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P-1178/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

A. D. S. R. Dargapoo
Bardwan

01 FEB 2022

DEVELOPMENT AGREEMENT


Query No. 2000121723/2022

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE
1st DAY OF FEBRUARY, 2022 .


District	:	paschim Bardhaman ,
Police Station	:	Kanksa
Mouza	:	Bamunara
Area of Land	:	07 Katha
Mouza	:	Arrah
Area of Land	:	03 Katha

Contd... P/2

Sl No..... 3366Date..... 28/01/22
Sold to..... Bengal India Real Estate
Address..... D.G.P-12
Value of Stamp..... 5000/-
Date of Purchase of the Stamp :
Paper from Treasury..... 24 JAN 2022
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

01 FEB 2022

Between

(1) Mr. MAHENDRA NATH GOPE, [PAN-BIGPM3525B], S/O. Mr. TAPAN GOPE, by faith Hindu, by Nationality- Indian, by occupation- Business, Resident of Kankar Danga, P.O- Old Egera, P.S- Ranigang, District-Paschim Bardhaman, Pin No-713323. **(2) Mrs. MITA GOPE, [PAN-BBRPG8433], W/O. Mr. BHAGAL GOPE,** by faith Hindu, by Nationality- Indian, by occupation- House Wife, Resident of Jemua, P.O- Jemua, P.S-New Township, District- Paschim Bardhaman, West Bengal, India, Pin No-713206. Hereinafter referred to and called as "**LANDOWNERS**" (which term and expression shall include his/her/their heirs, successors, assigns, representatives unless contrary to and repugnant to the context) of the **First PART.**

AND

BENGAL INDIA REAL ESTATE, Being a Partnership firm, **(PAN-AAXFB7387A)** having its registered office at -24/146, Chaffe Street, Sec-2B, P.O- Bidhannagar, P.S- New Township, District- Paschim Bardhaman, Pin No-713212, West Bengal, India. Hereinafter referred to as "**THE DEVELOPERS**" represented by it's partner's **(1) Mr. REJAUL HAQUE SALAFI, [PAN-BMLPS3037H], (2) Mr. AAHAMMAD HOSEN SALAFI, [PAN- CETPS6478H], Both are S/O. NURUL ISLAM SALAFI,** Both are by faith- Muslim, by Nationality Indian, by occupation- Business, Resident of- Flat No-1C, Building No-32, Tapoban City, Vill & Post- Bamunara, P.S- Kanksa, Durgapur-713212, District- Paschim Bardhaman, West Bengal, India. (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the **Second PART.**

Whereas the present landowners owning and possessing of a land at Mouza- Bamunara measuring about 07 Katha under the jurisdiction of Gopalpur Gram Panchayat under Mouza- Bamunara, Dist- Burdwan at present Paschim Bardhaman, and the aforesaid land owner occupied the same by dint of two Registered Deed of sale vide No-4398/2021 & 5596/2021 of A.D.S.R.O Durgapur and their name also duly recorded in the LR Record of right.

Whereas the present landowners owning and possessing of a land Mouza- Arrah measuring about 03 Katha under the jurisdiction of Malandighi Gram Panchayat under Mouza-Arrah, Dist- Burdwan at present Paschim Bardhaman, and the aforesaid land owner occupied the same by dint of a Registered Deed of sale vide No-4222/2021 of A.D.S.R.O Durgapur and their name also duly recorded in the LR Record of right.

AND WHEREAS the First Part occupying both the 'A' & 'B' Schedule property by amalgamating both the schedule property and they desire to develop both the schedule below 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 Gopalpur Gram Panchayat & Malandighi Gram Panchayat or any other competent authority the owner have not sufficient funds for the development work and for this reason First Part could not able to take any steps for the said development and as such the 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 various aspects of execution of the project and proposals of the Owner, has decided to construct multistoried building there- at, consisting of apartments and flat, car parking space etc. with the object of selling such flats/apartments car parking space etc. 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:-** Shall mean **(1) Mr. MAHENDRA NATH GOPE, [PAN-BIGPM3525B], S/O. Mr. TAPAN GOPE,** by faith Hindu, by Nationality- Indian, by occupation- Business, Resident of-Kankar Danga, P.O- Old Egera, P.S- Ranigang, District-Paschim Bardhaman, Pin No-713323. **(2) Mrs. MITA GOPE, [PAN-BBRPG8433]], W/O. Mr. BHAGAL GOPE,** by faith Hindu, by Nationality- Indian, by occupation- House Wife, Resident of-Jemua, P.O- Jemua, P.S-New Township, District- Paschim Bardhaman, West Bengal, India, Pin No-713206.
- 1.2 DEVELOPER:-** Shall mean "BENGAL INDIA REAL ESTATE", Being a Partnership firm, **(PAN-AAXFB7387A)** having its registered office at - 24/146, Chaffe Street, Sec-2B, P.O- Bidhannagar, P.S- New Township, District- Paschim Bardhama, Pin No-713212, West Bengal, India. Hereinafter referred to as "THE DEVELOPERS" represented by it's partner's **(1) Mr. REJAUL HAQUE SALAFI, [PAN-BMLPS3037H], (2) Mr. AAHAMMAD HOSEN SALAFI, [PAN- CETPS6478H], Both are S/O. NURUL ISLAM SALAFI,** Both are by faith- Muslim, by Nationality Indian, by occupation- Business, Resident of- Flat No-1C, Building No-32, Tapoban City, Vill & Post-Bamunara, P.S- Kanksa, Durgapur-713212, District- Paschim Bardhaman, West Bengal, India.
- 1.3 Land:-** Shall mean land measuring about 07 Katha under Mouza- Bamunara, J.L.No-58, L.R. Plot No-239 & 243 R.S. Plot No- no-456 & 460, area 07 katha, L.R Khatian No-6677, 6678, 6670 & 6673 under the jurisdiction of Gopalpur Gram panchayat, Dist- Burdwan at present Paschim Bardhaman.
- Shall also mean land measuring about 03 Katha under Mouza- Arrah, J.L.No-91, L.R. Plot No-1507, R.S. Plot No-1434, area 03 katha, L.R Khatian No- 5225 & 5226 under the jurisdiction of Malandighi Gram panchayat, Dist:- Paschim Bardhaman.
- 1.4 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.
- 1.5 ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the lawful Architect(s) of the Building.
- 1.6 GRAM PANCHYAT MEANS:** - Shall mean the Gopalpur Gram panchayat & Molandighi Gram Panchayat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.7 PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Gopalpur Gram panchayat & Malandighi Gram Panchayat 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
- 1.8 OWNERS AREA/ALLOCATION:** - developer shall provide 26% Super Built-up area to the land owner at any floor as per sanctioned building plan which is going to be constructed over and above First & Second Schedule mentioned land, together with the undivided impartiable proportionate share and/or interest in the said land. And Rs. 10,00,000/- (Ten Lakhs) as cash consideration out of which Rs. 1,00,000/- (One Lakh) will be paid during the time of execution of the agreement and the rest amount of Rs. 9,00,000/- (Nine Lakhs) will be paid during the completion of the project.

DEVELOPER'S AREA: Shall mean entire area of the building/s together with the undivided importable proportionate share and/or interest in the said land and the common portions after providing owner consideration as mentioned in clause 1.8 written above.

1.9 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.

1.10 PROJECT: Shall mean the work of 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/s/Flat/s/Car Parking Space/s/etc. and Others be taken over by the Unit/Flat and occupiers.

1.11 FORCE MAJEURE: Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, 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

1.12 PURCHASER/S shall mean and include:

A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;

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

B) If it be a Company then its successor or successors-in-interests and/or permitted assigns;

C) 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;

D) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.

1.13 Masculine gender: Shall include the feminine and neuter gender and vice versa.

1.14 Singular number: Shall include the plural and vice-versa.

II- **COMENCMENT:** - 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 this agreement.

IV: - DURATION: - This agreement is made for a period of 36 Month from the date of this agreement .

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

VI:- OWENER DUTY & LIABILITY:-

1. The owners have offered total land of 10 katha for development and construction of a housing complex consisting of flats / apartments & parking spaces etc.
2. That the Owner shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the 1st Schedule property to the second party
3. **The Owners 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) There is no agreement between the Owners and any other party (except "BENGAL INDIA REAL ESTATE" either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
 - d) That any dispute regarding land shall be met up by the Land Owners in their own cost.
 - e) That any payment of money stands delay shall be subject to take action against second party reserved right of owners along with banking interest.
4. That the Owner have agreed that they are personally present before the Registering Authority to sign all the agreement for sell and all deeds of conveyance for selling the Flats to the prospective buyer as Land Owners.
5. That the Owner also agreed that they give full authority & power to Second Part to do & execute all lawful acts, deeds things for the owners 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 Gopalpur Gram panchayat & Malandighi Gram Panchayat such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against 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 in that behalf and sign agreement for sale or sale deed on behalf of the

land owners of flats/apartments/parking space etc to the prospective buyers and produce the same before the registering authority 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 and the owners shall agreed to ratify all acts and things lawfully done by the developer but the Owners shall not be responsible for any unlawful activities of the Developer.

6. The owners/vendor shall execute and register a power of Attorney whereby the partners either individually or jointly for and on behalf of the "BENGAL INDIA REAL ESTATE" will be nominated, appointed and constituted as lawful attorney of the OWNERS/VENDORS in their names and on their behalf to do all acts and deeds and things relating to the aforesaid project including signing all papers, making complain to the policy, signing and registering agreement for sale in respect of the developer allocated flats more fully described in the scheduled-1-1.9 hereto signing and registering mortgage deed and mortgaging of the property obtain project lone etc, execution and registration of the deeds of conveyances in favor of the intending purchasers in respect of any flat/unit/covered space/rooms car parking space etc. With proportionate share of the undivided and impetrative land common areas, facilities described in schedule '2' hereto.

VII- Developer Duty, Liability & responsibility:-

1. The developer "BENGAL INDIA REAL ESTATE" Confirm, accepts and assure the owners that they are fully acquainted with, aware of the process/formalities related to similar project in. Gopalpur Gram panchayat & Malandighi Gram Panchayat area or any other area.
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. 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 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.



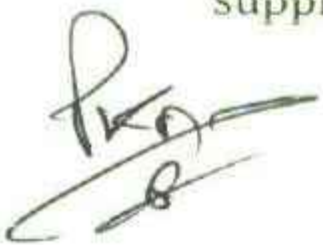
4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and Developer shall take all necessary steps to save the property from any kind of encroachment by the adjacent land owner.
5. That the Developer shall be responsible for any acts deeds or things done towards any fund collection from one or more prospective buyer of the proposed flats
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owners shall not be responsible for any infringement of law that may be in force from time to time during the subsistence of this Agreement. The 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 for 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 in pursuance of the sanctioned plan within **36 Months along with additional grace period of 6 (six) month** from the date of this agreement .
8. That Developer shall not claim any extra amount for water and electricity connection from the Land Owners for their allocation.
9. 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 such cases the Developer shall have to bear the entire responsibility.

VIII-Developer Allocation:-

Developers Allocations shall mean 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 mentioned in this deed.

IX-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 in Durgapur Court Jurisdiction, 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 and their legal advisors.
- d) 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.



- e) The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disturb the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and 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. And the owner shall not be liable for same in any manner whatsoever whether during construction or after construction.
- g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney.
- 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 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 borne paid and discharged by the Developer exclusively.
- j) The landowners and the developers 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.
- k) 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.
- l) 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 landowner towards the cost incurred in construction of project.
- n) That no ownership has been transferred to the Developer by the Land Owner.

Schedule-A, above referred to



(Description of Land)

All that piece and parcel Baid Land at present usable at Bastu of 07 Katha under Mouza-Bamunara, J.L.No-58, L.R. Plot No-239 & 243, R.S. Plot No- no-456 & 460, area 07 katha, L.R Khatian No-6677, 6678, 6670 & 6673, under the Gopalpur Gram Panchayat, Dist- Paschim Bardhaman, Butted and Bounded by.

On the North:- Vacant Land.

On the South:- Same plot of 456.

On the East:- 20 Feet metal Road.

On the West:- Land of Arrah Mouza.

Schedule-B, above referred to**(Description of Land)**

All that piece and parcel Baid Land at present usable at Bastu of 03 Katha under Mouza-Arrah, J.L.No-91, L.R. Plot No-1507, R.S. Plot No- no-1434, area 03 katha, L.R Khatian No-5225 & 5226, under the Molandighi Gram Panchayat, Dist- Paschim Bardhaman, Butted and Bounded by.

On the North:- 30 Feet metal Road.

On the South:- Bamunara Mouza RS. plot 1435.

On the East:- 20 Feet metal Road.

On the West:- RS. Plot No-1435..

OWNERS AREA: - developer shall have to provide 26% Super Built-up area at any floor as per sanctioned building plan which is going to be constructed over and above First & Second Schedule mentioned land, together with the undivided importable proportionate share and/or interest in the said land. And Rs. 10,00,000/- (Ten Lakhs) as cash consideration out of which Rs. 1,00,000/- (One Lakh) will be paid during the time of execution of the agreement and the rest amount of Rs. 9,00,000/- (Nine Lakhs) will be paid during the completion of the project.

Res

It is hereby declared that the full name, color passport size photograph and finger prints of each finger of both hands of Land Owners & Developer(s) 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.

WITNESSES: -

1. Subal Chandu Sutar
S/o Late Bhudra Sutar
Diyala, Durgapur
Mahendra nath Gope
Mita Gope

SIGNED AND DELIVERED by the OWNER /FIRST

PART at DURGAPUR in the presence of:

2. Gangadhar Mukherjee
S/o - Dhananjay Mukherjee
Fatepur, Roudia,
Bardwan. 713420
BENGAL INDIA REAL ESTATE
Resant Home Salal.
Partner

3. Bhagat Gope,
S/o Bahumulla Gope
village P.O. - Jemua
Dist-6
BENGAL INDIA REAL ESTATE
Abharnath Hossain Saha
Partner

SIGNED AND DELIVERED by the DEVELOPER/SECOND

PART at DURGAPUR in the presence of:

Drafted and Typed at my office & I read over & Explained in

Mother languages to all parties to this deed and

All of them admit that the same has been correctly

Written as per their instruction

Pradip Kr. Acharyya
PRADIP KR. ACHARYYA
ADVOCATE, Durgapur court
(Advocate)

Enrollment no-WB/512/2000.

1(A)

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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

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

স্বাক্ষর :
Signature: Mahendra Nath Gope

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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

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

স্বাক্ষর
Signature: Mita Gope

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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

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

স্বাক্ষর
Signature: Rajul Hossain Saha

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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

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

স্বাক্ষর
Signature: Dharmaraj Saha

भारत सरकार
Government of India

भारत

Download Date: 26/12/2020

Issue Date: 05/12/2020



SUBAL CHANDRA SUTRADHAR
Date of Birth/DOB: 29/11/1949
Male/ MALE

5468 5755 4040
VID : 9107 9980 9913 9262

मेरा आधार, मेरी पहचान



Subal Chandra Sutradhar

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
PIYALA, DURGAPUR 8, Durgapur (m Corp.),
Bardhaman,
West Bengal - 713208



5468 5755 4040
VID : 9107 9980 9913 9262

1947 | help@uidai.gov.in | www.uidai.gov.in

Subal Chandra Sutradhar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAHENDRA NATH GOPE
TAPAN GOPE

23/08/1984

Permanent Account Number

BIGPM3525B

Mahendra nath gope
Signature



Mahendra nath gope



भारत सरकार
Government of India

Mahendra Nath Gepe
Date of Birth/DOB: 23/08/1984
Male; M&F



9731 5145 2112

मेरा आधार, मेरी पहचान

आर्य समाज
आर्य समाज

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O Tapan Gepe,
KANKARDANGA, OLD EGARA,
NEAR HARI MANDIR, Egara (CT),
Bardhaman,
West Bengal - 713323

9731 5145 2112

Mahendra Nath Gepe

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MITA GOPE

TAPAN GOPE

14/09/1986

Permanent Account Number

BBRPG8433J

Mita gope
Signature



Mita gope





ভারত সরকার

Government of India

মিতা গোপে

MITA GOPE

পিতা : স্বপন গোপে

Father: SWAPAN GOPE

জন্ম তারিখ: DOB: 21/02/1993

সঙ্গী: Female



5326 0453 2464

আধার - সাধারণ মানুষের অধিকার

Mita gope



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা, জেমুয়া, জেমুয়া, বেঙ্গাল
কর্তৃত্ব, পশ্চিমবঙ্গ

Address: JEMUA, Jemua,
Jemua, Barohaman, West
Bengal, 713206

5326 0453 2464

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Mita gope



Resident Home Sales.

Abhinnat HSB 5050



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

REJAUL HAQUE SALAFI
NURUL ISLAM SALAFI
18/11/1980

Permanent Account Number

BMLPS3037H

Rejaul Haque Salafi

Signature



Rejaul Haque Salafi



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AAHAMMAD HOSEN SALAFI
NARUL ISLAM SALAFI

20/01/1986

Permanent Account Number
CETPS6478H

Authorised Signatory
Salafi



Ahhammad Hosen Salafi

[Handwritten signature]



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

GRN Details

GRN: 192021220175183195 Payment Mode: Debit Card Payment
GRN Date: 01/02/2022 11:32:31 Bank/Gateway: State Bank of India
BRN : IK0BMYZDL7 BRN Date: 01/02/2022 11:02:35
Payment Status: Successful Payment Ref. No: 2000121723/3/2022
[Query No./Query Year]

Depositor Details

Depositor's Name: PRADIP KUMAR ACHARYYA
Address: DURGAPUR COURT PIN- 713216
Mobile: 9434251726
Depositor Status: Advocate
Query No: 2000121723
Applicant's Name: Mr PRADIP KUMAR ACHARYYA
Identification No: 2000121723/3/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000121723/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	2011
2	2000121723/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	10014
			Total	12025

IN WORDS: TWLEVE THOUSAND TWENTY FIVE ONLY.

Major Information of the Deed

Deed No :	I-2306-01178/2022	Date of Registration	01/02/2022
Query No / Year	2306-2000121723/2022	Office where deed is registered	
Query Date	13/01/2022 3:00:31 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	PRADIP KUMAR ACHARYYA DURGAPUR COURT,,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9434251726, 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. 6/-	Rs. 34,74,902/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,011/- (Article:48(g))	Rs. 10,014/- (Article:E, E, B)		
Remarks			




Land Details :

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: GOPALPUR, Mouza: Bamunara, JI No: 58, 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	LR-239 (RS :456)	LR-6677	Bastu	Baid	0.75 Katha	1/-	2,50,594/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, ,Last Reference Deed No :2306-I -05596-2021
L2	LR-239 (RS :456)	LR-6678	Bastu	Baid	0.75 Katha	1/-	2,50,594/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, ,Last Reference Deed No :2306-I -05596-2021
L3	LR-243 (RS :460)	LR-6670	Bastu	Baid	2.75 Katha	1/-	9,18,844/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, ,Last Reference Deed No :2306-I -04398-2021
L4	LR-243 (RS :460)	LR-6673	Bastu	Baid	2.75 Katha	1/-	9,18,844/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, ,Last Reference Deed No :2306-I -04398-2021
		TOTAL :			11.55Dec	4 /-	23,38,876 /-	

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L5	LR-1507 (RS :-1434)	LR-5225	Bastu	Baid	1.5 Katha	1/-	5,68,013/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, ,Last Reference Deed No :2306-I -04222-2021
L6	LR-1507 (RS :-1434)	LR-5226	Bastu	Baid	1.5 Katha	1/-	5,68,013/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, ,Last Reference Deed No :2306-I -04222-2021
		TOTAL :			4.95Dec	2 /-	11,36,026 /-	
		Grand Total :			16.5Dec	6 /-	34,74,902 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr MAHENDRA NATH GOPE (Presentant) Son of Mr TAPAN GOPE Executed by: Self, Date of Execution: 01/02/2022 , Admitted by: Self, Date of Admission: 01/02/2022 ,Place : Office			
		01/02/2022	LTI 01/02/2022	01/02/2022
KANKAR DANGA,, City:- Not Specified, P.O:- OLD EGERA, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713323 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: B1xxxxxx5B, Aadhaar No: 97xxxxxxxx2112, Status :Individual, Executed by: Self, Date of Execution: 01/02/2022 , Admitted by: Self, Date of Admission: 01/02/2022 ,Place : Office				

On 01-02-2022

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 13:27 hrs on 01-02-2022, at the Office of the A.D.S.R. DURGAPUR by Mr MAHENDRA NATH GOPE , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 34,74,902/-

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

Execution is admitted on 01/02/2022 by 1. Mr MAHENDRA NATH GOPE, Son of Mr TAPAN GOPE, KANKAR DANGA, P.O: OLD EGERA, Thana: Raniganj, Paschim Bardhaman, WEST BENGAL, India, PIN - 713323, by caste Hindu, by Profession Business, 2. Mrs MITA GOPE, Wife of Mr BHAGAL GOPE, JEMUA, P.O: JEMUA, Thana: New Township, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife

Indetified by Mr SUBAL CHANDRA SUTRADHAR, , Son of Late BHUBAN SUTRADHAR, PIYALA, P.O: PALASHDIYA, Thana: Coke Oven, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

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

Execution is admitted on 01-02-2022 by Mr REJAUL HAQUE SALAFI, PARTNER, BENGAL INDIA REAL ESTATE (Partnership Firm), 24/146, CHAFFE STREET, SEC-2B, BIDHANNAGAR, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indelified by Mr SUBAL CHANDRA SUTRADHAR, , Son of Late BHUBAN SUTRADHAR, PIYALA, P.O: PALASHDIYA, Thana: Coke Oven, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

Execution is admitted on 01-02-2022 by Mr AAHAMMAD HOSEN SALAFI, PARTNER, BENGAL INDIA REAL ESTATE (Partnership Firm), 24/146, CHAFFE STREET, SEC-2B, BIDHANNAGAR, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr SUBAL CHANDRA SUTRADHAR, , Son of Late BHUBAN SUTRADHAR, PIYALA, P.O: PALASHDIYA, Thana: Coke Oven, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,014/- (B = Rs 10,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/02/2022 11:34AM with Govt. Ref. No: 192021220175183195 on 01-02-2022, Amount Rs: 10,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BMYZDL7 on 01-02-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3366, Amount: Rs.5,000/-, Date of Purchase: 28/01/2022, Vendor name: RAM PRASAD BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/02/2022 11:34AM with Govt. Ref. No: 192021220175183195 on 01-02-2022, Amount Rs: 2,011/-, Bank State Bank of India (SBIN0000001), Ref. No. IK0BMYZDL7 on 01-02-2022, Head of Account 0030-02-103-003-02



Partha Bairaggya
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 2306-2022, Page from 72494 to 72522

being No 230601178 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.03.09 17:41:37 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/03/09 05:41:37 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)