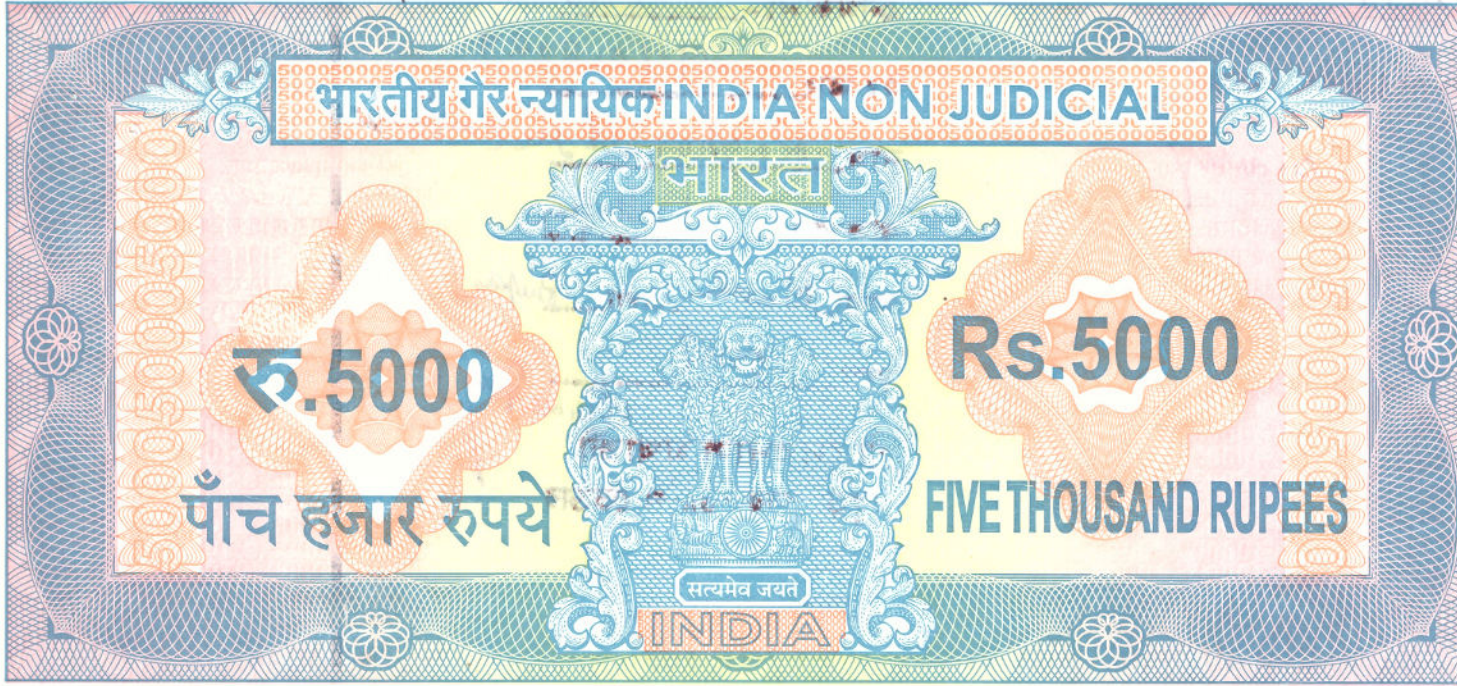


SL No- 3857/2024

JAY BHOLE

I-010203883/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 357284

29.10.24.
15.32
L

Q.No. → 2002764464/2024.

DEVELOPMENT AGREEMENT

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

Additional District Sub-Registrar
Bankura

29 OCT 2024

(A2)

THIS DEVELOPMENT AGREEMENT is made on the 29TH Day of
OCTOBER, 2024 (Two Thousand Twenty Four).

Contd.....P/2

BETWEEN

MR. DIPANKAR DAS, Son of Sri Bidyut Kumar Das, PAN – ARRPD6883A, by faith Hindu, by Nationality Indian, by occupation Business, residing at Bhairabsthan More, P.O. Kenduadihi, P.S. & Dist. Bankura, Pin – 722102 hereinafter referred to as the **LAND OWNER** (which expression shall unless otherwise excluded by or repugnant to the context shall mean and include their legal heirs, executors, administrators, legal representatives, successors, and assigns) of the **FIRST PART**.

AND

- 1) **RAGHUNATHJEE CONSTRUCTION** (PAN AMAPK1015H), having registered office at stall no 5 & 6, Sammilani Bipani Sambhar, Lokepur, P.O.- Kenduadihi, P.S. & District - Bankura, Pin – 722102 represented by its sole Proprietor **MR. SAUGAT KUNDU** (PAN AMAPK1015H), Aadhar No - 2270 2378 2202, son of Late Mahadeb Kundu, residing at Lokepur Bankura, P.O.- Kenduadihi, P.S.& District - Bankura,, Pin - 722102 hereinafter called the **"DEVELOPER (S)"** (Which expression unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **SECOND PART**.

The proportionate share of the landed property of **LAND OWNER** in District and Police Station Bankura; Mouza Kenduadihi; J.L. NO. – 213; L.R. Plot No. 3013 & 3014 has been Purchased by the land owner in a sale Deed being No. 010104419/2019, dated 20/12/2019 registered at the office of D.S.R. Bankura.

And said purchased land has already been recorded in his own name in the present L.R. Khatian under the provisions of the West Bengal Land Reforms Act 1955 with final publication and preparation of his right there in 0.1017 Acres vide L.R. Khatian No. 9163; Vide L.R Plot No 3013 & 3014 appertaining to Mouza Kenduadihi , J.L. No 213 within the District and P.S. Bankura, under Bankura Municipality.

AND WHEREAS the schedule below mentioned land has already been converted from class of land **TARA** to **BASTU** vide **Conversion / Case No. CN/2024/0101/22493** with effect in term of section 4C of WBLR Act, 1955 (Amended 1981) by the collector U/S 4C of the WBLR Act.

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

AND WHEREAS the First Part desire to develop the First schedule property by construction of a multi storied building up to maximum limit of floor consisting of so many flats and parking space to as approved by Bankura Municipality or any other competent authority but the owner have not the sufficient time and experience for the development work and for this reason First part could not able to take any steps for the said development and the First Part approached the Second Part.

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

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

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

1. DEFINITION:

1.1 OWNERS/LANDLORDS:- Shall mean **MR. DIPANKAR DAS, Son of Sri Bidyut Kumar Das, PAN – ARRPD6883A**, by faith Hindu, by Nationality Indian, by occupation Business, residing at Bhairabsthan More, P.O. Kenduadihi, P.S. & Dist. Bankura, Pin – 722102.

2 DEVELOPER:- RAGHUNATHJEE CONSTRUCTION having registered office at stall no 5&6, Sammilani Bipani Sambhar, Lokepur, P.O.- Kenduadihi, P.S. & District - Bankura, Pin - 722102 represented by its sole Proprietor **MR. SAUGAT KUNDU (PAN AMAPK1015H), Aadhar No - 2270 2378 2202**, son of Late Mahadeb Kundu, residing at Lokepur Bankura, P.O.- Kenduadihi, P.S.& District - Bankura,, Pin – 722102.

2.1 LAND:- Shall mean all the "**BASTU**" Vacant Land adjoining the lands of all of the **LAND OWNER** measuring an area of 0.1017 acres comprising L.R. Khatian No 9163, R.S. Plot No. 1137 |& 1137/1671 corresponding to L.R. Plot No. 3013 & 3014 within District, P.S.- Bankura, Mouza Kenduadihi, J.L. No. 213, at Ward No. 22 under Bankura Municipality.

2.2 BUILDING :- Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the land mentioned in the **FIRST SCHEDULE**.

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

2.4 MUNICIPALITY :- Shall mean the Bankura Municipality and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.

2.5 PLAN :- Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Bankura Municipality and shall also include variations/modifications, alternations therein that may be made by the Owners herein or the Developer herein, if any as well as all revisions, renewals and extensions thereof, if any.

2.6 OWNER'S AREA :- AND WHEREAS The LAND OWNER herein will get Rs. 5,00,000/- (Five Lakh only) and 40% of the Total construction Area. The said amount of Rs. 5,00,000/- (Five Lakh only) will be refunded.

2.7 DEVELOPER'S AREA :- AND WHEREAS the Developers allocation shall be given 60% of the Total construction Area.

2.8 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.

2.9 PROJECT :- Shall mean the work to development undertake and to be done by the Owners herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/Flat(s)/Car Parking space/s and others be taken over the Unit/Flat and occupiers.

2.10 FORCE MAJURE :- Shall include natural calamities, at of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air strike, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or polices affecting or likely to affect the project or any part or portion thereof shortage of essential commodities and/or any circumstances beyond the control or estimation of the Developer.

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

II. DURATION: - This agreement is made for a period of 24 months from the date of it become effective with a grace period of 6 months.

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

Contd.....P/5

IV. OWNER DUTY & LIABILITY:-

- 1) The owners have offered total bare land of 0.1017 acres for development and construction of a housing complex consisting of Flats/ Apartments, Commercial Stalls & Parking space at the instance of the developers respect of which the entire development cost from A to Z construction till finishing touch for placing offer as ready for use and sale the owner will not have to pay any furthering or shoulder any Bank or other financial liability.
- 2) That the Owner shall within 60 (Sixty) days from this agreement shall vacate and deliver the vacant and peaceful possession of the 1st schedule property to the second party.

V. DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-

The developer mean 1) **RAGHUNATHJEE CONSTRUCTION** having registered office at stall no 5&6, Sammilani Bipani Sambhar, Lokepur, P.O.- Kenduadihi, P.S. & Dist.- Bankura, Pin Code- 722102 Proprietor **MR. SAUGAT KUNDU**, son of Late Mahadeb Kundu, residing at Lokepur, Bankura, P.O.- Kenduadihi, P.S.& District - Bankura,, Pin - 722102. West Bengal confirms, accepts and assure the owners that they are fully satisfied with the paper/documents related to the ownership, physical measurement of the said land and litigation free possession, suitability of the said land ,viability of the said project and will not raise any objection with thereto.

1. The developer confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and obligations made for execution of the total project within schedule time under this agreement and the owners will not have any liability and/or responsibility of finance for execution of the project as the developers will take all financial and/or Bank liability at their own shoulder.
2. The developer will preserve the right to mortgage the land to any financial institution or Bank for any purpose but the entire liability of the borrowed loan will be shouldered by himself. The land owner could not be liable for any liabilities regarding the mortgage or loan taken by the developer in this purpose of this Agreement.
3. The developer has agreed to carry out the total project at his own 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

P/6

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

4. That the Second Part or the Developer shall not raise any question regarding the measurement of the 1st Schedule mentioned property and second shall take all the necessary step to save the property from any kind of encroachment by the adjacent land owner.
5. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer 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 tune to time during the currency of this Agreement.
7. The First part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building, The Second part shall alone be responsible the said incident or damage or loss during construction.
8. That the developer shall be complete the Development work/construction of building/flat at his own cost and expenses in pursuance of the sanctioned plan within 30 months.
9. That the Developer shall not make Owner responsible for any business, loss and/or any damages etc. or due to failure on the part the Developer to correctly construct the Flats and / or to deliver correctly the same to the intending purchasers.

Contd.....P/7

VI. DEVELOPER ALLOCATION:-

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

VII. CANCELLATION:-

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

VIII. MISCELLANEOUS:-

- d
(Adv)
- a) Indian Law-This agreement shall be subject to India Law and under the Jurisdiction of Bankura Court.
 - b) Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
 - c) Disputes - Differences in opinion in relation to or arising out during execution of the housing project under this agreement shall be intimated by a registered letter Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996 with modification made from time to time. The arbitral shall consist of one arbitrator who shall be on Advocate to be nominated by both the parties and their legal advisors.
 - 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 developers to the owners time to time.

P/8

- e) The owners can visit the construction site any time with intimation to the developer/ site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work. However any unusual and non-permissible actions operations observed at site can be brought to the notice of the developer and the ar6 for discussion and necessary corrective action.
- 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 risk 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 agreement and/or borrow money and/or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the frame work of Power of Attorney.
- h) A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of materials and workmanship of the water supply system, sewerage system, electric supply system and to be obtained by the developer and will responsible for any defect and rectification thereof at their cost/expenses for a guarantee period of next six months after handing over of physical possession of the flats.
- i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fees for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- j) The owners shall have no right, title, and interest, claim whatsoever in the consideration received by the developers or its nominees out of the developer's allocation similarly the developer shall have no right, title, interest, claim whatsoever in the consideration received by the owner or its nominees out of owner allocation.

Contd.....P/9

- k) The land owners and the developers have entered into their agreement purely as a construct and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- l) That all applications, building plan along with alteration, modification and addition thereof and other papers and document, if any needed by the developer for the purpose of the sanctioned of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner subject to written consent of the owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.
- m) Save and except the conditions and stipulations as mentioned herein the owner shall have every right to terminate the agreement at any moment if any condition and stipulations is violated and in case of termination of agreement the developer cannot claim any damages from the land owner the cost incurred in construction of project, First Schedule above referred to.
- n) If any further construction can be extended after getting permission, form the component authority, the extended construction divided among the land owner and the developer at a same proportionate as the above mentioned ration of present proposed construction area is divided.

FIRST SCHEDULE

(DESCRIPTION OF LAND)

All that piece and parcel of "BASTU" vacant Land measuring an area of 0.1017 acres comprising L.R. Khatian No. 9163, R.S Plot No. 1137 & 1137/1671, L.R. Plot No. 3013 area of 2.72 Decimal & L.R. Plot No. 3014 area of 7.45 Decimal within District, P.S.- Bankura, Mouza Kenduadihi, J.L. No. 213 at **Ward No.22 under Bankura Municipality, attached S.K. Sahana Road.**

Attached Sketch Map in yellow line Border which is the Part of this Deed.

BUTTED AND BOUNDED AS UNDER

ON THE NORTH : Land of Plot No. 3018 (L.R.)
ON THE SOUTH : 30' - 00'' feet wide S.K. Sahana Road.
ON THE EAST : House of Surajit Das .
ON THE WEST : Land of Soma Karmakar.

P/10

Second Schedule above referred to

Allocation to Land Owner (DIPANKAR DAS)

The LAND OWNER herein will get 40% of the Total construction Area.

Third Schedule above referred to

Allocation to Developer (Raghunathjee Construction)

The Developer herein will get 60% of the total construction area.

SPECIFICATION

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

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

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

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

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

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

Windows Anodized aluminium sliding windows.

Lift Passenger lift of reputed make.

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

Water Deep tube well with overhead reservoir for 24 hour.

Contd.....P/11

Supply water supply at the entire complex.

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

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

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

WITNESS

1/ Sumanta Dutta.
S/o Sasanka Dutta.
Rajgram Bankura
722146

Subhas Rana.
S/o L. K. Kishorputi Rana.
Cinemawadi Bankura.
722101

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

Drafted by:

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

Typed by:

Koushik Banerjee
KOUSHIK BANERJEE
Bankura Court Compound

Dipankar Das

Signature of the LAND OWNER

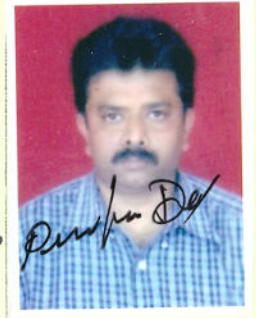
RAGHUNATHJEE CONSTRUCTION

Sangar Kumar
Proprietor

Signature of the DEVELOPER

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



Di. *Tipon/De*

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল

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

স্বাক্ষর

Signature

Tipon/De

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



Sangul-Ku

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল

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

স্বাক্ষর

Signature

RAGHUNATHJEE CONSTRUCTION

Sangul-Ku

Proprietor

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

PHOTO

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল

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

স্বাক্ষর

Signature

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

PHOTO

DEVELOPMENT PLAN

MOUZA - KENDUADIHI. J.L NO - 213, PLOT NO - 1137, 1137/1671 (R.S) 3013, 3014 (L.R).
P.S + DIST - BANKURA. KH. NO - 9163 (L.R).

SCALE - 1" = 33'

AREA OF LAND

= 4431 S.FT = 6 KA. 2 CHH. 21 S.FT

= 0.1017 ACRE

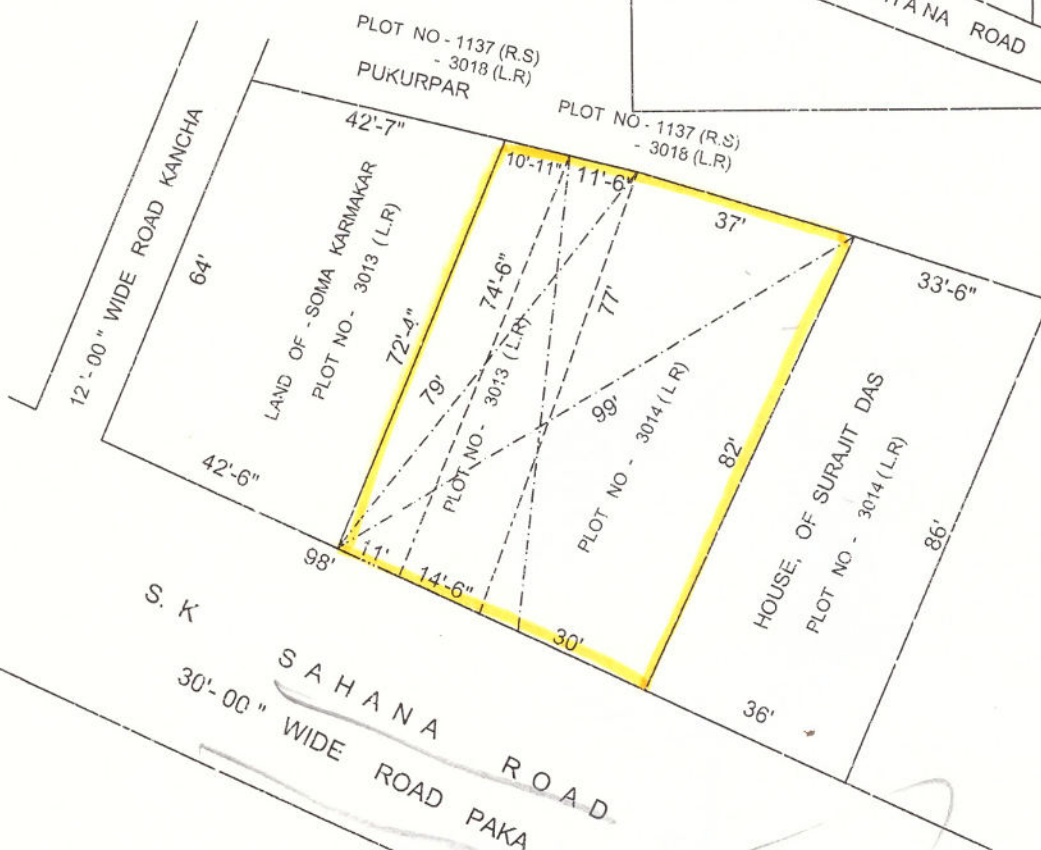
L.R PLOT - 3013 = 0.0272 ACRE (1187 S.FT)

L.R PLOT - 3014 = 0.0745 ACRE (3244 S.FT)

AREA OF SHOWN THUS -



SITE PLAN
SCALE - 32" = 1 MILE



Dipankar Das

RAGHUNATHJEE CONSTRUCTION

Rangal Kumar

Proprietor

DRAWN BY

Tarun Sindal

Tarun Sindal
SURVEYOR
R. NO:- L/21783

SIGNATURE



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



192024250259285811

GRN Details

GRN:	192024250259285811	Payment Mode:	Online Payment
GRN Date:	29/10/2024 12:15:22	Bank/Gateway:	State Bank of India
BRN :	CK00EOPHO1	BRN Date:	29/10/2024 12:16:39
GRIPS Payment ID:	291020242025928580	Payment Init. Date:	29/10/2024 12:15:22
Payment Status:	Successful	Payment Ref. No:	2002764464/1/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Saugat Kundu
Address:	Lokepur Bankura , West Bengal, 722102
Mobile:	7908975013
Contact No:	9332679822
Depositor Status:	Buyer/Claimants
Query No:	2002764464
Applicant's Name:	Shri Subhas Rana
Identification No:	2002764464/1/2024
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	29/10/2024
Period To (dd/mm/yyyy):	29/10/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002764464/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	15051
2	2002764464/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	5042
Total				20093

IN WORDS: TWENTY THOUSAND NINETY THREE ONLY.

Major Information of the Deed

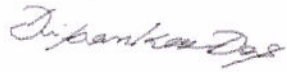
Deed No :	I-0102-03883/2024	Date of Registration	29/10/2024
Query No / Year	0102-2002764464/2024	Office where deed is registered	
Query Date	29/10/2024 11:42:30 AM	A.D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Subhas Rana Cinema Road , Bankura,Thana : Bankura, District : Bankura, WEST BENGAL, PIN - 722101, Mobile No. : 9332679822, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 5], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,11,87,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,051/- (Article:48(g))	Rs. 5,042/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Unnamed Road, Road Zone : (Ward no 22 -- Ward no 22) , Mouza: Kenduyadihi, JI No: 213, Pin Code : 722102

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3013 (RS :-)	LR-9163	Commerci al	Bastu	2.72 Dec		29,92,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-3014 (RS :-)	LR-9163	Commerci al	Bastu	7.45 Dec		81,95,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		TOTAL :			10.17Dec	0 /-	111,87,000 /-	
	Grand Total :				10.17Dec	0 /-	111,87,000 /-	

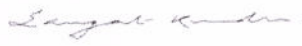
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Dipankar Das Son of Shri Bidyut Kumar Das Executed by: Self, Date of Execution: 29/10/2024 , Admitted by: Self, Date of Admission: 29/10/2024 ,Place : Office		 Captured	
		29/10/2024	LTI 29/10/2024	29/10/2024
Bhairabsthan More, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.: arxxxxxx3a, Aadhaar No: 40xxxxxxxx3898, Status :Individual, Executed by: Self, Date of Execution: 29/10/2024 , Admitted by: Self, Date of Admission: 29/10/2024 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	RAGHUNATHJEE CONSTRUCTION Stall No. 5 And 6, Sammilani Bipani Sambhar, Lokepur, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102 Date of Incorporation:XX-XX-1XX6 , PAN No.: amxxxxxx5h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Saugat Kundu (Presentant) Son of Late Mahadeb Kundu Date of Execution - 29/10/2024, , Admitted by: Self, Date of Admission: 29/10/2024, Place of Admission of Execution: Office		 Captured	
		Oct 29 2024 3:53PM	LTI 29/10/2024	29/10/2024
Lokepur Bankura, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: amxxxxxx5h, Aadhaar No: 22xxxxxxxx2202 Status : Representative, Representative of : RAGHUNATHJEE CONSTRUCTION (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Sumanta Dutta Son of Sasanka Dutta Rajgram, City:- Bankura, P.O:- Rajgram, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722146		 Captured	
	29/10/2024	29/10/2024	29/10/2024
Identifier Of Mr Dipankar Das, Mr Saugat Kundu			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Dipankar Das	RAGHUNATHJEE CONSTRUCTION-2.72 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Dipankar Das	RAGHUNATHJEE CONSTRUCTION-7.45 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Unnamed Road, Road Zone : (Ward no 22 -- Ward no 22) , Mouza: Kenduyadihi, JI No: 213, Pin Code : 722102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3013, LR Khatian No:- 9163	Owner:দীপঙ্কর দাস, Gurdian:বিনুত কুমার দাস, Address:ভৈরবস্থান মোড়, কেন্দুয়াডিহি, বাকুড়া, Classification:ভড়া, Area:0.10200000 Acre,	Mr Dipankar Das
L2	LR Plot No:- 3014, LR Khatian No:- 9163	Owner:দীপঙ্কর দাস, Gurdian:বিনুত কুমার দাস, Address:ভৈরবস্থান মোড়, কেন্দুয়াডিহি, বাকুড়া, Classification:ভড়া, Area:0.14700000 Acre,	Mr Dipankar Das

On 29-10-2024

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 15:27 hrs on 29-10-2024, at the Office of the A.D.S.R. BANKURA by Mr Saugat Kundu .

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 1,11,87,000/-

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

Execution is admitted on 29/10/2024 by Mr Dipankar Das, Son of Shri Bidyut Kumar Das, Bhairabsthan More, P.O: Kenduadihi, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722102, by caste Hindu, by Profession Business

Indetified by Shri Sumanta Dutta, , Son of Sasanka Dutta, Rajgram, P.O: Rajgram, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722146, by caste Hindu, by profession Business

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

Execution is admitted on 29-10-2024 by Mr Saugat Kundu, Proprietor, RAGHUNATHJEE CONSTRUCTION, Stall No. 5 And 6, Sammilani Bipani Sambhar, Lokepur, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102

Indetified by Shri Sumanta Dutta, , Son of Sasanka Dutta, Rajgram, P.O: Rajgram, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722146, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,042.00/- (B = Rs 5,000.00/- ,E = Rs 42.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 5,042/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/10/2024 12:16PM with Govt. Ref. No: 192024250259285811 on 29-10-2024, Amount Rs: 5,042/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK00EOPHO1 on 29-10-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,051/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,051/-

Description of Stamp:

1. Stamp: Type: Impressed, Serial no 4416, Amount: Rs.5,000,00/-, Date of Purchase: 29/10/2024, Vendor name: Sri Debdas Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/10/2024 12:16PM with Govt. Ref. No: 192024250259285811 on 29-10-2024, Amount Rs: 15,051/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK00EOPHO1 on 29-10-2024, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0102-2024, Page from 72522 to 72541
being No 010203883 for the year 2024.



Digitally signed by PARTHA BAIRAGGYA
Date: 2024.10.30 16:57:13 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 30/10/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
West Bengal.