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A. D. S. K. Dey  
Registrar

23 MAR 2023

QUERY NO.2000721324/2023

DEVELOPMENT AGREEMENT

1.09/23  
22.02.20  
A. D. S. K. Dey  
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THIS DEVELOPMENT AGREEMENT IS MADE ON 23<sup>RD</sup> day of March, 2023

BETWEEN

MR. PRAMOD KUMAR BARNWAL [PAN-AOUPB1574], [AADHAAR-7379 8377 2525], Son of Shankar Prasad Barnwal, by faith Hindu, by Occupation Business, by citizen Indian, residing at Kajora Gram, P.O.-Kajora Gram, P.S.-Andal, District - Paschim Bardhaman, West Bengal, India-713338, Herein after refereed to and called as \*LANDOWNER\* (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/their respective heirs, representatives, executors, administrators, successors and assigns) of the FIRST PART.

AND

JAI MAA TARA DEVELOPERS [PAN-AASFJ8348Q], (a partnership firm), having its office at B.1. More, J.L. Avanie, Durgapur-713214, District-Paschim Bardhaman, West Bengal, India represented its partners 1) SRI NILKANTHA MAHATTAM [PAN.-AKYPM5014A] [AADHAAR.- 8260 3263 8634], S/o. Niranjana Mahattam, residing at OCB-2 B1 More North, J.L. Avenue, Durgapur-14, Durgapur CRPF Camp, P.S.-New Township, Dist.-Paschim Bardhaman, West Bengal, India, 2) SRI CHANDAN BURNWAL [PAN.-AUMPB6358G] [AADHAAR.-2371 8526 9575], S/o. Sudama Burnwal, residing at Manju Niwas, 11 B Saptarshi Park, Shankarpur, P.S.-New Township, Pin.-713206, West Bengal, India & 3) SRI PRABHAKAR KUMAR THAKUR [PAN.-AIJPT0261F] [AADHAAR.-2534 1251 9798], S/o. Chandra Madhab Thakur, residing at Khottadihi Coliyary, Bilapahari, Bagdiha, P.S.-Pandaveswar, Dist.-Paschim Bardhaman, India-713378, hereinafter refereed to and called as the \*DEVELOPER\* (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the SECOND PART.

WHEREAS Schedule mentioned property originally belong to Sri Radha Nath Gope and his name has duly been recorded in the records of rights and during his life-time he transferred the entire schedule property in favour of Sri Sudhansu Das, S/o. Late Sharada Kanta Das, by dint of Regd. Sale Deed No. I-5398 of 1985 of A.D.S.R. Durgapur and delivered peaceful possession.

AND WHEREAS said Sri Sudhansu Das, S/o. Late Sharada Kanta Das has acquired every right title interest and possession over the entire schedule mentioned property and thereafter he transferred his peaceful possession measuring an area 3.48 Katha equivalent more or less 5.75 decimal in favour of Mrs. Grase Jyotsna Brett, W/o. David Jarome Brett, by dint of Regd. Deed of Sale, Vide No. I-4604 for the year 2002, registered at A.D.S.R. Durgapur and he also recorded his name in L.R. records of rights.

AND WHEREAS said Mrs. Grase Jyotsna Brett during her peaceful possession transferred her land measuring an area more or less 5.75 decimal in favour of the Present Owner Mr. Pramod kumarBarnwal, S/o. Shankar Prasad Barnwal, by dint of Regd. Deed of Sale, Vide, Sale Deed No. I-7927 of 2022 at A.D.S.R. Durgapur and Mr. Pramod kumarBarnwal, S/o. Shankar Prasad Barnwalbecame the absolute owner of the entire schedule mentioned property and has acquired every right title interest and possession thereof and his name has duly been recorded in L.R. Khatian No.-2888and rent roll of Govt. Of West Bengal Electricity and Water Supply Authority and any authority and also paid all rent, and charges without any connection or concerned whatsoever and she is paying Khajna and other Taxes time to time, without any dispute and the property is totally undisputed and free from all sorts of encumbrances and charges.

AND WHEREAS the first Party desire to develop the first schedule property by construction of multistoried building up to maximum limit of floor consisting of so many flats and Car parking space etc as per approved Plan of Durgapur Municipal Corporation but the owners have not the sufficient fund for the Development work and for this reason first Party is in search of a Developer for the said Development Work.

AND WHEREAS the first Party herein has approached the Second Party And whereas the Second Party after considering various aspects of execution of the project and proposals of the Owners, has decided to construct multistoried building upon their own schedule land consisting of apartments and Flat with the object selling such flats/apartments and Car Parking Spaces to the prospective purchasers and the second Party has accepted the proposal of First Party.

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by and between the parties hereto as follows.-

ARTICLE - 1. DEFINITIONS

OWNER, Shall mean the said MR. PRAMOD KUMAR BARNWAL [PAN-AOUPB1574J], [AADHAAR-7379 8377 2525], Son of Shankar Prasad Barnwal, by faith Hindu, by Occupation Business, by citizen Indian, residing at Kajora Gram, P.O.-Kajora Gram, P.S.-Andal, District -Paschim Bardhaman, West Bengal, India-713338, and includes his/her/their heirs, representative, executors, administrator and assigns.

1. DEVELOPER, Shall mean the said JAI MAA TARA DEVELOPERS [PAN-AASFJ8348Q], (a partnership firm), having its office at B.1. More, J.L. Avanie, Durgapur-713214, District-Paschim Bardhaman, West Bengal, India represented its partners 1) SRI NILKANTHA MAHATTAM [PAN.-AKYPM5014A] [AADHAAR.- 8260 3263 8634], S/o. Niranjan Mahattam, residing at OCB-2 B1 More North, J.L. Avenue, Durgapur-14, Durgapur CRPF Camp, Dist.-Paschim Bardhaman, West Bengal, India, 2) SRI CHANDAN BURNWAL [PAN.-AUMPB6358G] [AADHAAR.-2371 8526 9575], S/o. Sudama Burnwal, residing at Manju Niwas, 11 B Saptarshi Park, Shankarpur, Pin.-713206, West Bengal, India & 3) SRI PRABHAKAR KUMAR THAKUR [PAN.-AIJPT0261F] [AADHAAR.-2534 1251 9798], S/o. Chandra Madhab Thakur, residing at KhottadihiColiyary, Bilapahari, Bagdiha, Dist.-Paschim Bardhaman, India-713378 and includes their heirs, representative, executors, administrator and assigns and successors.
2. PREMISES , Shall mean 3.48 Katha or equivalent to more or less 5.75 Decimal Baid Land under Mouza - Shankarpur, J.L. No- 109, P.S.-New Township, R.S. Plot No.29 corresponding to L.R. Plot No.71 (3 Decimal)& 67(3 Decimal) under previous Khatian No. 281, new L.R. Khatian No. 1999, and proposed use for Residential Housing Complex.
3. NEW BUILDING , Shall mean and include the multi storied building up to higher limit as per Sanctioned Building Planor as may be extended further to be constructed at the said land in accordance with the plan to be sanctioned by the Jemua Gram Panchayat authority.

4. COMMON FACILITIES AND AMENITIES , Shall mean and include corridor, stair ways, passage ways, Pump room, Tube-well, Over-head tank, Septic Tank ,Sock Well, Water pump and Motor and other facilities, which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, maintenance and/or management of building and land there under as per Apartment Ownership Act 1972 or mutually agreed upon by the owners of the flats.
5. SALEABLE PLACE , shall mean the space in the new building available for independent use and occupation after making due provisions for common facilities and amenities and the space required thereof.
6. OWNERS' ALLOCATION,  
Landowners' allocation shall mean the allocation as mentioned clearly in the Second Schedule below.
7. DEVELOPER'S ALLOCATION , Shall mean all entire building including common facilities of the building along with undivided proportionate share of the said "property/premises" absolutely shall be the property of the Developer except the Landowners' allocation and the right to use thereof in the premises upon construction of the said building as per approved Building Plan of Jemua Gram Panchayat.
8. ARCHITECT ,shall mean the person who may be appointed by the developer for designing and planning of the said building and obtain the sanction building plan.
9. BUILDING PLAN, shall mean the plan or plans for the construction of the new building to be submitted or to be sanctioned by the Jemua Gram Panchayat authority with the alterations and modifications as may be made by the developers with the approval of the appropriate authority from time to time.
10. COVERED AREA, shall mean the plinth area of the said unit/flat/ parking space including the bathrooms and balconies and also thickness of the walls and pillars which includes proportionate share of the plinth area of the common portions. Provided that if any wall be common between two units/ flats/ then one half of the area which shall be included in each unit/ flat.

11. TRANSFER shall mean its grammatical variations include transfer by possession and title/ or by any other means as may be adopted for effecting what is to be understood transfer of space/ super build up area in the multistoried building to the purchaser thereof although the same may not amount to be a transfer in law.

12. TITLE DEED, shall mean an includes the following deeds and documents:-

- A. Deed of Sale, Vide Deed No- I-7927 for the year of 2022, Sale Deed No- I-4604 for the year of 2002 etc.
- B. L.R. R.O.R
- C. Rent receipts

16. WORDS IMPORTING, singular shall includes plural and vice -versa. Masculine gender shall includes feminine or neuter genders likewise importing feminine genders shall includes masculine and neuter genders shall includes masculine and feminine genders.

#### ARTICLE-II. COMMENCEMENT

THIS AGREEMENT shall be deemed to have commenced on and with effect from the date of execution of this agreement or the date as stipulated in the above.

#### ARTICLE-III. OWNERS RIGHTS AND REPRESENTATIONS

1. The owner is absolutely seized and possessed of land or otherwise well and sufficiently entitled to the said premises and ALL THAT exclusive right, title, interest in the said land/ premises and has a good, clear and absolute marketable title to enter into this agreement with the developer.
2. There is no legal bar or otherwise for the owner to obtain the certificate under the provision of the Income Tax Act, 1961 or other consents and permission that may be required.
3. There is no excess vacant land in the said premises and is not vested under the urban land(ceiling and regulation) act, 1976.
4. That the land owner handed over the said land/ premises as mentioned in the schedule below from that day for develop/ erect the multistoried building to the developer as agreed terms and conditions here under written.
5. The said premises are free from all encumbrances, charges, liens, lispendents, attachments, trusts, debtors, walkf, mortgage, and acquisitions whatsoever.
6. There is no suit or proceeding regarding the title of affecting the title of the owners in respect of the said premises or any parts thereof.

#### ARTICLE-IV. DEVELOPERS RIGHTS

1. The owners hereby grant subject to what has been hereinafter provided the exclusive rights (except the Landowners' allocation) to the developers to built, construct, erect and complete the said building comprising of various sizes of flats in order to sell the said flat to the intended purchaser/ purchasers for their residential purpose by entering into an agreement for sale and/or transfer and/or construction in respect of developers allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and or modifications made or caused by the developer with the approval of the owners by demolishing the existing old building and by constructing new building thereon.
2. The developers shall be entitled to prepare, modify or alter the plan with approval of the owner and submit the same to the appropriate authority in the name of the owner as its own cost and charges and developers shall pay and bear the expenses required to be paid or deposited for obtaining sanction of the building plan from the appropriate authorities, if required, for construction of building at the premises.
3. The owner shall put the developers into possession of the said premises in terms of this agreements and the developers shall be entitled to deal with the said premises on the terms and conditions here in contents and also in accordance with the power and authorities to be conferred on the developer in accordance with a general power of attorney specifically for the purpose of development for construction of a new building as contemplated in this presence with power to sale, transfer, lease, late out, mortgage in respect of the DEVELOPER ALLOCATION ONLY.
4. Simultaneously after execution of these presents the developers shall be at liberty to take possession of the premises and hold the same at its discretion for the purpose of said construction.

#### ARTICLE -V , APARTMENT CONSIDERATION

- i) That the Landowner will get 35% (Thirty Five) percent of Salable Area together with the undivided impartibly proportionate interest in the said land according to the approved & permitted by the Jenua Gram Panchayet and/or by the concerned authority, in respect of the "First Schedule" hereunder.
- ii) That the Developer will get the remaining units / flats / parking space / portions / constructed area, on the actual coverage / usage of the land, as per sanctioned building plan duly approved & permitted by the Jenua Gram Panchayet, and/or by the concerned authority.
- iii) Consideration Shall mean a sum of Rs.5,00,000/- (Rupees Five Lakh) only which shall be pay by the Developer in favour of the Land Owner out of which a at the time of execution of Development Agreement, the Builder shall provide a sum of

Rs.2,00,000/- (Rupees Two Lakh) only and at the time of starting of construction work of proposed Building, the Builder shall pay the rest amount of Rs.3,00,000/- (Rupees Three Lakh) only in favour of the Land Owner as per mutual understanding of both parties and the said entire amount shall be adjusted at the time of delivery of "Landowner's Allocation part in favour of the Landowner.

- iv) In consideration of the owners having agreed to permit to the developer to sell the flats and Car Parking Spaces(except Land owners' own allocation) of the said premises and to construct, erect, and complete the building on the said premises the developers agreed:-
- A) That the developers shall construct the building in question over the scheduled property at their own cost, expenses and efforts in term of the sanctioned building plan of the said proposed building from the competent authority of JEMUA GRAM PANCHAYAT and ADDA Paschim Bardhaman and obtain all necessary permission and or approvals and or consent in the name of the land owners.
  - B) In respect of the construction of the building to pay cost of supervision of the development, construction of the building at the said premises.
  - C) To bear all costs, charges and all expenses of construction in the building at the said premises.
  - D) The new building will be constructed at the said premises within 36 months from the date of Sanctioned Plan of Jemua Gram Panchayat, which is the essence of this contract. The said time will be enhanced for further 6 months for unavoidable circumstances.
  - E) The aforesaid shall constitute the apartment consideration for grant of exclusive right for development for the said premises.

#### ARTICLES-VI. OWNER'S ALLOCATION

1. In consideration of the above the Owners allocation already mentioned in the Second Schedule below together with proportionate right, title and interest in the said land including common faculties and amenities as per sanctioned plan of JEMUA GRAM PANCHAYAT .
2. The Developer shall also construct erect and complete the said building with entire common facilities and amenities of the building including electric lines fittings, lift, pump etc.
3. If there is any addition and alteration of the sanctioned plan the developer will be responsible for that and for further submission of Revised plan the necessary costs will be incurred by the Developer.
4. The Developer shall have no right, title and interest whatsoever in the owner's allocation and undivided proportionate share pertaining thereof in the land in common



facilities and amenities, which shall solely and exclusively belong and continue to belong to the owner.

#### ARTICLE -VII .DEVELOPER'S ALLOCATION

In consideration of the above, the developer shall be entitled to get all Flats and Car Parking Spaces, except Land owners' own allocation upon constructed area in the premises including common facilities and amenities in the entire portion of the saleable space in the building to be constructed including the right to use thereof to be available at the said premises upon construction of the said building after providing for the owner's allocation and the developer shall be entitled to enter into an agreement for sale and transfer its own name with any transferees for their residential purpose and to receive and collect all money in respect thereof which shall absolutely belong to the developer and it is hereto expressly agreed by and between the parties hereto that for the purpose entering into such agreement it shall not obligatory on the part of the developer to obtain any further consent of the Land owners and this agreement by itself shall be treated as consent by the owners provided however the developer will not be entitled to deliver possession of Developer's allocation to any of its transferees until the developer shall make over possession of the owners and comply with all other obligation of the developer to the owners his agreement provided that the deeds of transfer of the flats under developer's allocation shall be executed by the owners and developer jointly till the execution of further Development Power of Attorney with selling Rights in favour of the Developer.

#### ARTICLE-VIII , PROCEDURE

1. Upon execution of these presents the owner shall grant a General power of Attorney in favour of the partners of the Developers firm.
2. Immediately upon the Developer obtaining peaceful possession of the said premises/ vacant land with structure thereon the developer shall be entitled demolish. The existing structure at its Developer's costs and expenses by his contractor and all salvage materials arising there from, shall belong to the Developer.
3. That as far as necessary all dealings by the developer in respect of the new building shall be in the name of the owner and for which purpose the owner undertake to give the Developer or its nominee or nominees power of Attorney in form and manner as requested by the Developer. It is being understood however that such dealings shall not in any manner fasten or create any financial liabilities upon and against the owner.
4. The owner shall grant to the developer for the purpose of obtaining the Sanctions or all necessary permission and approvals for different authorities in connection with the construction of the building and Electricity and also for pursuing and following up the

matter with the Municipal Corporation or other appropriate authority or authorities for the purpose of amendment or alteration of the said plan.

5. That in the event executing of any default or delay or refusal on the part of the owner in the deed of conveyance or transfer as the case may be the developer shall as the Constituted Attorney of the owner is entitled to execute the deed of conveyance of transfer for and on behalf of the owner.
6. The Developer is carrying on business as a builder and shall be entitled to enter in to agreement for sale of various portion with to various persons intended to own the constructed spaces and for the purpose of proper enjoyment of the Developer's allocation or the persons with whom the Developer shall enter into any agreement for sale of flats/units/and /or other built up areas the Developer shall be entitled to nominate such person or persons for the purpose of obtaining such transfer of the flat/units/parking space and undivided proportionate share in the said premises attributable there to in respect of the Developer's allocation and the owner hereby agree to execute the deed of conveyance or to transfer such undivided proportionate share to the land comprised in the said premises directly infavour of such person or persons it being expressly agreed that the Owner shall not be entitled to claim any further consideration for sale or transfer and this agreement for development by itself will be the consideration for sale and transfer of such undivided proportionate share.

#### ARTICLE-IX . CONSTRUCTION

The developer shall be solely and exclusively responsible for the construction of the said building and the Developer will take all sorts of precaution to avoid accident and also started construction after soil Test. In case of any accident or labour problem or any type of loan the land lord/owner will not responsible but any major problem or any dispute regarding land or any legal bar/affair of any Loan Burden the developer will not responsible and the owner shall have to clear up the said problem and in that case the delayed time will be added to the total completion period of the project.

#### ARTICLE-X . SPACE ALLOCATION

1. That after completion of the building the owner shall be entitled to obtain physical possession of the owner's allocation as stated above and the balance constructed area and other portion of the said building shall belong to the developer and to that effect the developer shall supply a copy of the completion certificate from the planner/architect or competent authority.
2. The developer shall be exclusively entitled to the building with exclusive right to transfer from the owner and to transfer or otherwise deal with or to dispose of the same without any right claim or interest therein whatsoever of the of owner and owner shall

- not in and any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.
3. The owner and/or Developer shall be entitled to transfer or otherwise deal with their respective allocation even before the completion of construction.
  4. The Developer shall be exclusively entitled to the Developer's allocation with exclusive right to enter into agreement for sale or transfer or dispose of the same without any right claim and interest therein whatsoever of the owner and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation and no further consent shall be required and this agreement by itself shall be covered the consent of the Owner.
  5. Both the OWNERS and DEVELOPER shall extend their best efforts in selling the constructed floor space at the maximum price.
  6. In so far as the roof right in the DEVELOPER allocation barring the common facilities attached with the roof such as water tanks, antenna and also make a Maintaining office of the developer etc. In other words the entire roof right will be developed upon the Developers and the Developer shall have and will unconditionally enjoy the right to erect further and future structure on and over the roof after obtaining Sanctioned plan from the competent authority without any further permission from the Landowner.

#### ARTICLE-XI . BUILDING

1. The developers shall at his own cost structure, erect and complete and multi storied building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and standard materials as may be specified by the architect from time to time and such construction of the building shall be completed entirely by the developers within 36 months from the date of sanctioned Building Plan including the enhanced period from the date of Sanctioned of the building plan from the competent authority along with grace period of 6 months.
2. The developer shall erect the said building at his own cost as per specification and drawings in the sanctioned plan with common anilities and facilities for the flat holders shall be provided as are required and to be provided as residential building, self-contained apartment and constructed space for sale and/or residential flat and/or constructed space therein on ownership basis.
3. The develops shall be authorized in the name of the owner in so far as necessary to apply and obtain quotas, entitlements and other allocation of or for cement, steel, bricks and other building materials allocation to the owner for the construction of the building and to similarly apply for an obtain temporary and permanent connection of water, electricity power, drainage, sewerage to the building and other impute and facilities required for the construction of enjoyment of the building for which purpose the power shall execute in favour of the developer a Development Power of Attorney any other authorities as shall be required by the developers.

4. The developer shall at liberty at its own cost and expenses and without causing any financial or other liability on the owner will construct and complete the building in various unit and/or apartment herein according to the building plan and amendment thereto or modification thereof made or cost to be made by the developer without the consent of the owner in writings.
5. All cost, charges and expenses in respect of the construction of the new building including architect's fees shall be paid discharged and borne by the developer and the owners shall have no liabilities in this context.
6. The developers shall at his own cost will install electricity wiring, water, pipe line, sewage connection in portion of the owner's allocation also include lift in the building the owner shall be liable to contribute only of Electric Meter cost for his own allocation.

#### ARTICLES-XII. COMMON FACILITES

1. The developer shall pay and bear the property tax and other dues and outgoings in respect of this building according to dues as on land from the date of handed over the vacant possession by the owners till as provided hereafter.
2. As soon as the building is completed and the Electricity, wiring, sewerage line, water pipe line are ready according to the specification and plan thereof and certificate to the architect from the competent authority herein produce to that affect the developer shall give written notice to the owner requesting the owner to take possession of the owner's allocation in the building and the developer can registered and delivered the flats to the purchaser after due execution of the deed by the owner after full and final satisfaction of the owner.
3. As and from the date of service of notice of possession, the owner and developer and the flat owner's shall be responsible to pay and bear the proportionate share of the service charges for the common facilities in the building i.e. proportionate share of the premises for water, fire and Scavenging charges and taxes light, Sanitation and lift maintenance operation, repair and renewal charges for bill collection management of the common facilities and renovation, replacement, repair and maintenance charges and expenses for the building and of the common wiring, pipes, electrical and pumps, motors and other electrical and mechanical installation, applications and equipments, stairways, corridors, passage ways and other common facilities whatsoever as may be mutually agreed from time to time.
4. The owner shall not do any act, deed or thing whereby the developer shall be prevented from construction and completion of the said building, subject to the conditions of this agreement.

#### ARTICLE -XIII . OWNER'S OBLIGATION

1. The owner agrees and covenant with the developer not to cause any interference or hindrance in the construction work of the building at the said premises by the developer or its contractors, engineers and all workmen under its employment if work be done legally and as per agreement.
2. The owner hereby agrees and covenant with the developer not to do any act deed or thing whereby the developer shall be prevented from selling, assign and or disposing of any of the part of the said building or any other things at the said premises.
3. The original title deeds and documents in respect of the said premises shall be kept by the owners during construction period and after completion of the construction, the Owners shall deliver all Title Deeds and allied Title documents in respect of this Project Land to the Flat owner's Association subject to full and final satisfaction of the owners as per agreed terms of payment and the owners if they not willing to handover of their own Title Deeds and allied Title documents in their favour, in that case the Owners singly/jointly/severally shall bound to each and every times as per requirement of intending purchasers and also at the times of Bank Loan searching(s)& verification(s) of every individual intending purchasers bound to provides the same in originals as per their demands.
4. That if any dispute arises regarding said Project Land as mentioned in the Schedule below after started of construction work, the owner shall bound to provide all expenses of construction work as per mutual settlement with the Developer.

#### ARTICLE -XIV . DEVELOPERS' OBLIGATION

1. The Developer JAI MAA TARA DEVELOPERS [PAN-AASFJ8348Q] confirms, accepts and assurance the Owners that they are fully acquainted with, aware of the process/formalities related to similar project in Municipal Area and fully satisfied with the papers /documents related to the ownership, physical measurement of the land and free possession, suitability of the land viability of the said project and will raise no objection with regard and thereto.
2. The developer confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the owners do not have any liability and or responsibility to finance and execute the project or part thereof.
3. That the Developer shall develop and/or construct the said 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, it required then demolishing the existing structures over the said landed property thereon.
4. The Developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed

Architect/Planner, authorized/Licensed by appropriate authority. The building Plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/municipal/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owners & the Architect before submission to the municipal/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.

5. That the Developer shall be responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including constructions 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 Owners shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement and in future. The Owner part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The second part shall be responsible the said incident or damage or loss during construction.
7. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses within **36 months** from the date of Sanctioned of Approved Building Plan of Jemua Gram Panchayat with further additional period of **6 months** if needed.
8. That the Developer shall not make Owner responsible for any business loss and/or any damages etc or due to failure on the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such case the Developer shall have been the entire responsibility.
9. That the developer shall agree to indemnify the land owners from the obligation of paying Income tax, sales tax or any other duties levies either by the state GOVT. or Central GOVT. or statutory local authorities from his part which are required to pay for the profit which he derived after selling the flats to the prospective buyer. In case the Developer fails to deliver the possession of the flats to the prospective buyers then the developers himself shall be responsible and answerable for the same. In case for any default in the part of developer any legal action will take, then the Developer shall personally liable for the said consequences under any circumstances the owner are not responsible for the same.

1. The owner hereby undertakes that the developer shall be entitled to the said construction of the new building and shall enjoy its allotted space without any interference and or disturbance.
2. The owner hereby declare that the owner's have a clear marketable title in respect of the said premises without any claim, right title, interest of any person or persons and the owner's declare that they have good right absolute authority, and power to enter into this agreement with the developer and the owners hereby also undertake to indemnify and to keep the developer indemnified against any and all other particular claims action and demands whatsoever.
3. That if the Owner intended to sale Owner's allocation through the Developer in that case the Developer will get Sale price as per mutual understanding of both parties.

#### ARTICLE -XVI. DEVELOPER INDEMNITY

1. The developer hereby undertake to keep the owner indemnified against all kinds of claim, damages, compensation, action out of any sort of act of commission the developer and/ or of any other person working it in or related to the construction of the said building at the said premises.
2. The developer hereby undertake to keep the owner indemnified against all suits, proceedings, costs, claims that may arise out of the said premises and/or the matter of construction of the said building and/or for any defect therein of any nature whatsoever.

#### ARTICLE-XVII. LEGAL PROCEEDING

1. The owner and the developer have entered in to this agreement on principal to principal basis voluntarily and with full knowledge the contract and nothing contained herein shall be deemed to construe as partnership between the developer and the owner but as joint venture between the parties.
2. It is hereby expressly agreed by and between the parties hereto that it shall be tire responsibility of the owner to defend all suits and proceeding which and the owner's shall execute any such additional power of attorney and/or authorization as may required may arise in respect of the development of the said premises at his own cost. The owner hereby undertake to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matter by the developer for the purpose and the owner's also undertake to sign and execute all such additional application and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe of the rights of the owners and/or go against the spirit of this Agreement.
3. Any notice required to be given by the developer shall without prejudice to another mode of service available demand to have been served on the owners, if delivered to the

- developer by hand and duly acknowledgement due to the residence of the owner shall likewise be deemed to the have been served on the developer by hand or send by pre-paid Registered post to the Registered Office of the developer.
4. Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the owner of the premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in the developer other than an exclusive license to the developer to commercially exploit the same in terms thereof provided however the developer shall be entitle to borrow money from any Bank without creating any financial liability of the owner or affecting the estate and interest in the said premises and it is being expressly agreed and understood that in no event the owner or any other estate shall be responsible and/or made liable for payment of any dues of such banks and for that purpose, the developer shall keep the owners' indemnity against all actions, suits, proceedings and costs, charges and expenses in respect thereof.
  5. The name of the building shall be as desired by the parties after completion of the proposed building named as "ELITE HOMES".
  6. Both the developer and the Owner shall frame a scheme for the management and administration of the said building and or common parts thereof Owner hereby agree to abide by all the rules and regulations as such management society holding organization do hereby give their consent to abide by the same.
  7. The owner undertake and agrees to execute and register all conveyance and transfer in favour of the persons with whom the developer enters in to an agreement (the Stamp duty or Registration fees and all other expenses towards the registration will be borne by the intending purchaser).

#### ARTICLE -XIV . FORCE MAJEURE

1. The developer shall not be consider to be liable for any obligation hereunder to be extent that the performance of the relevant obligation are prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.
2. Force majeure shall mean floor, earth quake, riot, war, storm, tempest, civil commotion, strike and/or other further commission beyond to the reasonable control of the developer.
3. That if any dispute arises in between the Developer and the Owner beyond the force Majeure then time will not be essence of the contract and the owner will not claim any damage for that.

#### ARTICLE -XV . BREACH & CONSEQUENCE



The owners have every right to cancel and/or rescind this Agreement and Development power of Attorney after 36 Months from the date of Approved Building Plan and grace period of 6 months if the Developer shall unable to complete the construction work or fail to make payment according to this agreement, the Developer shall be liable to pay extra compensation amount per months as mutually decided by both parties.

That, this Agreement and Development Power of Attorney issued by the land owners is valid for this particular Project only as per sanction building plan issued by the Authority concern and after completion and delivery of all Flats and Car Parking Spaces in favour of prospective purchasers of this Project, this Agreement and Development Power of Attorney shall become inoperative and the Developer shall not be entitled to claim any right and interest from the land owners in any manner whatsoever.

In the event of either Party to this agreement committing breach of any of their obligations under this agreement the aggrieved Party shall be entitled to specific performance and also to recover damages compensation to make good the loss sustained by the aggrieved Party on account of such breach from the Party committing the breach. In the event of the developer not commencing construction of the new building upon expiry of the said stipulated and also to recover damages compensation to make good the loss sustained by the aggrieved Party on account of such breach from the Party committing the breach.

#### ARTICLE-XVI. JURISDICTION

The Court at Durgapur, Paschim Bardhaman shall have the jurisdiction to try and entertain all actions, suits proceedings arising out of this agreement.

#### ARTICLE -XVII. ARBITRATION

If at any time any dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and condition herein contained or touching these presents or determination of any liability of any of the parties under this agreement. They will try first among themselves to solve that dispute or problem with friendly manner. If it will not possible by them the same shall be referred to arbitration of two arbitrators one to be appointed by each of the parties in dispute and same be deemed to be referred within the meaning of the Arbitration Act, 1996 or any statutory modifications hereunder in force and the parties herein further agreed that all disputes will come under the jurisdiction of DURGAPUR COURT, Paschim Bardhaman as stated above.

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FIRST SCHEDULE ABOVE REFERRED TO  
DESCRIPTION OF LAND

ALL THAT piece and parcel of land situated in the District of Paschim Bardhaman, at Mouza - Shankarpur, J.L. No- 109, P.S.-New Township under the Jurisdiction of Jemua Gram Panchayat Area, Land measuring an area 3.48 Katha and equivalent to more or less 5.75 Decimal Baid Land R.S. Plot No.29 corresponding to L.R. Plot No.71 (Land Recorded Area 3 Decimal) & L.R. Plot No. 67 (Land Recorded Area 3 Decimal) under R.S. Khatian No.281, previous Khatian No. 1999, new L.R. Khatian No. 2888 and proposed use for Residential Housing Complex.

Butted and bounded by:-

ON THE NORTH.-R.S. Plot No. 30(P)

ON THE SOUTH.-16 ft. wide Metal Road

ON THE EAST.-R.S. Plot No.-29(P), Vinayak Residency

ON THE WEST.-R.S. Plot No.-31(P), Shuvajit Das

SECOND SCHEDULE ABOVE REFERRED TO  
(LAND OWNER'S ALLOCATION)

LAND OWNER	ALLOCATION
PRAMOD KUMAR BARNWAL	That the Landowner will get 35% (Thirty Five) percent of Salable Area together with the undivided impartibly proportionate interest in the said land according to the approved & permitted by the Jemua Gram Panchayet.
	Cash amount of Rs. 5,00,000/- which shall be adjusted at the time of handover of Landowner's Allocation

THIRD SCHEDULE ABOVE REFERRED TO  
(DEVELOPER'S ALLOCATION)

Shall mean all entire building including common facilities of the building along with undivided proportionate share of the said "property/premises" 65% of Salable Area absolutely shall be the property of the Developer except the Landowners' allocation and the right to use thereof in the premises upon construction of the said building as per approved Building Plan of JEMUA GRAM PANCHAYAT.

### SPECIFICATIONS

<b>STEEL</b>	: Concast-Maxx/Shyam Steel/elegant
<b>SCTURTURAL</b>	: As Specified by our Engineer.
<b>BRICKS</b>	: Red Bricks
<b>CEMENT</b>	: A Grade Cement
<b>WATER SUPPLY</b>	: Overhead Tank on the Roof
<b>WALLS</b>	: Conventional brickwork of 200mm (Out Side), 125mm (in side).
<b>WALL FINISH</b>	: Interior – Plaster of Paris/Wall Putty Exterior – Combination of weather cote.(Asian Paints/ Berger/ Nerolac)
<b>FLOORING</b>	: Vitriified Tiles with anti skit bath Room, Living-cum-Dining, Kitchen.
<b>KITCHEN</b>	: Kitchen platform made of Granite. Glazed tiles, up to the height of three feet from the platform. Stainless steel sinks.
<b>TOILET</b>	: Anti skit tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 6 Feet. Hindustan/Hind ware/ paryware sanitary fittings and ISI Mark/ CP fittings (as per supply) with a mirror, and one western type commode, one Indian/Italian type commode. Concealed plumbing and pipe work, Provision of geyser point.
<b>DOORS</b>	: Door frame made of Sal Wood. Front Decorative Panel Door Flush Solid core/Panel doors and PVC Door in Toilet, Locks OF Stainless steel.
<b>WINDOWS</b>	: Aluminum Sliding door.
<b>WIRING</b>	: Standard concealed wiring for electricity. Average six points in each room including two nos. Two points for AC and Geyser. Television point at extra costs. Switches belonging to superior brands.
<b>ELECTRIC</b>	: Individual electric connection by own cost from W.B.S.E.D.C.L..*
<b>OTHER</b>	: MS grill in balcony and stair case.

*S. P. S.*

### SPECIFICATIONS

<b>STEEL</b>	: Concast-Maxx/Shyam Steel/elegant
<b>SCTURTURAL</b>	: As Specified by our Engineer.
<b>BRICKS</b>	: Red Bricks
<b>CEMENT</b>	: A Grade Cement
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<b>WALLS</b>	: Conventional brickwork of 200mm (Out Side), 125mm (in side).
<b>WALL FINISH</b>	: Interior – Plaster of Paris/Wall Putty Exterior – Combination of weather cote.(Asian Paints/ Berger/ Nerolac)
<b>FLOORING</b>	: Vitrified Tiles with anti skit bath Room, Living-cum-Dining, Kitchen.
<b>KITCHEN</b>	: Kitchen platform made of Granite. Glazed tiles, up to the height of three feet from the platform. Stainless steel sinks.
<b>TOILET</b>	: Anti skit tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 6 Feet. Hindustan/Hind ware/ paryware sanitary fittings and ISI Mark/ CP fittings (as per supply) with a mirror, and one western type commode, one Indian/Italian type commode. Concealed plumbing and pipe work, Provision of geyser point.
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<b>ELECTRIC</b>	: Individual electric connection by own cost from W.B.S.E.D.C.L.*
<b>OTHER</b>	: MS grill in balcony and stair case.

*S/*



### হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর  
Signature Miltanku Maitan



### হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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

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Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর  
Signature Chardan Bunnual

### হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর  
Signature Prabhakar Kumar Mela

### হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
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উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর  
Signature Binod Kumar Bannal



পশ্চিমবঙ্গের খতিয়ান ও দাগের তথ্য  
Record downloaded from-

**BanglarBhumi** - বাংলার ভূমি তথ্য  
Android App on

ভূমি ও ভূমি সংস্কার এবং উদ্বাস্তু আন ও পুনর্বাসন দপ্তরের তথ্য  
Land and Land Reforms and Refugee Relief and Rehabilitation Department info.

জেলাঃ [23]PASCHIM BARDHAMAN  
ব্লকঃ [02]FARIDPUR-DURGAPUR  
মৌজাঃ [109]SANKARPUR

(Live Data As On 23/03/2023,13:07:56)

জে.এল নং (J.L No.): 109 থানা (P.S.): নিউটাউন দুর্গাপুর

খতিয়ান নং (Khatian No):	2888
স্বত্বের নাম (Owner Name):	প্রমোদ কুমার বার্মাওয়াল
পিতা/স্বামী (Father/Husband):	শঙ্কর প্রসাদ
ঠিকানা (Address):	নিজ
জমির পরিমাণ (Total Land):	0.06(একর/Acre)
দাগের সংখ্যা (Total Plot):	2
খতিয়ান তৈরীর তারিখ (Khatian Creation Date):	05/09/2022

অত্রস্বত্বের দাগের বিবরণ ও পরিমাণ:

Plot No. দাগ নং	Classification শ্রেণী	Share অংশ	Share Area(Acre) অংশ পরিমাণ(একর)	Remarks যন্ত্রব্য
67	বাইদ	0.1250	0.0300	Nil
71	বাইদ	0.1071	0.0300	Nil

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



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



192022230345618458

GRN Details

GRN: 192022230345618458 Payment Mode: SBI Epay  
GRN Date: 23/03/2023 09:37:43 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 1671336264926 BRN Date: 23/03/2023 09:38:23  
Gateway Ref ID: 924084922 Method: Axis Bank-Retail NB  
GRIPS Payment ID: 230320232034561844 Payment Init. Date: 23/03/2023 09:37:43  
Payment Status: Successful Payment Ref. No: 2000721324/4/2023  
(Query No./Query Year)

Depositor Details

Depositor's Name: Chandan Burnwal  
Address: Durgapur  
Mobile: 8637036569  
Depositor Status: Buyer/Claimants  
Query No: 2000721324  
Applicant's Name: Mr Swapan Kumar Dutta  
Identification No: 2000721324/4/2023  
Remarks: Sale, Development Agreement or Construction agreement  
Period From (dd/mm/yyyy): 23/03/2023  
Period To (dd/mm/yyyy): 23/03/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000721324/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	4511
2	2000721324/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	5014
			<b>Total</b>	<b>9525</b>

IN WORDS: NINE THOUSAND FIVE HUNDRED TWENTY FIVE ONLY.





## Major Information of the Deed

Deed No :	I-2306-02672/2023	Date of Registration	23/03/2023
Query No / Year	2306-2000721324/2023	Office where deed is registered	
Query Date	17/03/2023 5:23:50 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Swapan Kumar Dutta Durgapur Court, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9735168110, 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 : 5,00,000/-]		
Set Forth value	Market Value		
	Rs. 15,50,340/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 5,014/- (Article:E, E, B)		
Remarks			



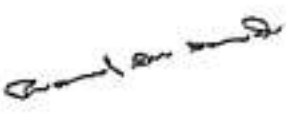
### Land Details :

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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-29	RS-281	Bastu	Baid	3.48 Katha		15,50,340/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					5.742Dec	0 /-	15,50,340 /-	

**Lord Details :**

Name,Address,Photo,Finger print and Signature



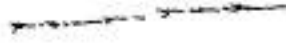
Name	Photo	Finger Print	Signature
<b>Mr PRAMOD KUMAR BARNWAL (Presentant )</b> Son of SHANKAR PRASAD BARNWAL Executed by: Self, Date of Execution: 23/03/2023 , Admitted by: Self, Date of Admission: 23/03/2023 ,Place : Office			
23/03/2023	LTI 23/03/2023	23/03/2023	

Village:- KAJORA GRAM, P.O:- KAJORA GRAM, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713338 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AOxxxxxx4J, Aadhaar No: 73xxxxxxxx2525, Status :Individual, Executed by: Self, Date of Execution: 23/03/2023 , Admitted by: Self, Date of Admission: 23/03/2023 ,Place : Office



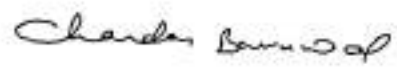


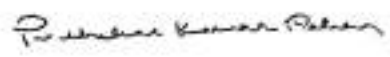
**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>JAI MAA TARA DEVELOPERS</b> B.I. MORE, J.L. AVENUE,, City:- Durgapur, P.O:- DURGAPUR CRPF CAMP, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713214 , PAN No.:: AAxxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature	
1	<b>Shri NILKANTHA MAHATTAM</b> Son of NIRANJAN MAHATTAM Date of Execution - 23/03/2023 , , Admitted by: Self, Date of Admission: 23/03/2023, Place of Admission of Execution: Office			
Mar 23 2023 2:41PM	LTI 23/03/2023	23/03/2023		

OCB-2, B. 1 MORE NORTH, J.L. AVENUE,, City:- Durgapur, P.O:- DURGAPUR CRPF CAMP, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713214, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx4A, Aadhaar No: 82xxxxxxxx8634 Status : Representative, Representative of : JAI MAA TARA DEVELOPERS (as PARTNER)

<b>Shri CHANDAN BURNWAL</b> Son of SUDAMA BURNWAL Date of Execution - 23/03/2023, , Admitted by: Self, Date of Admission: 23/03/2023, Place of Admission of Execution: Office		 Mar 23 2023 2:42PM	 LTI 23/03/2023	Signature  23/03/2023
<b>MANJU NIWAS, 11B, SAPTARSHI PARK, SHANKARPUR,, City:- Durgapur, P.O:- DURGAPUR, P.S:-</b> <b>New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206, Sex: Male, By Caste:</b> <b>Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx8G, Aadhaar No: 23xxxxxxxx9575</b> <b>Status : Representative, Representative of : JAI MAA TARA DEVELOPERS (as PARTNER)</b>				
<b>3</b> <b>Name</b> <b>Shri PRABHAKAR KUMAR THAKUR</b> Son of CHANDRA MADHAB THAKUR Date of Execution - 23/03/2023, , Admitted by: Self, Date of Admission: 23/03/2023, Place of Admission of Execution: Office		 Mar 23 2023 3:32PM	 LTI 23/03/2023	Signature  23/03/2023
<b>KHOTTADIHI COLIYARY, BILAPAHARI, BAGDIHA,, City:- Asansol, P.O:- BILPAHARI, P.S:-</b> <b>Pandabeswar, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713378, Sex: Male, By Caste:</b> <b>Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx1F, Aadhaar No: 25xxxxxxxx9798</b> <b>Status : Representative, Representative of : JAI MAA TARA DEVELOPERS (as PARTNER)</b>				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr JOYANTA CHAKRABORTY</b> Son of Mr SWAPAN CHAKRABORTY VILL - KRISHNANAGAR,, City:- Bankura, P.O:- BARJORA, P.S:-Barjora, District:- Bankura, West Bengal, India, PIN:- 722202	 23/03/2023	 23/03/2023	 23/03/2023
Identifier Of Mr PRAMOD KUMAR BARNWAL, Shri NILKANTHA MAHATTAM, Shri CHANDAN BURNWAL, Shri PRABHAKAR KUMAR THAKUR			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr PRAMOD KUMAR BARNWAL	JAI MAA TARA DEVELOPERS-5.742 Dec

**State 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 of Indian Stamp Act 1899.

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

Presented for registration at 13:09 hrs on 23-03-2023, at the Office of the A.D.S.R. DURGAPUR by Mr PRAMOD KUMAR BARNWAL ,Executant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 5,50,340/-

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

Execution is admitted on 23/03/2023 by Mr PRAMOD KUMAR BARNWAL, Son of SHANKAR PRASAD BARNWAL, P.O: KAJORA GRAM, Thana: Andal, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713338, by caste Hindu, by Profession Business

Indetified by Mr JOYANTA CHAKRABORTY, , , Son of Mr SWAPAN CHAKRABORTY, VILL.- KRISHNANAGAR., P.O: BARJORA, Thana: Barjora, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722202, by caste Hindu, by profession Others

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

Execution is admitted on 23-03-2023 by Shri NILKANTHA MAHATTAM, PARTNER, JAI MAA TARA DEVELOPERS (Partnership Firm), B.I. MORE, J.L. AVENUE,, City:- Durgapur, P.O:- DURGAPUR CRPF CAMP, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713214

Indetified by Mr JOYANTA CHAKRABORTY, , , Son of Mr SWAPAN CHAKRABORTY, VILL.- KRISHNANAGAR., P.O: BARJORA, Thana: Barjora, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722202, by caste Hindu, by profession Others

Execution is admitted on 23-03-2023 by Shri CHANDAN BURNWAL, PARTNER, JAI MAA TARA DEVELOPERS (Partnership Firm), B.I. MORE, J.L. AVENUE,, City:- Durgapur, P.O:- DURGAPUR CRPF CAMP, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713214

Indetified by Mr JOYANTA CHAKRABORTY, , , Son of Mr SWAPAN CHAKRABORTY, VILL.- KRISHNANAGAR., P.O: BARJORA, Thana: Barjora, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722202, by caste Hindu, by profession Others

Execution is admitted on 23-03-2023 by Shri PRABHAKAR KUMAR THAKUR, PARTNER, JAI MAA TARA DEVELOPERS (Partnership Firm), B.I. MORE, J.L. AVENUE,, City:- Durgapur, P.O:- DURGAPUR CRPF CAMP, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713214

Indetified by Mr JOYANTA CHAKRABORTY, , , Son of Mr SWAPAN CHAKRABORTY, VILL.- KRISHNANAGAR., P.O: BARJORA, Thana: Barjora, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722202, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,014.00/- ( B = Rs 5,000.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 5,014/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/03/2023 9:38AM with Govt. Ref. No: 192022230345618458 on 23-03-2023, Amount Rs: 5,014/-, Bank: SBI EPay ( SBlePay), Ref. No. 1671336264926 on 23-03-2023, Head of Account 0030-03-104-001-16

**Statement of Stamp Duty**

certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 4,511/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 7605, Amount: Rs.500.00/-, Date of Purchase: 24/02/2023, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/03/2023 9:38AM with Govt. Ref. No: 192022230345618458 on 23-03-2023, Amount Rs: 4,511/-, Bank: SBI EPay ( SBlePay), Ref. No. 1671336264926 on 23-03-2023, 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

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being No 230602672 for the year 2023.



Digitally signed by SANTANU PAL  
Date: 2023.03.27 18:26:53 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2023/03/27 06:26:53 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)