Development Power of Attorney.

IV- DURATION: - This agreement is made for a period of **36 months** which starts from the date of execution of Development Power of Attorney with a grace period of **6 month**.

V:- SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of Gram Panchayat/ Zila Parisad over and above the Land as described in First Schedule.

VI: - LANDOWNERS DUTY & LIABILITY:-

1. The LANDOWNERS will deliver the First Schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That LANDOWNERS hereby declare that the Schedule mentioned land is free from all encumbrances and if any question regarding ownership of the land is arises on that score the LANDOWNERS is answerable for the same and if any land related dispute is found in future that also shall be meet up by the LANDOWNERS at his own cost and if the Developer agrees to bear the cost or expenses for the same on that score that will be deducted from the LANDOWNERS's Allocation.
3. That the LANDOWNERS shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the first Schedule property in the hands of the developer and also shall supply all the original land related documents and Uptodate Khazna Receipt .



4. The LANDOWNERS hereby declared that :-

- a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
- b) There is no agreement between the LANDOWNERS and any other party except "**LAKSHMI NARAYAN DEVELOPERS**" either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
- c) Sec-202 of Indian contract Act will be taken into consideration in case of death of the LANDOWNERS.
- d) That land related dispute shall be resolved by the LANDOWNERS.
- e) That GST, Development Charges, stamp duty and registration fees in relation to the LANDOWNERS' allocation Flat shall be borne by the LANDOWNERS herself.

5. That the LANDOWNERS also agreed that she will execute a power of attorney and appointed the Developer party to do & execute all lawful acts, deeds things for the LANDOWNERS and on their behalf in respect of all activities related to developing and construction of a housing complex on the said land i.e receive sanctioned plan from the Gram Panchayat, such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against LANDOWNERS in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed in favour of intending customer.



6. That in no case ownership is transferred in favour of the developer by force of this development agreement.

VIII- DEVELOPER DUTY, LIABILITY & Responsibility:-

1. The developer "LAKSHMI NARAYAN DEVELOPERS" is fully acquainted with, aware of the process/formalities related to similar project in this area.
2. The developer confirms and assures the LANDOWNERS that she have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the LANDOWNERS do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The developer company have agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. agencies. Any variation/ alteration/ modification from the original approved drawing/plan needs approval of the LANDOWNERS & the Architect before submission to the Corporation/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the LANDOWNERS and Developer. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the LANDOWNERS and Developer.
4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and second party shall take the entire necessary step to save the property from any kind of encroachment by the adjacent LANDOWNERS.



5. That the Developer shall be responsible for any acts, deeds or things done towards any funds collection from one or more prospective buyers of the proposed flats.
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the LANDOWNERS shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement. The LANDOWNERS Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible for the said incident or damage or loss during construction.
7. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan.
8. That the Developer shall not make LANDOWNERS 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.

X-Cancellation :

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

2. XI-Miscellaneous :-

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



- c) **Dispute-** That all disputes and differences arising out of this agreement shall be referred to Arbitrator for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.
- d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the Developer to the LANDOWNERS time to time.
- e) The LANDOWNERS can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.
- g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney but the LANDOWNERS is not liable to make payment of any kind of loan liability of the developer.



- h) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- i) 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 LANDOWNERS without reimbursement of the same and the LANDOWNERS 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) The LANDOWNERS and the Developer have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between her in any manner nor shall the parties hereto be constituted as association of persons.

FIRST SCHEDULE ABOVE REFERRED TO
(Description of Land)

A piece or parcel of Danga Land measuring an area of **7.5 Katha or 12.375 Decimal** [more or less] Comprising plot no **RS Plot no-52** Corresponding to **LR plot no- 179, 182 under LR Khatian no-3007,3008,3046,3047** within **Mouza-Shankarpur, J.L No-109, P.S-New Township, District- Paschim Bardhaman, West Bengal** and which is butted and bounded: North : Land of Amala Roy. East : **16 feet wide Metal Road**, South : House of Amit Dan & Santanu Karmakar. West : Land of Ajit Banerjee & Land of Fuljhore Mouza.


Adv

SECOND SCHEDULE ABOVE REFERRED TO
(LANDOWNERS ALLOCATION)

Whereas each of the LANDOWNER No-1 & 2 will get total area of 3000 sq ft **super built up area** and LANDOWNER No-3 & 4 will get total area of 3800 sq ft **super built up area** and the same will be constructed over the First Schedule property together with the undivided importable proportionate share and/or interest in the said land and the common portions.

But in no case the LANDOWNERS shall have any right to claim any other consideration in any manner whatsoever except the above.

THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION shall mean all entire building including common facilities common parties and common facilities of the building along with undivided proportionate share of the "said property / premises" absolutely shall be the property of the Developer **except LANDOWNERS allocation.**

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of LANDOWNERS and Developer are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

A handwritten signature and initials, possibly 'Akv', are written in the bottom left corner of the page.

IN WITNESS WHEREOF the parties hereto have executed these presents on this 22nd day of **July 2024** before the office of the ADSR Durgapur.

WITNESSES: -

1.

Bhramar Pal
S/o - Binay Pal
Durgam @ 54-16

1. Debraj Ray.

2. Rabi Pala

2. Apurba Chatterjee
S/o Lt Ashok Chatterjee.
Durgapur - 713212

3. Subrata Samanta

4. Debaki Samanta.

Signature of LANDOWNERS

LAKSHMI NARAYAN DEVELOPERS

Deep Chakraborty

Partner

LAKSHMI NARAYAN DEVELOPERS

Anupam Keshi.

Partner

Signature of the Developer

Drafted and typed by me

Prasanta Bandyopadhyay

Advocate, Durgapur Court

WB-733 of 2011

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



192024250131339878

GRN Details

GRN:	192024250131339878	Payment Mode:	SBI Epay
GRN Date:	22/07/2024 11:43:05	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	5066426503719	BRN Date:	22/07/2024 11:43:14
Gateway Ref ID:	CHQ5740206	Method:	State Bank of India NB
GRIPS Payment ID:	220720242013133986	Payment Init. Date:	22/07/2024 11:43:05
Payment Status:	Successful	Payment Ref. No:	2001891216/2/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Prof LAKSHMI NARAYAN DEVELOPERS
Address:	SHANKARPUR WEST, PIN-713206
Mobile:	7908751059
Period From (dd/mm/yyyy):	22/07/2024
Period To (dd/mm/yyyy):	22/07/2024
Payment Ref ID:	2001891216/2/2024
Dept Ref ID/DRN:	2001891216/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001891216/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	2010
2	2001891216/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				2024

IN WORDS: TWO THOUSAND TWENTY FOUR ONLY.

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Bhimsen Pal
2. FATHER/ HUSBAND NAME : Bhimchandra Pal
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Law Clerk
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) : Gaulbari
POST OFFICE (পোস্ট অফিস) : Gaulbari
POLICE STATION (থানা) : Chitalpur PIN : 713377
DISTRICT (জেলা) : P. Bar STATE (রাজ্য) : W.B.
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) : _____
6. AADHAR NO : 469709749013
PAN : _____
EPIC NO : _____

আমি (শনাক্তকারী) _____ অএ দলিলের (Query No.) _____
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, _____ as identifier identifying the executants
of the concerned deed (Query No.) _____

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND					
RIGHT HAND					



Bhimsen Pal
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

FINGER PRINT & PHOTOCOPY

Left hand						 <i>Debroy Ray</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Debroy Ray

Left hand						 <i>Rabi Gola</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Rabi Gola

Left hand						 <i>Subrata Samanta</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Subrata Samanta

Left hand						 <i>Debaki Samanta</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	Fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Debaki Samanta

FINGER PRINT & PHOTOCOPY

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Anup Chakraborty

Signature & Photograph is duly attested by me

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Anupam Kesh.

Signature & Photograph is duly attested by me

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	Fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Major Information of the Deed

Deed No. :	I-2306-07536/2024	Date of Registration	22/07/2024
Query No / Year	2306-2001891216/2024	Office where deed is registered	
Query Date	17/07/2024 10:41:14 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 7908751059, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 40,98,620/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,010/- (Article 48(g))	Rs. 14/- (Article: E, E)		
Remarks			

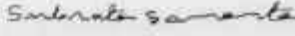
Land Details :

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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-182 (RS -52)	LR-3047	Bastu	Danga	2.25 Katha		12,29,586/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-182 (RS -52)	LR-3046	Bastu	Danga	2.25 Katha		12,29,586/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L3	LR-179 (RS -52)	LR-3007	Bastu	Danga	1.5 Katha		8,19,724/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L4	LR-179 (RS -52)	LR-3008	Bastu	Danga	1.5 Katha		8,19,724/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
TOTAL :					12.375Dec	0 /-	40,98,620 /-	
Grand Total :					12.375Dec	0 /-	40,98,620 /-	

Land Lord Details :

Sl No. Name, Address, Photo, Finger print and Signature

No.	Name	Photo	Finger Print	Signature
1	Mr Debraj Ray (Presentant) Son of Mr Durgaprasad Ray Executed by: Self, Date of Execution: 22/07/2024 Admitted by: Self, Date of Admission: 22/07/2024 ,Place : Office	 22/07/2024	 Captured LTI 22/07/2024	 22/07/2024
	Vivekananda Park, Sector-3, Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX8 , PAN No.: aoxxxxxx1d, Aadhaar No: 90xxxxxxxx4407, Status :Individual, Executed by: Self, Date of Execution: 22/07/2024 , Admitted by: Self, Date of Admission: 22/07/2024 ,Place : Office			
2	Mr Rabi Guha Son of Mr Bijoy Guha Executed by: Self, Date of Execution: 22/07/2024 Admitted by: Self, Date of Admission: 22/07/2024 ,Place : Office	 22/07/2024	 Captured LTI 22/07/2024	 22/07/2024
	A-13/13, Arrah, Kalinagar, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX0 , PAN No.: ajxxxxxx3c, Aadhaar No: 87xxxxxxxx3331, Status :Individual, Executed by: Self, Date of Execution: 22/07/2024 , Admitted by: Self, Date of Admission: 22/07/2024 ,Place : Office			
3	Mr Subrata Samanta Son of Mr Chitta Ranjan Samanta Executed by: Self, Date of Execution: 22/07/2024 Admitted by: Self, Date of Admission: 22/07/2024 ,Place : Office	 22/07/2024	 Captured LTI 22/07/2024	 22/07/2024
	Hatbari Bankura, Natul Gram, Patrasayer, City:- Not Specified, P.O:- Patrasayer, P.S:-Patrasayer, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX4 , PAN No.: bcxxxxxx1f, Aadhaar No: 78xxxxxxxx7316, Status :Individual, Executed by: Self, Date of Execution: 22/07/2024 , Admitted by: Self, Date of Admission: 22/07/2024 ,Place : Office			

Name	Photo	Finger Print	Signature
Mrs Debaki Samanta Wife of Mr. Subrata Samanta Executed by: Self, Date of Execution: 22/07/2024 Admitted by: Self, Date of Admission: 22/07/2024, Place of Office	 22/07/2024	 Captured 22/07/2024	 22/07/2024

Hatbari Barikura, Natun Gram, Patrasayar, City:- Not Specified, P.O:- Patrasayar, P.S:-Patrasayar, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX0, PAN No.: d0xxxxxx2q, Aadhaar No: 36xxxxxxxx8623, Status :Individual, Executed by: Self, Date of Execution: 22/07/2024, Admitted by: Self, Date of Admission: 22/07/2024, Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	LAKSHMI NARAYAN DEVELOPERS N-30 Nibedita Park, Shankarpur West, City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713206 Date of Incorporation: XX-XX-2XXX, PAN No.: A/U0000006Q, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Mr Anup Chakraborty Son of Mr. Aditya Nath Chakraborty Date of Execution - 22/07/2024, , Admitted by: Self, Date of Admission: 22/07/2024, Place of Admission of Execution: Office				
Jul 22 2024 2:18PM		 Captured	LTI 22/07/2024	
Sankarpur West, Rabindra Nagar, City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713206, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: a0xxxxxx2j, Aadhaar No: 48xxxxxxxx7344 Status : Representative, Representative of : LAKSHMI NARAYAN DEVELOPERS (as Partner)				
2	Name	Photo	Finger Print	Signature
Mr Anupam Kesh Son of Mr. Anandamoy Kesh Date of Execution - 22/07/2024, , Admitted by: Self, Date of Admission: 22/07/2024, Place of Admission of Execution: Office				
Jul 22 2024 2:18PM		 Captured	LTI 22/07/2024	

M-3, Zonal Centre, Sagarbhanga, City:- Not Specified, P.O:- Durgapur, P.S:- Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713211, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Date of Birth: XX-XX-1XX8, PAN No.: clxxxxxx9j, Aadhaar No: 88xxxxxxxx1933 Status: Representative, Representative of: LAKSHMI NARAYAN DEVELOPERS (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr. Baidynath Pal Durgapur Court, City Centre, City:- Durgapur, P.O:- Durgapur, P.S:- Durgapur, District: Paschim Bardhaman, West Bengal, India, PIN:- 713216	 22/07/2024	 22/07/2024	 22/07/2024

Identifier Of Mr Debraj Ray, Mr Rabi Guha, Mr Subrata Samanta, Mrs Debaki Samanta, Mr Anup Chakraborty, Mr Anupam Kesh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Debraj Ray	LAKSHMI NARAYAN DEVELOPERS-3.7125 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Rabi Guha	LAKSHMI NARAYAN DEVELOPERS-3.7125 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Subrata Samanta	LAKSHMI NARAYAN DEVELOPERS-2.475 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mrs Debaki Samanta	LAKSHMI NARAYAN DEVELOPERS-2.475 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:- 182, LR Khatian No:- 3047	Owner: দেবদাস রায়, Gurdian: সুব্রত রায়, Address: কলকাতা থেকে রাস্তা দিয়ে বাঁদুল, Classification: কৃষ্ণ, Area: 0.03280000 Acre,	Mr Debraj Ray
L2	LR Plot No:- 182, LR Khatian No:- 3046	Owner: রবি গুহা, Gurdian: বিজয় গুহা, Address: ১৪/১৪-১৪৪৪ কলকাতা, মো: ৯৮৭৬৫৪৩২১, Classification: কৃষ্ণ, Area 0.03720000 Acre,	Mr Rabi Guha

L3	LR Plot No - 179, LR Khatian No - 3007	Owner: Subrata Samanta , Gurdian: Subrata Samanta , Address: Subrata Samanta , Classification: Subrata Samanta , Area: 0.02500000 Acre.	Mr Subrata Samanta
L4	LR Plot No - 179, LR Khatian No - 3008	Owner: Subrata Samanta , Gurdian: Subrata Samanta , Address: Subrata Samanta , Classification: Subrata Samanta , Area: 0.02500000 Acre.	Mrs Debaki Samanta

Endorsement For Deed Number : I - 230607536 / 2024

On 22-07-2024

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 11:32 hrs. on 22-07-2024, at the Office of the A.D.S.R. DURGAPUR by Mr Debraj Ray, one of the Executants.

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 40,98,620/-

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

Execution is admitted on 22/07/2024 by 1. Mr Debraj Ray, Son of Mr Durgaprasad Ray, Vivekananda Park, Sector-3, Bamanara, P.O. Bamanara, Thana: Kanksa, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business. 2. Mr Rabi Guha, Son of Mr Bijoy Guha, A-13/13, Arrah, Kalinagar, P.O: Arrah, Thana: Kanksa, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business. 3. Mr Subrata Samanta, Son of Mr Chitta Ranjan Samanta, Hatbari Bankura, Natul Gram, Patrasayar, P.O: Patrasayar, Thana: Patrasayar, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Retired Person. 4. Mrs Debaki Samanta, Wife of Mr Subrata Samanta, Hatbari Bankura, Natun Gram, Patrasayar, P.O: Patrasayar, Thana: Patrasayar, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business

Identified by Mr Bhakta Pal, Son of Mr Baidynath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 22-07-2024 by Mr Anup Chakraborty, Partner, LAKSHMI NARAYAN DEVELOPERS (Partnership Firm), N-30, Nibedita Park, Shankarpur West, City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206

identified by Mr Bhakta Pal, Son of Mr Baidynath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 22-07-2024 by Mr Anupam Kesh, Partner, LAKSHMI NARAYAN DEVELOPERS (Partnership Firm), N-30, Nibedita Park, Shankarpur West, City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206

identified by Mr Bhakta Pal, Son of Mr Baidynath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/07/2024 11:43AM with Govt. Ref. No: 192024250131339878 on 22-07-2024, Amount Rs: 14/-, Bank: SBI
iPay (SBiPay), Ref. No: 5066426503719 on 22-07-2024, Head of Account 0030-03-104-001-16

payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by Stamp Rs 5,000.00/- by online = Rs.2,010/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 1868, Amount: Rs.5,000.00/-, Date of Purchase: 18/07/2024, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/07/2024 11:43AM with Govt. Ref. No: 192024250131339878 on 22-07-2024, Amount Rs. 2,010/-, Bank
SBIE Pay (SBIE Pay), Ref. No. 5066426503719 on 22-07-2024, 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**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2024, Page from 137045 to 137071

being No 230607536 for the year 2024.



Digitally signed by SANTANU PAL
Date: 2024.07.24 14:02:23 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 24/07/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.