

1276

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T-1263/23.



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 633506

DEVELOPMENT AGREEMENT

Notarized that the Document
is Agreed to Registration
Signature Sheet and the Enrol-
ment is Attached with the
Document are the Part of the
Document.

A. D. S. D. S.
Bardhaman

QUERY NO. : 2000388917/2023
DISTRICT : Paschim Bardhaman
MOUZA : Kaliganj
P.S. : New Township
AREA OF LAND : 12 (Twelve) Decimal

16 FEB 2023

Handwritten signature and initials.

Sl. No. 2478 Date 16/02/23
Sold to Maa Lakshmi Developers
Address DLR-12
Value of Stamp 1000/-
Date of Purchase of the Stamp
Paper from Treasury 03 FEB 2023
Name of the Treasury from where
Purchase:-Durgapur

Ram Prasad Banerjee
Stamp Vender
A.D.S.R. Office, Durgapur-16
Licence No-1/93



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

16 FEB 2023

**THIS DEVELOPMENT AGREEMENT IS MADE ON 16TH DAY OF
FEBRUARY, 2023**

BETWEEN

SRI. RAJESH KUMAR CHOUDHARY [PAN-AGYPC9522H] Son of Sri. Baleshwar Prasad, by faith-Hindu, by occupation-Business, presently residing of Arrah Sree pally, Kaliganj, P.O.- Kaliganj, P.S.- New Township, District- Paschim Bardhaman, State- West Bengal, PIN- 713212, hereinafter 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 its respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART.**

AND

"MAA LOKKHI DEVELOPERS" [PAN- ABVFM8128R] (a partnership firm) having its office at Holding No-N/40, Road No-74, Kushumtala, Muchipara, Ward No-28, P.O.: Sagarbhanga, P.S.-Coke Oven, District- Paschim Bardhaman, PIN-713212, W.B. India, **represented by its Partners** (1) **MR. PRITAM MONDAL [PAN- BPFPM5430K]** Son of Late Prabir Mondal, by faith Hindu, by occupation Business, by Nationality- Indian, resident of Village- Biharpur, P.O.- Nadiha, & P.S.- Kanksa, District- Paschim Bardhaman, PIN- 713218, State- West Bengal, India (2) **MRS. SUCHARITA GHOSH [PAN- ARMPG3626M]** Wife of Mr. Abhijit Dey, by faith Hindu, by occupation Business, by Nationality- Indian, resident of House No-6, 2nd Street Gurudwara Road, Post Office: Benachity, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN-713213 (3) **MR. ABHIJIT DEY [PAN- AMJPD2312B]** Son of Mr. Babul Kumar Dey, by faith Hindu, by occupation Business, by Nationality- Indian, resident of Sukantapally, South Dhadka Road, Asansol, P.O.- Dakhin Dhadka, & P.S.- Asansol, District- Paschim Bardhaman, PIN- 713302, West Bengal, India. (4) **MRS. ARPITA MUKHERJEE [PAN- AJOPM8044K]** wife of Amit Dutta, by faith Hindu, by occupation Business, by Nationality- Indian, resident of 38, Sukumar Roy Path, SAIL Co operative, City Centre P.O.- City Centre, & P.S.- Durgapur, District- Paschim Bardhaman, PIN- 713216, West Bengal, India. 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 land was purchased property of Santiram Mondal son of Late Piyari Charan Mondal and said Santiram Mondal son of Late Piyari Charan Mondal purchased the same from Bijoy Kumar Singh & others vide deed No-2940 for the year 1995.

AND WHEREAS said Santiram Mondal son of Late Piyari Charan Mondal sold 2.75 Katha land to Vendor No- 1 i.e. Mrs. Ashok Lal Das Son of Late Khagendra Nath Das vide deed No-4067 for the year 2006 of A.D. S.R. Durgapur and after purchasing the land Vendor No- 1 i.e. Mr. Ashok Lal Das Son of Late Khagendra Nath Das mutated his name in L.R.R.O.R. in L.R. Khatian No- 826.

AND WHEREAS said Santiram Mondal son of Late Piyari Charan Mondal sold 4.17 Katha land to Vendor No- 2 i.e. Mrs. Sharmistha Das wife of Mr. Arun Kumar Das vide deed No-4068 for the year 2006 of A.D. S.R. Durgapur and after purchasing the land Vendor No- 2 i.e. Sharmistha Das wife of Mr. Arun Kumar Das mutated her name in L.R.R.O.R. in L.R. Khatian No- 825

AND WHEREAS said Mrs. Sharmistha Das wife of Mr. Arun Kumar Das & Mrs. Ashok Lal Das Son of Late Khagendra Nath Das jointly transferred the schedule mentioned land by way of sale in infvaour of present landowner i.e. Sri. Rajesh Kumar Choudhary vide deed No- 10779 for the year 2022 of A.D.S.R. Durgapur and after that he mutated his name in L.R.R.O.R.

AND WHERE AS 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 etc as approved by Jemmua Gram Panchyat but the owner has not the sufficient fund for the development work and for this reason First Part is in search of a Developer for the said development work.

AND WHEREAS the First Part herein has approached the Second Part and whereas the Second Part after considering the various aspects of execution of the project and proposal of the landowner has decided to construct multistoried building there at consisting of apartments and flat with the object of selling such flats/apartments to the prospective

purchasers and the Second Part has accepted the proposal of First Part.

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

I-DEFINITION

- 1.1 OWNER/LANDLORD:- SRI. RAJESH KUMAR CHOUDHARY**
Son of Sri. Baleshwar Prasad, by faith-Hindu, by occupation-Business, presently residing of Arrah Sree pally, Kaliganj, P.O.- Kaliganj, P.S.- New Township, District- Paschim Bardhaman, West Bengal, PIN-713212.
- 1.2 DEVELOPER:-** Shall mean **MAA LOKKHI DEVELOPERS (a partnership firm)** having its office at Holding No-N/40, Road No-74, Kushumtala, Muchipara, Ward No-28, P.S.-Coke Oven, District- Paschim Bardhaman, PIN-713212, W.B. India.
- 1.3 LAND:-** Shall mean Baid Land admeasuring an area of 12 (Twelve) Decimal, be the same a little more or less, appertaining to R.S. Plot No. 1469 Corresponding L.R. Plot No. 1841, L.R. Khatian No. 1950, situated within Mouza- Kaliganj, R.S. J.L.No- 83, L.R. J.L. No. 110, Police Station: New Township, Additional District Sub Registration Office- Durgapur, Dist.: Paschim Bardhaman, under Jemmua Gram Panchayat.
- 1.4 BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owner herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.
- 1.5 PANCHAYAT:-** Shall mean the Jemmua Gram Panchyat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.6 PLAN:** Mean the sanctioned and/or approved plan of the building/s sanctioned by the Jemmua Gram Panchyat and shall also include variations/modifications, alterations therein that may be made by the Owners herein or the Developer herein,

if any, as well as all revisions, renewals and extensions thereof, if any.

- 1.7 OWNER'S AREA:** Shall mean 3800 Sq. Feet super built up area which include the undivided impartiable proportionate interest in the said land and the common portions and a parking space measuring 120 Sq. Feet.
- 1.8 DEVELOPER'S AREA:** Shall mean entire area of the Building together with the undivided impartiable proportionate interest in the said land and the common portions after providing owners allocation as mentioned in Para 1.8 of this agreement.
- 1.9 REFUNDANLE SECURITY:** Shall mean Rs. 10,00,000/- (Rupees Ten Lac) which already paid by the Developer to the Landowner and same shall be refunded by the owners before taking handover of their respective allocation.
- 1.10 UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.
- 1.11 PROJECT:** Shall mean the work of development undertake and to be done by the Owner herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/Flat/s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.
- 1.12 FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or policies



affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.

1.13 PURCHASER/S shall mean and include:

- A) If he/she be an individual then his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
- D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- E) If it be a Trust then its Trustees for the time being and their successor(s)-in-interest and assigns.

1.14 MASCULINE GENDER: Shall include the feminine and neuter gender and vice versa.

1.15 SINGULAR NUMBER: Shall include the plural and vice-versa.

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

III- EFFECTIVENESS:- This agreement shall become effective from the date of execution of this agreement.

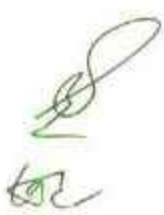
IV:- DURATION:- This agreement is made for a period of 36 months from the date of it become effective with a grace period of 3 months.

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



VI:- OWENER DUTY & LIABILITY:-

1. The Owner have offered total land of 12 Decimal for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That a land survey shall conducted by them if it is found that original land is less than the land offered by the land owners then the same shall be rectified at the time of registration of Development Agreement.
3. That all the land related dispute shall be resolved by the land owners.
4. That the Owner shall within 15 (Fifteen) days from this agreement shall vacate and deliver the vacant and peaceful possession of the 1st Schedule property to the second party.
5. The Owner hereby declared that :-
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) The said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.
 - c) That landowner shall handed over all the original document at the time of registration of this deed.
6. That the Owner also agreed to give full authority & power to Second Part to do & execute all lawful acts, deeds things for the Owner and on their behalf in respect of all activities related to developing and construction of a housing complex on The said land i.e. receive sanctioned plan from the Jemmua Gram Panchyat , to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done on that behalf and sale of flats/apartments to the prospective buyer(s)and accept booking



money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed by the Owner and the Owner shall agree to ratify all acts and things lawfully done by the developer.

VII- DEVELOPER DUTY, LIABILITY & responsibility:-

1. The developer **MAA LOKKHI DEVELOPERS** Confirms, accepts and assure the Owner that they are fully acquainted with, aware of the process/formalities related to similar project in Corporation area and fully satisfied with the papers / documents related to the Ownership, physical measurement of the said land , litigation free possession, suitability of the site and viability of the said project and will not raise any objection with regard thereto.
2. The developer confirms and assures the Owner 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 Owner do not have any liability and or responsibility to finance and execute the project or part thereof.
3. 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/Corporation/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the Owner & the Architect before submission to the Corporation/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the Owner and developer. However, basic character of the project consisting of flats/apartment/parking space and common space like



garden/water will remain intact unless agreed to by both the Owner and Developer.

4. That the Developer shall be responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer(s) of the proposed flats.
5. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement. The Owner 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.
6. That the Developer shall complete the Development work/Construction of building/flat at his own cost and expenses within 36 months from the date of this agreement with further additional period of 3 months if needed both the cases the time shall be computed on and from the date of agreement.
7. That the Developer shall not make the Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in case of failure in such cases the Developer shall be entirely responsible.
8. That Developer shall agreed to indemnify the land owner from the obligation of paying Income Tax, sales tax or any other duties levies either by the State Government or Central Government or statutory local authorities form his part which are required to pay for the profits 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 Developer 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.

VIII-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 Owner' allocation as mentioned in this deed.

IX-Cancellation

The Owner have every right to cancel and/or rescind this agreement after 36 months, if the Developer shall unable to hand over owners allocation to the Owner and for the same owner has to give a one month clear notice to the Developer.

X-Miscellaneous :-

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- b) Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) 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 tribunal shall consist of one arbitrator who shall be an Advocate, to be nominated by both the parties or 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 developer to the Owner time to time.



- e) The Owner can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt Or interrupt the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen , minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.
- g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or borrow money and /or take advance from any individual/ bank/financial institution and/or also allocate flats under this agreement and within the framework 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 material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts if any to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense 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 fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be paid and discharged by the Developer exclusively.
- j) The Owner shall have no right, title, interest, claim whatsoever in the consideration received by the developer or its nominees out of the developer allocation.

- k) The landowner and the developer have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between 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 documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.
- m) That both the parties can seek specific performance of this agreement through Court,

Declaration :- This is an agreement as per Indian Contract Act, 1872 therefore by virtue this agreement no right, title and interest of land is transferred by landowner in favour of Developer.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

All That piece or parcel of **Baid** Land admeasuring an area of **12 (Twelve) Decimal**, be the same a little more or less, appertaining to **R.S. Plot No. 1469 Corresponding L.R. Plot No. 1841**, Khatian No. 510, **L.R. Khatian No. 1950**, situated within **Mouza- Kaliganj**, R.S. J.L.No- 83, L.R. J.L. No. 110, Police Station: New Township, Additional District Sub Registration Office- Durgapur, Dist.: Paschim Bardhaman, under Jemmua Gram Panchayat.

On the North : 12 Feet wide Kachha Road
On the South : R.S. Plot No. 1469 (P)
On the East : 16 Feet wide Kachha Road
On the West : Land of Robot & Sujit Bose.

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

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED AND DELIVERED by the OWNER /FIRST PART at DURGAPUR in the presence of:

Rakesh Kumar Choudhury

SIGNED AND DELIVERED by the DEVELOPER/SECOND PART at DURGAPUR in the presence of:

WITNESSES:

MAA LOKKHI DEVELOPERS

Ritom Mondal
Partner

① *Sumit Kumar*
Sh. Kumar Kumar
Vin - Angkor. Br 15
P.S. - Cayer. Vin Bar
For King Bar

MAA LOKKHI DEVELOPERS

Sucharita Ghosh
Partner

MAA LOKKHI DEVELOPERS

Abhijit Dey - Partner

② *INDRANIL DUTTA*
Indranil Dutta
S/o RANJIT DUTTA
Karamga Park Durgapur - 2.

MAA LOKKHI DEVELOPERS

Aspita Mukherjee
Partner

Drafted by me and typed at my Office and read over
And explained the parties and they admitted that same has been
Correctly written as per their instruction.

Subrata Mukherjee
SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No.- WB/506/2007

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the
Executants/presentation



Pritam Mondal

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:-

Pritam Mondal

Signature of the
Executants/presentation



Rakesh Kumar Choudhary

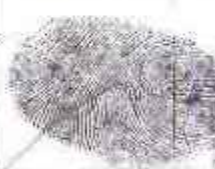
(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:-

Rakesh Kumar Choudhary

Signature of the
Executants/presentation

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:-

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the
Executants/presentation



Sucharita Ghosh

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:- *Sucharita Ghosh*

Signature of the
Executants/presentation



Anapita Mukherjee

(LEFT HAND)

Little Ring Middle ~~Fore~~ Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:- *Anapita Mukherjee*

Signature of the
Executants/presentation



Abhijit Das

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:- *Abhijit Das*



ভূমি ও ভূমি সংস্কার এবং উদ্ধাস্ত ত্রাণ ও পুনর্বাসন দপ্তর
Land & Land Reforms and Refugee Relief and Rehabilitation Department

(Live Data As On 15/02/2023,20:52:45)

জে.এল.নং (J.L.No.): 110 থানা (P.S.): মিউনিসিপাল দুর্গাপুর

খতিয়ান নং (Khatian No.):	1950
স্বত্বাধিকারীর নাম (Owner Name):	রাজেশ কুমার চৌধুরী
পিতা/স্বামী (Father/Husband):	বালেশ্বর
ঠিকানা (Address):	লিঙ্গ
কমির পরিমাণ (Total Land):	0.285(একর/Acre)
মোটের সংখ্যা (Total Plot):	3

অনুমতি দানের বিবরণ ও পরিমাণ:

Plot No. দাগ নং	Classification শ্রেণী	Share অংশ	Share Area(Acre) অংশ পরিমাণ(একর)	Remarks মন্তব্য
1841	বাইদ	0.0732	0.1200	Nil

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



192022230297576741

GRN Details

GRN:	192022230297576741	Payment Mode:	Online Payment
GRN Date:	15/02/2023 22:58:17	Bank/Gateway:	HDFC Bank
BRN :	20049319256	BRN Date:	15/02/2023 22:59:54
GRIPS Payment ID:	150220232029757673	Payment Init. Date:	15/02/2023 22:58:17
Payment Status:	Successful	Payment Ref. No:	2000388917/2/2023
(Query No.*/Query Year)			

Depositor Details

Depositor's Name:	MAA LOKKHI DEVELOPERS
Address:	Sagarbhangal, Coke Oven, PIN:- 713212
Mobile:	7797737722
Depositor Status:	Buyer/Claimants
Query No:	2000388917
Applicant's Name:	Mr.SUBRATA MUKHERJEE
Identification No:	2000388917/2/2023
Remarks:	Safe, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	15/02/2023
Period To (dd/mm/yyyy):	15/02/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000388917/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	4511
2	2000388917/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	10014
Total				14525

IN WORDS: FOURTEEN THOUSAND FIVE HUNDRED TWENTY FIVE ONLY.

Major Information of the Deed

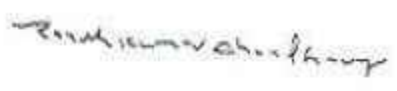
Deed No :	I-2306-01263/2023	Date of Registration	16/02/2023
Query No / Year	2306-2000388917/2023	Office where deed is registered	
Query Date	13/02/2023 3:38:11 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207, Mobile No. : 8101891226, 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 : 10,00,000/-]	
Set Forth value		Market Value	
		Rs. 22,68,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,011/- (Article:48(g))		Rs. 10,014/- (Article:E, E, B)	
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Kaliganj, JI No: 110, Pin Code : 713212

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-1469	RS-510	Baslu	Baid	12 Dec		22,68,000/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
Grand Total :					12Dec	0 /-	22,68,000 /-	

Land Lord Details :

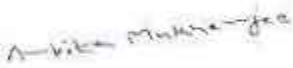
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RAJESH KUMAR CHOUDHARY (Presentant) Son of Mr BALESHWAR CHOUDHARY Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office	 16/02/2023	 LTI 16/02/2023	 16/02/2023
Arrah Sree Pally, Kaliganj, City:- Durgapur, P.O:- Kaliganj, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx2H, Aadhaar No: 84xxxxxxxx9364, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	MAA LOKKHI DEVELOPERS Holding No-N/40, Road No-74, Kushumtala, Muchipara, Ward No-28, City:- Durgapur, P.O:- Sagarbhanga, P.S:- Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: ABxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PRITAM MONDAL Son of Late PRABIR MONDAL Date of Execution - 16/02/2023, , Admitted by: Self, Date of Admission: 16/02/2023, Place of Admission of Execution: Office	 Feb 16 2023 4:55PM	 LTI 16/02/2023	 16/02/2023
Village- Biharpur, City:- Not Specified, P.O:- Nadiha, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713218, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BPxxxxxx0K, Aadhaar No: 50xxxxxxxx8933 Status : Representative, Representative of : MAA LOKKHI DEVELOPERS (as PARTNER)				

2	Name	Photo	Finger Print	Signature
	Smt SUCHARITA GHOSH Wife of Mr ABHIJIT DEY Date of Execution - 16/02/2023, , Admitted by: Self, Date of Admission: 16/02/2023, Place of Admission of Execution: Office	 Feb 16 2023 4:56PM	 LTI 16/02/2023	 16/02/2023
	House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ARxxxxxx6M, Aadhaar No: 44xxxxxxxx4222 Status : Representative, Representative of : MAA LOKKHI DEVELOPERS (as PARTNER)			
3	Name	Photo	Finger Print	Signature
	Mr ABHIJIT DEY Son of Mr BABUL KUMAR DEY Date of Execution - 16/02/2023, , Admitted by: Self, Date of Admission: 16/02/2023, Place of Admission of Execution: Office	 Feb 16 2023 4:57PM	 LTI 16/02/2023	 16/02/2023
	Sukantapally, South Dhadka Road, Asansol, City:- Asansol, P.O:- Dakhin Dhadka, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AMxxxxxx2B, Aadhaar No: 88xxxxxxxx6128 Status : Representative, Representative of : MAA LOKKHI DEVELOPERS (as PARTNER)			
4	Name	Photo	Finger Print	Signature
	Smt ARPITA MUKHERJEE Wife of Mr AMIT DUTTA Date of Execution - 16/02/2023, , Admitted by: Self, Date of Admission: 16/02/2023, Place of Admission of Execution: Office	 Feb 16 2023 4:58PM	 LTI 16/02/2023	 16/02/2023
	38, Sukumar Roy Path, SAIL Co Operative, City Centre, City:- Durgapur, P.O:- City Centre, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AJxxxxxx4K, Aadhaar No: 75xxxxxxxx1057 Status : Representative, Representative of : MAA LOKKHI DEVELOPERS (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL Angadpur, City:- Durgapur, P.O:- Angadpur, P.S:-Coke Over, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212	 16/02/2023	 16/02/2023	 16/02/2023
Identifier Of Mr RAJESH KUMAR CHOUDHARY, Mr PRITAM MONDAL, Smt SUCHARITA GHOSH, Mr ABHIJIT DEY, Smt ARPITA MUKHERJEE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr RAJESH KUMAR CHOUDHARY	MAA LOKKHI DEVELOPERS-12 Dec

On 16-02-2023

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 13:17 hrs on 16-02-2023, at the Office of the A.D.S.R. DURGAPUR by Mr RAJESH KUMAR CHOUDHARY ,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 22,68,000/-

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

Execution is admitted on 16/02/2023 by Mr RAJESH KUMAR CHOUDHARY, Son of Mr BALESHWAR CHOUDHARY, Arrah Sræ Pally, Kaliganj, P.O: Kaliganj, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 16-02-2023 by Mr PRITAM MONDAL, PARTNER, MAA LOKKHI DEVELOPERS (Partnership Firm), Holding No-N/40, Road No-74, Kushumtala, Muchipara, Ward No-28, City:- Durgapur, P.O:- Sagarbhanga, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Law Clerk

Execution is admitted on 16-02-2023 by Smt SUCHARITA GHOSH, PARTNER, MAA LOKKHI DEVELOPERS (Partnership Firm), Holding No-N/40, Road No-74, Kushumtala, Muchipara, Ward No-28, City:- Durgapur, P.O:- Sagarbhanga, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Law Clerk

Execution is admitted on 16-02-2023 by Mr ABHIJIT DEY, PARTNER, MAA LOKKHI DEVELOPERS (Partnership Firm), Holding No-N/40, Road No-74, Kushumtala, Muchipara, Ward No-28, City:- Durgapur, P.O:- Sagarbhanga, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Law Clerk

Execution is admitted on 16-02-2023 by Smt ARPITA MUKHERJEE, PARTNER, MAA LOKKHI DEVELOPERS (Partnership Firm), Holding No-N/40, Road No-74, Kushumtala, Muchipara, Ward No-28, City:- Durgapur, P.O:- Sagarbhanga, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,014.00/- (B = Rs 10,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 10,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 15/02/2023 10:59PM with Govt. Ref. No: 19202230297576741 on 15-02-2023, Amount Rs: 10,014/-

Bank: HDFC Bank (HDFC0000014), Ref. No. 2049219256 on 15-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2478, Amount: Rs.500.00/-, Date of Purchase: 16/02/2023, Vendor name: RAM PRASAD BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/02/2023 10:59PM with Govt. Ref. No: 192022230297576741 on 15-02-2023, Amount Rs: 4,511/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2049219256 on 15-02-2023, Head of Account 0030-02-103-003-02



Santanu Pal

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR**

Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2023, Page from 22017 to 22041

being No 230601263 for the year 2023.



Digitally signed by SANTANU PAL
Date: 2023.02.22 11:15:56 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2023/02/22 11:15:56 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)