

757

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल WEST BENGAL

0-2-295549/24 G 903808

13.21

Registrar, the Sub-Registrar of
Tamluk, has attached to this document
the part of this document

Add. Dist. Sub-Registrar
TAMLUK

2 FEB 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 31st day of
January Two Thousand Twenty Four (2024).

BETWEEN

(1) SRI RABINDRA NATH SAMANTA (PAN: IEPPS3991H,
AADHAAR No.- 2249 4938 6834), Son of Late Surendra Nath Samanta, by
faith: Hindu, by nationality: Indian, by occupation: Business, at present
residing at: Village- Town Sankarara, Post & P.S.- Tamluk, District: Purba
Medinipur, PIN Code: 721636.

K. H. 22ra
Adv.

(2) **SRI SHAKTIPADA SAMANTA** (PAN: IQKPS5313A, AADHAAR No.- 9704 6722 2278), Son of Late Surendra Nath Samanta, by faith: Hindu, by nationality: Indian, by occupation: Business, at present residing at: Village- Dakshin Chara Sankarara, Post & P.S.- Tamluk, District: Purba Medinipur, PIN Code: 721636.

(3) **SRI JOYDEV SAMANTA** (PAN: DRHPS8410P, AADHAAR No.- 9263 1069 7803), Son of Shaktipada Samanta, by faith: Hindu, by nationality: Indian, by occupation: Private Service, at present residing at: Village- Town Sankarara, Post & P.S.- Tamluk, District: Purba Medinipur, PIN Code: 721636 hereinafter referred to as the **LAND OWNERS / FIRST PARTIES/ OCCUPIERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives and permitted assigns) of the **FIRST PART**.

-AND-

M/s. **DROUPADI CONSTRUCTION**, a Partnership Firm, PAN AAVFD7404L, having registered office at Village- Town Sankarara, Post Office & P.S.- Tamluk, District- Purba Medinipur, PIN Code: 721636. being represented by its partners viz. (1) **SRI JOYDEV SAMANTA** (PAN: DRHPS8410P, AADHAAR No.- 9263 1069 7803), Son of Shaktipada Samanta, by faith- Hindu, by nationality- Indian, by occupation: Private Service, at present residing at: Village- Town Sankarara, Post & P.S.- Tamluk, District: Purba Medinipur, PIN Code: 721636. (2) **SRI BUDDHADEB SAMANTA** (PAN: ISFPS2595B, AADHAAR No.- 4232 7201 5681), Son of Rabindra Nath Samanta, by faith: Hindu, by nationality: Indian, by occupation: Business, at present residing at: Village- Town

*At Hazra
Sd/-*

Sankarara, Post & P.S.- Tamluk, District: Purba Medinipur, PIN Code: 721636. hereinafter called and referred to as the **SECOND PARTY/ DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context or meaning thereof mean and include its successors and/or successors-in-office and/or interest and assigns) of the **SECOND PART.**

WHEREAS Land measuring in aggregate about 19 decimal, be the same little more or less, in one plot of land situate within Mouza- Sankarara, under Tamralipta Municipality, Post Office & Police Station - Tamluk, District- Purba Medinipur more fully and particularly described in **FIRST SCHEDULE** herein below. Particulars of plot of land owned by the Owners herein are as below:

ALL THAT piece and parcel of free hold Land measuring about **19 Decimal** (Nineteen Decimal), be the same a little more or less situated within Mouza- Sankarara, under Tamralipta Municipality, Block- Tamluk-I, J.L. No. 277, Khatian No. 659, 740 & 770, R.S. Plot No. 140, L.R. Plot No. 142.

THAT predecessor of land owners Surendra Nath Samanta was the owner of land area measuring 19 Decimal in R.S. Plot No.-140, L.R. plot No.- 142 at Mouja- Sankarara, J.L. No.- 277, under Police Station- Tamluk.

WHEREAS Said Surendra Nath Samanta had been mutated his name in the Record of right and paid taxes in his name as the absolute Owner and he is/was in possession of the same without any interruption from any third party.

Handwritten signature:
Sankarara
J.L. No. 277

WHEREAS said Surendra Nath Samanta left behind his two sons namely Rabindra Nath Samanta i.e, land owner/ First Party no-1 and Shaktipada Samanta i.e, land owner/ First Party no-2 and one daughter namely Shrimati Samanta alias Shrimati Patra as his legal heirs. After demised of said Surendra Nath Samanta his sons & daughter are right title holders and possessors of his property absolutely as legal heirs of their father.

AND WHEREAS the Land Owner / First Party no-1 Rabindra Nath Samanta is absolutely seized and possessed of the land measuring **3.166 Dec.** situated at R.S. Plot No. 140, L.R. Plot No.- 142, Mouza- Sankarara, JL No.- 277, under P.S.- Tamluk, Dist.- Purba Medinipur, by virtue of registered gift deed bearing No- 5360 execution on 03.10.2016 registered at ADSR Tamluk on 03.10.2016 from his sister Shrimati Samanta alias Shrimati Patra, wife of Goshtha Bihari Patra of Vill- Banamalikalua, P.S.- Tamluk, Dist.- Purba Medinipur.

AND WHEREAS the Land Owner/ First Party no-2 Shaktipada Samanta is absolutely seized and possessed of the land measuring **3.166 Dec.** situated at R.S. Plot No. 140, L.R. Plot No. 142, Mouza - Sankarara, JL No.- 277, under P.S.- Tamluk, Dist.- Purba Medinipur, by virtue of registered gift deed bearing No- 27/2017 execution on 03.10.2016 registered at ADSR Tamluk from his sister Shrimati Samanta alias Shrimati Patra, wife of Goshtha Bihari Patra of Vill- Banamalikalua, P.S.- Tamluk, Dist.- Purba Medinipur.

AND WHEREAS the Land Owner/ First Party no-3 Joydev Samanta is absolutely seized and possessed of the land measuring **2 Dec.** situated at R.S. Plot No. 140, L.R. Plot No. 142, Mouza - Sankarara, JL No.- 277, under P.S.- Tamluk, Dist.- Purba Medinipur, by virtue of registered gift deed

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2016

bearing No- 193 execution on 16.01.2017 registered at ADSR Tamluk on 16.01.2017 from his father Shaktipada Samanta.

AND WHEREAS the Land Owners by virtue above mentioned gift deed and way of inheritance they are the owners, right title holders and possessors and they absolutely seized and possessed the above mentioned landed property which is clearly mentioned and hereinafter referred to as the said land and more particularly described in the **Schedule-A** hereunder written;

That Owners intended to develop the property measuring more or less 19 decimal of land (Bastu) more fully and particularly mentioned in the "SCHEDULE-A" hereunder written for the construction of a new multistoreyed building i.e. B+G+4 (Proposed B+G+5) storied building thereon but for paucity of funds and lack of experience could not develop their said property by construction of a Multistoried Building.

That Owners were looking for a proper person/firm for making construction of Building on the land by investing funds and having experience in the construction of the Building.

That Developer came to know the said intention of the Owners, approached to the Owners and agreed to invest funds for making development of the landed property by making construction of multistoried building.

That Owners and the Developer after having several rounds of discussion have agreed that the Developer will develop the said premises / landed property for the terms and conditions hereinafter appearing.

K. Hazra
Adv.

This development agreement executed between the parties by following terms and conditions, without any consideration or monetary transaction.

NOW THIS AGREEMENT WITNESSETH that the parties hereto have agreed to abide by the terms and conditions of Agreement appearing hereunder and the terms hereunder unless excluded by or repugnant to the subject or context shall mean the following.

ARTICLE-I

- 1.1 OWNERS :** (1) **SRI RABINDRA NATH SAMANTA**
(2) **SRI SHAKTIPADA SAMANTA**
(3) **SRI JOYDEV SAMANTA**
- 1.2 DEVELOPER:** **M/s. DROUPADI CONSTRUCTION**
- 1.3 PREMISES:** The land measuring 19 decimal of land (Bastu, Vacant land) more or less being in R.S. plot no- 140, L.R. plot no- 142, Under Khatian No.- 659, 740 & 770 of Mouza- Sankarara, J.L. No.- 277, under police station- Tamluk, Dist.- Purba Medinipur.
- 1.4 BUILDING:** The B+G+4 (Proposed B+G+5) storied building to be constructed by the Developer on the said premises / Schedule-A property.
- 1.5 COMMON SERVICE AREAS :** Corridors, stairways, passages, common lavatories, ways, pump room, overhead water tank, roof, under ground water reservoir, water pump, septic tank open ground space and all other construction and relevant facilities attached with the building.

K. Hazra.
22/11/20

- 1.6 **SALEABLE SPACE** : All space in the new building available for independent use and occupation along with the spaces for common use.
- 1.7 **ARCHITECT** : The person and/or firm to be appointed by the Developer for planning, designing and supervising the new building.
- 1.8 **TRANSFEROR** : The Owners and developer herein.
- 1.9 **TRANSFeree** : The person, firm, limited company, associations of person to whom any space in the building would have been transferred i.e, purchasers who will purchase flat/space in the building from the Developer / Owners.
- 1.10 **OWNER'S ALLOCATION** : Shall mean the Owners shall get 50% of the said B+G+4 (Proposed B+G+5) Storied buildings on the land of the said premises along with undivided proportionate share of land attributable thereto in the said premises morefully and particularly described in the **SCHEDULE- "B"** hereunder written.
- 1.11 **DEVELOPER'S ALLOCATION**: Save and except the Owner's Allocation the Developer will be entitled to rest 50% in the buildings alongwith undivided proportionate share of land attributable thereto in the said premises, more fully and particularly described in **SCHEDULE- "C"** hereunder written.written.
- 1.12 **CONSIDERATION**: Owner's Allocation at the cost of the Developer as aforesaid will be treated as consideration to be given to the Owners against which the Owners will transfer proportionate undivided share/interest of land in the premises attributable to the Developer's Allocation.

Handwritten signature/initials: H+2+4
Indv.

1.13 DELIVERY OF VACANT POSSESSION : In the context shall mean the Owners will handover to the Developer the peaceful vacant well demarcated physical possession in habitable condition of the said premises immediately after signing of this instrument.

1.14 TIME : The Developer will complete Owner's Allocation in complete condition to the Owner within 36 months from the date of execution of this agreement.

ARTICLE-II (OWNER'S RIGHT)

2.1 The Owners will get above mentioned share of flat of the proposed multistoried building from the Developer.

ARTICLE-III (OWNER'S OBLIGATION)

3.1 The Developer shall be entitled to construct and complete the building in accordance of the Sanction Building Plan without any interference or hindrance from the side of the Owners.

3.2 During the continuance of this Agreement the Owners will 'not let out, grant, lease, mortgage in respect of the Premises or any portion thereof without the consent in writing of the Developer.

3.3 The Owners will execute all Deeds of Conveyance for conveying the undivided proportionate share of land relating to the Developer's Allocation in the Building,

3.4 The Owners will execute a Registered Power of Attorney in favour of the Developer or its nominee authorizing inter alia : to construct the building, to sell the flats in the Developer's Allocation and transfer the undivided proportionate share/ interest of land in the Premises attributable to the Developer's Allocation and receive consideration therefore at its discretion

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Adv.

and execute register and present the Deed of Conveyance in respect of the Flats along with undivided proportionate share/interest of land in the Premises attributable to the Developer's Allocation,

- 3.5 The Owners, with the execution of this Agreement will handover all Original Documents, Title Deed to the Developer against Proper Receipt. Those documents will remain with the said Developer till the Owners /Occupiers of the said building form an association or common body,
- 3.6 The Owners will be solely responsible for delivering the peaceful, vacant, well demarcated physical possession of the Premises to the Developer free from all encumbrances whatsoever immediately after signing of this instrument.
- 3.7 The Owners will extend all reasonable co-operation to the Developer for effecting construction of the New Building free of cost.

ARTICLE - IV (DEVELOPER'S RIGHT)

- 4.1 The Owners hereby grant exclusive right to the Developer to build and complete the Building without any obstruction from the Owners.
- 4.2 The Developer will have full right and absolute authority to enter into any Agreement with any Purchasers in respect of the Developer's Allocation at any price, of its discretion and receive Advance / Consideration in full thereof.
- 4.3 The Developer will be entitled to receive, collect and realize all money out of the Developer's Allocation without creating any personal liability of the Owners.

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Hdn.

- 4.4 The Developer will be entitled to deliver the Flats and Spaces pertaining to the Developer's Allocation to the purchaser (s) after peaceful delivery of khas possession to the owners.
- 4.5 The Developer will be entitled to transfer the undivided proportionate share of land in the Premises attributable to Developer's Allocation on the strength of the **POWER OF ATTORNEY** to be given by the Owners.
- 4.6 The Developer will be entitled to make publicity and advertisement in all possible manners for the benefit of Developer's Allocation in the Building.

ARTICLE-V (DEVELOPER'S OBLIGATION)

- 5.1 The Developer will construct the building with standard materials available in the market.
- 5.2 The Developer will bear all cost arising out of the construction of the Building.
- 5.3 The Developer will bear entire expenses to execute this instrument and /Registered Power of Attorney and the owners shall have no liability in that account.

ARTICLE - VI (OWNER'S INDEMNITY)

- 6.1 The Owners declare that the Premises is free from all encumbrances whatsoever and the Owners have full right and absolute authority to enter into this Agreement with the Developer.
- 6.2 The Owners declare that save and except the Owner herein no other person have any right title and interest on the Premises.
- 6.3 The Owners declare that there is no defect in the Title of the said Premises.

Atara
Adv.

ARTICLE- VII (DEVELOPER'S INDEMNITY)

- 7.1 The Developer indemnifies the Owners against all claims, actions, suits and proceedings arising out of any acts of the Developer in connection with the construction of the Building.
- 7.2 The Developer declares that they will use or cause to be used the Developer's Allocations for residential /commercial purpose only.

ARTICLE -VII (COMMON RESTRICTIONS)

- 8.1 Neither party shall use or permit to use of their respective allocation location or any portion of the new building for carrying any trade or activity detrimental to the peaceful living of the other occupiers of the building.
- 8.2 Neither party shall demolish or permit to demolish any wall or make any structural alteration to the Building.
- 8.3 Both parties will jointly form Association and/or common body to look after the maintenance of the Building.
- 8.4 Neither party shall use or permit to use of their respective allocation or any portion of the new building for storing articles which may be detrimental to the free ingress and egress to the building or part thereof. Both parties will bear proportionately tax, maintenance cost, day to day expenditure of their respective allocations from the date of getting their respective allocation.

ARTICLE -IX (MISCELLANEOUS)

- 9.1 The Owners and the Developer have entered into Agreement purely as a contracted and nothing herein shall deed to construct a partnership between the parties in any manner whatsoever.

K. Hazra
Adv.

- 9.2 Save and except this Agreement no Agreement and/or oral representation exist or will have any validity.
- 9.3 That after completion of the proposed building the Developer & Owners jointly handover physical possession to the intending purchaser (s).

ARTICLE -X (FORCE MAJURE)

The Developer will complete the Owner's Allocation within the stipulated period subject to the circumstances which may be beyond control of the Developer.

SCHEDULE- "A" ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less 19 Decimal in R.S. Plot No. 140, L.R. Plot no- 142 under L.R. Khatian No.- 659, 740 & 770 lying and situated Mouza- Sankarara, J.L. No.- 277, under Police Station- Tamluk, Dist.- Purba Medinipur which is butted and bounded by :

ON THE NORTH : Boundary wall of Santanamayee Girls High School.

ON THE SOUTH : Pitch Road.

ON THE EAST : Land of Amiya Jana & Swapan Samanta.

ON THE WEST : Boundary wall of Tamluk Medical College & Hospital.

KHATA
No. 140
142

SCHEDULE- "B" ABOVE REFERRED TO

(OWNER'S ALLOCATION)

Owner will be entitled to ALL THAT entire 50% of the said B+G+4 (Proposed B+G+5) Storied buildings on the land of the said premises along with undivided proportionate share of land attributable thereto in the said premises more fully and particularly described in the **SCHEDULE- "A"** hereunder written.

SCHEDULE- "C" ABOVE REFERRED TO (DEVELOPER'S ALLOCATION)

Save and except the Owner's Allocation the Developer will be entitled to rest 50% of the said B+G+4 (Proposed B+G+5) Storied buildings along with undivided proportionate share of land and common areas attributable thereto in the said premises more fully and particularly described in the **SCHEDULE- "A"** hereunder written.

ANNEXURE - 'A'

Specification of Construction

Structure: Earth-quake resistant RCC framed construction.

Walls: Living/Dining/Bed Room Plaster of Paris punning over cement plaster

Internal: Lift Lobbies Plaster of Paris punning over cement plaster

*K. Hazra
Adv.*

External: Cement base pain

Flooring: Living/Dining Vitrified tiles
Master Bedroom Vitrified tiles
Other Bed rooms Vitrified tiles
Balconies Ceramic tiles
Flooring Ceramic tiles

Kitchen

Wall finishes Ceramic tiles up to 2' above working platform, Others Granite counters with stainless steel sink,

Toilets

Walls

Ceramic tiles up to 7ft in bath area

Floorings Ceramic tiles

Fittings

White sanitary fixtures & CP fittings

Windows

Aluminium sliding windows

Doors

Hard Wood frames with flush door shutter

Electric:

Copper electrical wiring in concealed conduit with TV point and modular switches.

Handwritten:
K. H. H. 27/10/2019
Sd/-

IN WITNESSES WHERE OF the Parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

1. ২০) ২৫ ৭৮ ২০২৩

2. প্রাণি মহাশয়

DRAFTED BY:

Amit Hazra

- Advocate

Tambik Court

Enrolment no: F/1192/1180/15

TYPED BY:

Dhananjay Patra

Vill- Bankurachak

P.O.- Ramtarakhat

P.S.- Kolaghat

Dist.- Purba Medinipur

3. Joydev Samanta

SIGNATURE OF THE LAND OWNERS

DROUPADI CONSTRUCTION

Joydev Samanta

Partner

DROUPADI CONSTRUCTION

Buddhabab Samanta

Partner

WITNESSES :

1. Bachhu Samanta
Vill - Town Sankarona

SIGNATURE OF THE DEVELOPER

2. Sowkanta Mondal
Vill - Sankarona

3. Manoj Halder
Vill - Salgechia

This agreement complete by total 28 pages in presence of 03 Witness.

Land Owner- (1) Mr. Rabindra Nath Samanta:



শ্রী রবীন্দ্র নাথ সামন্ত

	Thumb	Index finger	Middle finger	Ring finger	Little finger
L.H.F					
R.H.F					

শ্রী রবীন্দ্র নাথ সামন্ত

Land Owner- (2) Mr. Shaktipada Samanta:



শ্রী শক্তি পদ সামন্ত

	Thumb	Index finger	Middle finger	Ring finger	Little finger
L.H.F					
R.H.F					

শ্রী শক্তি পদ সামন্ত

Hazra
Adv.

Land Owner- (3) Mr. Joydev Samanta:



Joydev Samanta

	Thumb	Index finger	Middle finger	Ring finger	Little finger
L.H. F					
R.H.F					

Joydev Samanta



Joydev Samanta

Developer- Droupadi Construction Represented by its partner Joydev Samanta

	Thumb	Index finger	Middle finger	Ring finger	Little finger
L.H. F					
R.H.F					

A402ra
Adv.

DROUPADI CONSTRUCTION

Joydev Samanta
Partner



Developer- Droupadi Construction Represented by *Buddha*
its partner Buddhadeb Samanta

	Thumb	Index finger	Middle finger	Ring finger	Little finger
L.H. F					
R.H.F					

DROUPADI CONSTRUCTION
Buddhadeb Samanta
Partner



Identifier- Mr. Dhananjoy Patra

Dhananjoy Patra

	Thumb	Index finger	Middle finger	Ring finger	Little finger
L.H. F					
R.H.F					

Dhananjoy Patra

K. Hazra Adv.



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



192023240367673268

GRN Details

GRN:	192023240367673268	Payment Mode:	SBI Epay
GRN Date:	02/02/2024 08:10:03	Bank/Gateway:	SBIePay Payment Gateway
BRN :	2330090777415	BRN Date:	02/02/2024 08:10:36
Gateway Ref ID:	IGAQUMEBX3	Method:	State Bank of India NB
GRIPS Payment ID:	020220242036767324	Payment Init. Date:	02/02/2024 08:10:03
Payment Status:	Successful	Payment Ref. No:	2000295549/1/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Droupadi Construction
Address:	Vill- Town Sankarara
Mobile:	9547050174
Period From (dd/mm/yyyy):	02/02/2024
Period To (dd/mm/yyyy):	02/02/2024
Payment Ref ID:	2000295549/1/2024
Dept Ref ID/DRN:	2000295549/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000295549/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	35010
2	2000295549/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				35024

IN WORDS: THIRTY FIVE THOUSAND TWENTY FOUR ONLY.

Major Information of the Deed

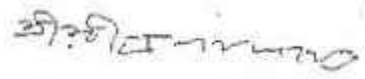
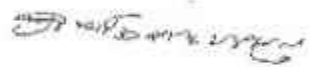
Deed No :	I-1103-00759/2024	Date of Registration	02/02/2024
Query No / Year	1103-2000295549/2024	Office where deed is registered	
Query Date	01/02/2024 7:56:23 PM	A.D.S.R. TAMLUK, District: Purba Midnapore	
Applicant Name, Address & Other Details	Dhananjoy Patra Bankurachak, Thana : Kolaghat, District : Purba Midnapore, WEST BENGAL, Mobile No. : 8016159868, Status : Attorney of Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 2,82,15,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Midnapore, P.S:- Tamluk, Municipality: TAMLUK, Road: Mocheda Haldia Road, Road Zone : (Shankarara -) , Mouza: Shankararah, JI No: 277, Pin Code : 721636

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-142 (RS :-140)	LR-659	Commercial	Bastu	9.5 Dec		1,41,07,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-142 (RS :-140)	LR-740	Commercial	Bastu	6.333 Dec		94,04,505/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	LR-142 (RS :-140)	LR-770	Commercial	Bastu	3.167 Dec		47,02,995/-	Width of Approach Road: 30 FL, Adjacent to Metal Road,
		TOTAL :			19Dec	0 /-	282,15,000 /-	
		Grand Total :			19Dec	0 /-	282,15,000 /-	

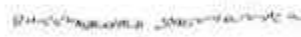
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Rabindra Nath Samanta (Presentant) Son of Late Surendra Nath Samanta Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office	Photo  02/02/2024	Finger Print  LTI 02/02/2024 Captured	Signature  02/02/2024
Village:- Town Sankarara, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: IExxxxxx1H, Aadhaar No: 22xxxxxxx6834, Status :Individual, Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office				
2	Name Mr Shaktipada Samanta Son of Late Surendra Nath Samanta Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office	Photo  02/02/2024	Finger Print  LTI 02/02/2024 Captured	Signature  02/02/2024
Village:- Dakshin Chara Shankarara, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: IQxxxxxx3A, Aadhaar No: 97xxxxxxx2278, Status :Individual, Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office				
3	Name Mr Joydev Samanta Son of Mr Shaktipada Samanta Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office	Photo  02/02/2024	Finger Print  LTI 02/02/2024 Captured	Signature  02/02/2024
Village:- Town Sankarara, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: DRxxxxxx0P, Aadhaar No: 92xxxxxxx7803, Status :Individual, Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office				

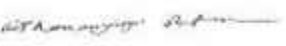
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Droupadi Construction Village:- Town Sankarara, P.O:- Tamluk, P.S:-Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 , PAN No.:: AAxxxxxx4L Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details				
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Joydev Samanta Son of Mr Shaktipada Samanta Date of Execution - 31/01/2024 , Admitted by: Self, Date of Admission: 02/02/2024, Place of Admission of Execution: Office	 Feb 2 2024 1:33PM	 Captured LTI 02/02/2024	 02/02/2024
Village:- Town Sankarara, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DRxxxxxx0P, Aadhaar No: 92xxxxxxx7803 Status : Representative, Representative of : Droupadi Construction (as Partner)				
	Name	Photo	Finger Print	Signature
2	Mr Buddhadeb Samanta Son of Mr Rabindra Nath Samanta Date of Execution - 31/01/2024 , Admitted by: Self, Date of Admission: 02/02/2024, Place of Admission of Execution: Office	 Feb 2 2024 1:34PM	 Captured LTI 02/02/2024	 02/02/2024
Village:- Town Sankarara, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ISxxxxxx5B, Aadhaar No: 42xxxxxxx5681 Status : Representative, Representative of : Droupadi Construction (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dhananjay Patra Son of Mr Bharat Patra Village:- Bankurachak, P.O:- Ramtarakhat, P.S:-Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN:- 721151	 02/02/2024	 Captured 02/02/2024	 02/02/2024
Identifier Of Mr Rabindra Nath Samanta, Mr Shaktipada Samanta, Mr Joydev Samanta, Mr Joydev Samanta, Mr Buddhadeb Samanta			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Rabindra Nath Samanta	Droupadi Construction-9.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Shaktipada Samanta	Droupadi Construction-6.333 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Shaktipada Samanta	Droupadi Construction-1.167 Dec
2	Mr Joydev Samanta	Droupadi Construction-2 Dec

Land Details as per Land Record

District: Purba Midnapore, P.S:- Tamluk, Municipality: TAMLUK, Road: Mecheda Haldia Road, Road Zone : (Shankarara -), Mouza: Shankararah, JI No: 277, Pin Code : 721636

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 142, LR Khatian No:- 659	Owner: Mr. Rabindra Nath Samanta, Gurdian: 9.5 Dec, Address: , Classification: , Area: 9.49300000 Acre,	Mr Rabindra Nath Samanta
L2	LR Plot No:- 142, LR Khatian No:- 740	Owner: Mr. Shaktipada Samanta, Gurdian: 6.333 Dec, Address: , Classification: , Area: 6.33270000 Acre,	Mr Shaktipada Samanta
L3	LR Plot No:- 142, LR Khatian No:- 770	Owner: Mr. Joydev Samanta, Gurdian: 2 Dec, Address: , Classification: , Area: 3.17270000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 110300759 / 2024

On 02-02-2024

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 13:21 hrs on 02-02-2024, at the Office of the A.D.S.R. TAMLUK by Mr Rabindra Nath Samanta, 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 2,82,15,000/-

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

Execution is admitted on 02/02/2024 by 1. Mr Rabindra Nath Samanta, Son of Late Surendra Nath Samanta, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by Profession Business, 2. Mr Shaktipada Samanta, Son of Late Surendra Nath Samanta, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by Profession Business, 3. Mr Joydev Samanta, Son of Mr Shaktipada Samanta, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by Profession Business

Indetified by Mr Dhananjay Patra, . . Son of Mr Bharat Patra, P.O: Ramtarakhata, Thana: Kolaghat, , Purba Midnapore, WEST BENGAL, India, PIN - 721151, by caste Hindu, by profession Others

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

Execution is admitted on 02-02-2024 by Mr Joydev Samanta, Partner, Droupadi Construction, Village:- Town Sankarara, P.O:- Tamluk, P.S:-Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN:- 721636

Indetified by Mr Dhananjay Patra, . . Son of Mr Bharat Patra, P.O: Ramtarakhata, Thana: Kolaghat, , Purba Midnapore, WEST BENGAL, India, PIN - 721151, by caste Hindu, by profession Others

Execution is admitted on 02-02-2024 by Mr Buddhadeb Samanta, Partner, Droupadi Construction, Village:- Town Sankarara, P.O:- Tamluk, P.S:-Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN:- 721636

Indetified by Mr Dhananjay Patra, . . Son of Mr Bharat Patra, P.O: Ramtarakhata, Thana: Kolaghat, , Purba Midnapore, WEST BENGAL, India, PIN - 721151, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14,00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/02/2024 8:10AM with Govt. Ref. No: 192023240367673268 on 02-02-2024, Amount Rs: 14/-, Bank: SBI EPay (SBIEPay), Ref. No. 2330090777415 on 02-02-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 733, Amount: Rs.5,000.00/-, Date of Purchase: 31/01/2024, Vendor name: Amritul Rahman Khan

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/02/2024 8:10AM with Govt. Ref. No: 192023240367673268 on 02-02-2024, Amount Rs: 35,010/-, Bank: SBI EPay (SBIEPay), Ref. No. 2330090777415 on 02-02-2024, Head of Account 0030-02-103-003-02


Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. TAMLUK
Purba Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1103-2024, Page from 14086 to 14111

being No 110300759 for the year 2024.



Digitally signed by KAUSHIK BHATTACHARYYA
Date: 2024.02.02 13:47:18 +05:30
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 02/02/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. TAMLUK
West Bengal.