

SL No. - 2176/2025

D-010202188/2025



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

K 633681

23.05.25

Ex.No. → 2001434494/2025

4.50

DEVELOPMENT AGREEMENT

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

Additional District Sub-Registrar
Bankura

23 MAY 2025

THIS DEVELOPMENT AGREEMENT is made on this 23rd day of May 2025.

BETWEEN

SRI SANJOY DANA (PAN No. BAEPD4207R), Son of Chittaranjan Dana, by Occupation- Business, by faith- Hindu, by Nationality- Indian, residing at Village- Kankata, P.O.- Kenduadihi, Police Station & District- Bankura, Pin No.-722102, hereinafter called the 'OWNER' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-interest, administrators, executors and assigns) to the FIRST PART.

Contd. Page-2

Abstract No.
Adv.

Deno

23/5/2025

3329 NO. = 5,000.00

Total = 5,000.00

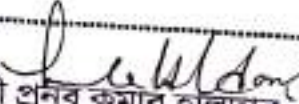
ক্রমিক নং 3329 ইং তার 23/5/2025

নাম Anvesha Construction

বাসস্থান Kenuadahi

থানা Bankura জেলা Bankura

মূল্য 5000/-


শ্রী প্রনব কুমার হালদার
স্ট্যাম্প ভেডার, বাঁকুড়া

188888 X



Additional District Sub-Registrar
Bankura

23 MAY 2025

Snehasish Majumdar
Solate Sitendranath Majumdar
at Katjuri danga,
PO - Kenuadahi
PSD Dist. Bankura.



(2)

AND

ANWESHA CONSTRUCTION, (PAN No. ABRFA5269K), a Partnership Firm, having its office at Post Office- Kenduadihi, Police Station and District- Bankura, Pin No.- 722102, represented by its Partners **1. MR. DIPAK PATRA**, (PAN No. BDQPP1033G), Son of Sri Nakul Chandra Patra,

AND

2. MRS. ANINDITA PATRA, (PAN No. CQKPP1273Q), D/O Sri Alope Ganguly, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at Lokepur Post Office Lane, Post Office- Kenduadihi, Police Station and District- Bankura, Pin- 722102, hereinafter called the '**DEVELOPER/BUILDER**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-interest, administrators, executors and assigns) to the **OTHER PART**.

WHEREAS the above named owner is the absolute owner of ALL THAT land area measuring about 11 decimal lying and situate in Mouza- Kenduadihi, J.L. No. 213, comprising at Sabek Dag No. 1007, L.R. Dag No. 1867 under Sabek Khatian No. 449, Sabek Dag No. 1008, L.R. Dag No. 1866, and Sabek Dag No. 1008, L.R. Dag No. 1865, L.R. Khatian No. 6996, total area 22.96 Satak or 10002 square feet within Post Office- Kenduadihi, Police Station and District- Bankura, Pin- 722102 under Ward No. 15 of the Bankura Municipality. The below mentioned schedule property was originally belonged to Pratap Dana and Ashu Dana both are son of Pachai Dana of Kankata, Bankura and the property of Pratap Dana inherited by his only legal heir Dhrubataran Dana and Dhrubataran Dana gifted the below mentioned Schedule property to his son Adityaranjan Dana bearing Gift Deed No. 4240 dated 27.03.1974 and Adityaranjan Dana gifted the below mentioned Schedule property to his elder brother Chittaranjan Dana bearing Gift Deed No. 1196/2012 dated 15.05.2012. Chittaranjan Dana gifted such property to his son Sanjoy Dana bearing Gift Deed No. 1236/2012 dated 21.05.2012. Thus, Sanjoy Dana became the absolute owner of the Schedule "A" Property. Be it mentioned that one amicable family settlement made between said Adityaranjan Dana and the legal heir of said Ashutosh Dana namely Sudhir Chandra Dana, Sunil Kumar Dana and Sri Madan Dana and from that time they are in separate possession over the below mentioned schedule plots.

*Abstract Fee
ADV.*

Contd. Page-3

(3)

AND WHEREAS the owner herein with the intention of developing his said plot of land measuring about 22.96 Satak or 10002 square feet in Mouza- Kenduadihi (Detailed in Schedule "A" hereunder written) by constructing a multi storied building thereon containing several units/flats/car parking spaces proposed to the Developer/ Builder herein of the Other Part to undertake the development work of her aforesaid property and construction of a multi-storied building thereon.

AND WHEREAS pursuant to the said proposal the Developer/ Builder herein of the Other Part agreed for such development and construction of a multi-storied building on the aforesaid plot of land and the parties hereto have agreed for the said work as per the terms and conditions hereinafter appearing.

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

ARTICLE-1: DEFINATION

Unless in these presents it is repugnant or inconsistent with:

1. The OWNER shall mean the aforesaid SANJOY DANA.
2. DEVELOPER/BUILDER shall mean M/S. ANWESHA CONSTRUCTION, a PARTNERSHIP FIRM, having its registered office at Post Office- Kenduadihi, Police Station and District- Bankura, Pin- 722102.
3. PROPERTY shall mean the said land area measuring about 22.96 satak or thereon lying and situate in Mouza- Kenduadihi, J.L. No. 213, comprising at Sabek Dag No. 1007 L.R. Dag No. 1867, area 4139 sq.ft or 0.0950 acre, under Sabek Khatian No. 449, Sabek Dag No. 1008, L.R. Dag No. 1866, area 4139 sq.ft or 0.0950 acre, and Sabek Dag No. 1008, L.R. Dag No. 1865, area 1724 sq.ft. or 0.0396 acre, L.R. Khatian No. 6996 i.e. a total area of 10002 sq.ft. or 0.2296 acre or 22.96 satak, Post Office- Kenduadihi, Police Station and District- Bankura, Pin- 722102 under Ward No. 15 of the Bankura Municipality and the said property is butted and bounded by :

ON THE NORTH :: 34' feet wide S.K. Sahana Road.
ON THE SOUTH :: Owner's balance area of L.R. Plot No. 1865.
ON THE EAST :: 12' feet wide road.
ON THE WEST :: House of Pranab Kumar Sarkar and house of Arjun Kumar Patra.

Contd. Page-4

Address: Bankura

(4)

4. BUILDING shall mean the structure or super structure intended to be constructed on the said property and shall include the several units of residential, and all common rooms, spaces and constructions including the meter room, pump room, reservoirs/tanks/drainage/sewerage lines, and other covered spaces intended for the use and enjoyment of the occupants of the said building in common, including all its easements, appurtenances and appendages.
5. BUILDING PLAN shall mean the plan which shall be prepared by the Developer at his own cost, in the name of the Owner, which is to be duly signed by the Owner by his authorised agent or attorney, and the same will be approved and sanctioned by the Competent Authority of the Bankura Municipality, and shall include any alteration, modification, revision made thereto and therein, in accordance with the building rule of the Bankura Municipality.
6. COMMON FACILITIES or COMMON UTILITIES shall be deemed to include all passage, ways, stairways, corridor, lobbies, shafts, gates, rainwater pipes, sewerage and drainage pipe lines, underground sewer fittings, fixtures, manholes, pits, roof, terrace, water connection and pipe lines between overhead and underground reservoir, motor pump, fences, boundary wall, courtyard, West Bengal Power Distribution Company Limited (WBPDC) supply, electric supply and electric connection to common areas and fittings, fixtures, for the above, entire exterior walls, garbage vat, common driveways and other facilities whatsoever required for the convenient enjoyment of dwelling and other units in the-proposed building, and provision for maintenances and management of the said common parts and the common services thereto annexed in the said building at the said premises and the trees in the land.
7. AREA shall mean and include the super built-up area constructed in the said property and shall include all common areas in and around the building.
8. SUPPER BUILT-UP AREA of a unit shall mean the built-up area of the unit together with its proportionate share of the staircase, landings, passages, and share in all constructed areas and leftover areas with trees and boundary wall and entrances.

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(5)

9. OWNER, SHARE shall mean get 50% of garage area and 7 numbers of flat among which 3 numbers flat will be of 3 BHK and 4 numbers flat of 2 BHK together with proportionate share in all the common areas and facilities to be made available in the said building after completion of its construction as per sanctioned building plan from the concerned authority which is described in the schedule "B" hereunder written.
10. DEVELOPER'S SHARE shall mean that in the instant Joint Venture Project the Developer shall be entitled to get the remaining constructed area and other areas which are not mentioned as owner's share. The details of Developer's share are fully described in the schedule "C" hereunder written.

ARTICLE- II

TITLE AND DECLARATION

1. The Owner hereby declares that he has good and absolute right, title, and interest in the said property mentioned in the Schedule "A" below without any claim of any right, title or interest of any person or persons adversely against him. The Developer is free and at liberty to make such investigations with regard to the title of the Owner to which the Owner shall extend all co-operation.
2. The Owner hereby undertakes and assures that the Developer will be entitled to construct and complete the total building after pulling down and demolishing the whole of the existing old structure with all responsibility and benefits as agreed by and between the parties and the Developer will be further entitled to transfer by way of sale or otherwise of the Developer's allocation either in one lot or in several lots with proportionate share in the land of the said premises without any interference of or from the Owners or any other person or persons claiming through under or in trust for the Owners. Be it mentioned here that the salvage of the existing structure, if any, which will be demolished will be the property of the Developer. Demolition procedure and cost will be borne solely by the Developer.

ARTICLE- III

EXPLOITATION AND DEVELOPMENT RIGHTS

THE Owners hereby grant exclusive right to the Developer to builder on the said property and for the construction of the building and the

Contd. Page-6

Abhrajit Bose
Adv.

(6)

Developer shall be entitled to enter into contract or agreements or sub-contracts with any person, company or concern at its own risk and responsibility without encumbering the said property of the Owner in any manner whatsoever.

ARTICLE- IV

DEVELOPER'S RIGHTS

1. The Owners hereby grants right to the Developer to consttuct, erect and build the proposed G+ 5 storied building in the said premises in accordance with the building plan which is to be sanctioned by the Bankura Municipality with or without any amendment and/or modification thereto made or cause to be made by the Developer from the appropriate authority along with full responsibility of the construction.
2. However, nothing herein contained shall be constructed as an assignment or conveyance in law by the Owner of the said premises or any part thereof to the Developer so as to create any right, title or interest in respect thereof other than an exclusive licence to the Developer to execute the work of construction as mentioned hereinabove and to deal with the intending buyers of the units in the proposed new building in respect of the Developer's Allocation.

ARTICLE- V

CONSIDERATION

1. In consideration of the aforesaid, the owner has agreed to permit the Developer to sell the said premises after constructing, erecting one or more G+ 5 storied building in accordance with the building plan as would be sanctioned by the Bankura Municipality with such modification or alteration as may be required or made by the Developer. The Developer has agreed to allot get 50% of garage area and 7 numbers of flat among which 3 numbers flat will be of 3 BHK and 4 numbers flat of 2 BHK together with proportionate share in all the common areas and facilities to be made available in the said building after completion of its construction as per sanctioned building plan from the concerned authority. However, if any extra floor is permitted to be constructed by the Municipality Authorities, the same is to be done with written permission from the owner and the constructed area is to be shared as per agreed proportion.

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2. The Owners shall not be liable to pay or contribute nor the Developer will be entitled to call upon the Owner to pay and contribute any amount towards the cost of construction of the building or any part thereof.

ARTICLE- VI

PROCEDURE

1. The Owners shall grant to the Developer or its nominee or nominees such general power of attorney as may be required for the purpose of obtaining Building sanction Plan and all necessary permission and approvals from the different authorities in connection with construction of the proposed building and electricity and water supply connections and all other connections including drainage and sewerage connection from the Bankura Municipality and other authorities and dealing with all authorities in respect of execution of the Project on behalf of the Owner.
2. The Owners shall sell and transfer the undivided proportionate share in the land comprised in the said premises as would be proportionate for the super built-up areas in the building in respect of each unit, as per nomination and requirement of the Developer in favour of the persons nominated for the purpose by the Developer, up to the Developer's allocation of the new building.
3. The Owners shall execute and register one General Power of Attorney in favour of the Developer for the purpose of selling the Developer's allocation.
4. For preparation of all legal instruments including registration of Deed of Conveyance arising from this Joint Venture, services of Biswarup Banerjee, Learned Advocate, Bankura, has been retained by the Developer.

ARTICLE- VII

POSSESSION & CONSTRUCTION

1. It has been agreed by and between the Owners and the Developer to construct, erect and complete the proposed building in the said premises and that the Developer shall have the entire responsibility regarding construction of the said building.
2. That the Owner shall immediately after execution of this agreement make over and deliver khas possession of the entire premises to the Developer.

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(8)

3. The Developer agreed to commence work of Joint Venture on obtaining building sanctioned plan from the Bankura Municipality.
4. The Developer undertakes to complete the construction of the building and property finish the same in a perfect habitable condition within a period of 24 months from the date of getting the vacant possession of the property from the owner.

ARTICLE- VIII

OWNER OBLIGATION

1. The Owner hereby agrees and covenants with the Developer not to cause any interference or hindrance in the construction of the proposed building at any stage provided the Developer, adheres to the sanctioned building plan with permitted alterations, modifications and/or revisions.
2. The Owner shall not held the Developer liable in case there be any unavoidable delay in completion of the construction owing to reasons not attributable to wilful matches and negligence on the part of the Developer and/or due to acts of God and force majeure.
3. The Owner shall not cause stoppage of work of the Developer at any stage during the construction by bringing a suit against the Developer and an order of injunction, so long as there is no actionable deviation from the sanctioned building plan and/or abandonment of work by the Developer or any violation of present terms & conditions or any breach of contract, which would prejudice the right, title and interest of the Owner.
4. The Owner agrees and covenants with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the units and car parking spaces up to their allocation in the building or at the said property.

ARTICLE- IX

DEVELOPER'S OBLIGATION

1. The Developer hereby agrees and covenants with the Owner to start construction of the proposed new building in accordance with the sanctioned building plan as hereinabove mentioned as soon as the sanctioned building plan is received, and to complete the construction within 24 months from the date of sanction of the

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Abrahamilton
Adv.

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building plan by Bankura Municipality provided that the work is not hindered or stopped at any stage by any act of the Owner, acts of God, force majeure or any other reason beyond the control of the Developer.

2. The Developer hereby agrees and covenants with the Owner not to violate or contravene any of the statutory provisions or rules or regulations applicable for construction of the said building and agrees to keep the Owner indemnified against all consequences of deviation etc. if made by the Developer.
3. The Developer agrees that in the event of Lift being installed in the proposed building the Owner shall have right to use the same against payment of common area maintenance charges.

ARTICEL- X

MISCELLANEOUS

1. The Owner and the Developer have entered into this agreement for development: purely as contract and nothing herein contained shall be construed as partnership between the Owner and the Developer and the parties hereto shall not constitute as an association of persons.
2. It is understood and accepted that from time to time to facilitate construction of the proposed new building by the Developer various acts, deeds, matters and things not herein specified may be required to be done by the Developer and therefore the Developer may need the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner for which specific provisions may not have been made or mentioned hereinabove. The Owner hereby undertakes to do all such additional power of attorney and/or authorisation as may be required by the Developer for the aforesaid lawful purposes and the Owner also undertakes to sign and execute all such acts, deeds, matters and things do not in any way infringe of the rights of the Owner and/or against the spirit of this agreement or violates or contravenes any statutory provisions, rules, regulations, notification and orders.
3. Any notice required to be given by the Developer shall without prejudice to any other mode of service available, be deemed to have been served of the Owner if delivered by and duly acknowledged or

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Abdullah
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(10)

sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the Developer by the Owner if delivered by hand or sent by prepaid registered post to the office of the Developer.

4. The Developer in consultation with the Owner shall frame scheme under the existing statutory rules, regulations and provisions for management and administration of the said building and the common parts and the common utilities therein, which shall have to be abided by the parties hereto as also by their respective transferees in case of transfers to purchasers by way of suitable covenants incorporated in the deed(s) of transfer.
5. Ownership of the schedule property is not transfer to the Developer on the basis of this agreement.

ARTICLE- XI

SETTLEMENT OF DISPUTES

Any dispute between the parties arising in the course of execution of the Joint Venture Project herein shall be referred to an Arbitrator as per the provisions of Arbitration and Conciliation Act, 1996 as amended from time to time.

SCHEDULE "A" ABOVE REFERRED TO

ALL THAT land total area measuring about 22.96 satak or thereon lying and situate in Mouza- Kenduadihi, J.L. No. 213, comprising at Sabek Dag No. 1007 L.R. Dag No. 1867, area 4139 sq.ft or 0.0950 acre, under Sabek Khatian No. 449, Sabek Dag No. 1008, L.R. Dag No. 1866, area 4139 sq.ft or 0.0950 acre, and Sabek Dag No. 1008, L.R. Dag No. 1865, area 1724 sq.ft. or 0.0396 acre, L.R. Khatian No. 6996 i.e. a total area of 10002 sq.ft. or 0.2296 acre or 22.96 satak, Post Office- Kenduadihi, Police Station and District- Bankura, Pin- 722102 under Ward No. 15 of the Bankura Municipality and the said property is butted and bounded by :

ON THE NORTH :: 34' feet wide S.K. Sahana Road.

ON THE SOUTH :: Owner's balance area of L.R. Plot No. 1865.

ON THE EAST :: 12' feet wide road.

ON THE WEST :: House of Pranab Kumar Sarkar and house of Arjun Kumar Patra.

Contd. Page-11

Abhinav
Saha

(11)

THE SCHEDULE "B" ABOVE REFERRED TO
OWNERS ALLOCATION

ALL THAT Sanjoy Dana will get 50% of garage area and 7 numbers of flat among which 3 numbers flat will be of 3 BHK and 4 numbers flat of 2 BHK together with proportionate share in all the common areas and facilities to be made available in the said building after completion of its construction as per sanctioned building plan from the concerned authority.

THE SCHEDULE "C" ABOVE REFERRED TO
DEVELOPER'S ALLOCATION

ALL THAT the remaining portion of the constructed area in the new building to be constructed on the schedule "A" property together with proportionate share in all the common areas and facilities to be made available in the said building after completion of its construction as per sanctioned building plan from the concerned authority.

THE SCHEDULE "D" ABOVE REFERRED TO
(Common Areas and Installations)

1. Entrance and exit gates of the premises.
2. Paths passages and open spaces in the building.
3. Entrance lobby in the ground floor of the building.
4. Staircase including landing on all the floors of the said building up to top floor.
5. Concealed Electrical wiring and fittings and fixtures for lighting the staircase, lobby and landings and separate electric meter/s and meter room in the ground floor.
6. Water pump with motor and with water supply pipes to overhead water tank and with distribution pipes there from connecting to different units.
7. Water waste and sewerage evacuation pipes from units to drains and sewers to the municipal drain.
8. Boundary Walls.
9. Ultimate room.
10. Lift.

Contd. Page-12

*Abhishek
Adar*

THE SCHEDULE "E" ABOVE REFERRED TO
SPECIFICATION

1. Building and sections thereof as per the Building Plan by R.C.C. Columns, beams and slabs brick work : outer wall 10"/8" common walls 5" inner partition walls 3" Ratio R.C.C. 2: 4 10" brick work : 5 5" brick work 1 : 5 and 3" brick work 1 : 4 plastering ratio : ceiling ¾" thick 1: 4 inner and outer walls 1 : 5 underground and overhead tank R.C.C. finished with water proof compound and roof 5: thick lime terracing septic tank slab casting with 10" brick walls Ratio 1: 5 spaces outside the building and the garage space " Flooring with neat cement finish.
2. Flooring: All floors will be Tiles finished.
3. Kitchen: Kitchen floor will be marble finished. Cooking platform and sink will be finished with black stone and front of the cooking platform will be finished with glazed tiles up to 3'-0" height, kitchen will have one C.P. tap and sink.
4. Toilet: Toilet size not less than 4' X 8' (inside), Flooring will be marble finished and toilet wall be finished by white glazed tiles up to 6'-0" height each toilet will have one white Indian type pan 20" or one white western commode with low down polygon cistern additional fixtures at each toilet: one white wash basin without pedestal with C.P. Tamp, one C.P. Tamp one C.P. Towel rod, one shower, outside water line pipe from the main water connection will be plastic blue pipe and inside water line will be G.I.
5. Door: Main door frame will be of TATA PRAVESH. All inside doors of flat will be flush door phenol bond 32 mm. and inside commercial ply, one door shutter outside the main door. Each flat will be provided TATA PRAVESH Lock, one eye piece, one door chain, 2 Nos. Hand rails and one door stopper. All inside bed rooms doors will be provided with Aluminium tower bolt and one door stopper.
6. Windows: All windows will be of Aluminium with glass sliding and will be grilled with square bud of medium size.

Contd. Page-13

Abrahamilatha
M.S.

(13)

7. Wiring/ Electricity: There will be concealed wiring of PVC Copper wire with I.S.I mark, built in points, one fan point and one 5 amp., plug point at switch board, Living/dining room shall have 2 light, and 2 nos. and 3 nos. Air Conditioner line respectively for 2 and 3 BHK flat, and will also provide Generator line.

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

SIGNED, SEALED & DELIVERED

In presence of the

WITNESSES:

1. Snehasish Majumdar

So Labajit Chandra Nath
Al-Kat, Jambhaga,
P-1-Kendrapali
P.S. P.O. - Bankura

2. Tarun Nath Bag

So Gouram Bag

Vill. - Panasale

P.O. - Jagadalin

P.S. H.P. - Bankura

Sanjay Dana.

Signature of the OWNERS

Dipan Patra

Arunrita Patra

Signature of the DEVELOPER

Drafted by me.

Abhronit Das

Advocate, Bankura.

En.No. F/1526/4047/2024

2024.08.08

SPECIMEN FORM FOR TEN FINGERPRINTS



SELLER

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

Signature..... *Sanjoy Dana*



SELLER/ BUYER

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

Signature..... *Dipan Patra*



SELLER/ BUYER

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

Signature..... *Anindita Patra*



SELLER/ BUYER

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

Signature.....

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



192025260078518178

GRN Details

GRN:	192025260078518178	Payment Mode:	SBI Epay
GRN Date:	23/05/2025 13:07:14	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	0831315938756	BRN Date:	23/05/2025 13:08:29
Gateway Ref ID:	2975696832	Method:	IDBI Bank-Retail NB
GRIPS Payment ID:	230520252007851816	Payment Init. Date:	23/05/2025 13:07:14
Payment Status:	Successful	Payment Ref. No:	2001434494/1/2025

[Query No**Query Year]

Depositor Details

Depositor's Name:	Ms ANWESHA CONSTRUCTION
Address:	Kenduadihi, Bankura
Mobile:	9800824320
Period From (dd/mm/yyyy):	23/05/2025
Period To (dd/mm/yyyy):	23/05/2025
Payment Ref ID:	2001434494/1/2025
Dept Ref ID/DRN:	2001434494/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001434494/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	15050
2	2001434494/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	42
			Total	15092

IN WORDS: FIFTEEN THOUSAND NINETY TWO ONLY.

PAID



Major Information of the Deed



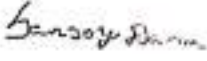
Deed No :	I-0102-02188/2025	Date of Registration	23/05/2025
Query No / Year	0102-2001434494/2025	Office where deed is registered	
Query Date	23/05/2025 12:13:22 PM	A.D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Raju Majumdar Katjuridanga, Thana : Bankura, District : Bankura, WEST BENGAL., PIN - 722102, Mobile No. : 9800824320, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 5]		
Set Forth value	Market Value		
	Rs. 1,06,19,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,050/- (Article:48(g))	Rs. 42/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: S. K. Sahana Ropad, Road Zone : (Ward no 15 – Ward no 15) , Mouza: Kenduyadihi, JI No: 213, Pin Code : 722102

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1867 (RS :-)	LR-6996	Bastu	Tara	0.095 Acre		43,93,750/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L2	LR-1866 (RS :-)	LR-6996	Bastu	Baide	0.095 Acre		43,93,750/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L3	LR-1865 (RS :-)	LR-6996	Bastu	Baide	0.0396 Acre		18,31,500/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
TOTAL :					22.96Dec	0 /-	106,19,000 /-	
Grand Total :					22.96Dec	0 /-	106,19,000 /-	




Land Lord Details :



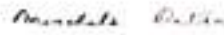
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Sanjoy Dana (Presentant) Son of Chittaranjan Dana Executed by: Self, Date of Execution: 23/05/2025 , Admitted by: Self, Date of Admission: 23/05/2025 ,Place : Office		 Captured	
	23/05/2025		LTI 23/05/2025	23/05/2025
Kankata, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: baxxxxxx7r, Aadhaar No: 88xxxxxxxx5604, Status :Individual, Executed by: Self, Date of Execution: 23/05/2025 , Admitted by: Self, Date of Admission: 23/05/2025 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANWESHA CONSTRUCTION Kenduadihi, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102 Date of Incorporation:XX-XX-2XX0 , PAN No.:: abxxxxx9k,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 Dipak Patra Son of Shri Nakul Chandra Patra Date of Execution - 23/05/2025, , Admitted by: Self, Date of Admission: 23/05/2025, Place of Admission of Execution: Office		 Captured	
	May 23 2025 4:04PM		LTI 23/05/2025	23/05/2025
Lokepur Post Office Lane, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: bdxxxxxx3g, Aadhaar No: 32xxxxxxxx8095 Status : Representative, Representative of : ANWESHA CONSTRUCTION (as Partner)				

Name	Photo	Finger Print	Signature
Mrs Anindita Patra Daughter of Shri Aloko Ganguly Date of Execution - 23/05/2025, Admitted by: Self, Date of Admission: 23/05/2025, Place of Admission of Execution: Office	 May 23 2025 4:05PM	 Captured L1 23/05/2025	 23/05/2025
Lokepur Post Office Lane, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No.:: cqxxxxxx3q, Aadhaar No: 56xxxxxxx7225 Status : Representative, Representative of : ANWESHA CONSTRUCTION (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Snehasish Majumdar Son of Late Jilendranath Majumdar Katjuridanga, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:- Bankura, West Bengal, India, PIN:- 722102	 23/05/2025	 Captured 23/05/2025	 23/05/2025
Identifier Of Shri Sanjoy Dana, Mr Dipak Patra, Mrs Anindita Patra			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Sanjoy Dana	ANWESHA CONSTRUCTION-9.5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Sanjoy Dana	ANWESHA CONSTRUCTION-9.5 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri Sanjoy Dana	ANWESHA CONSTRUCTION-3.96 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: S. K. Sahana Ropad, Road Zone : (Ward no 15 – Ward no 15) , Mouza: Kenduadihi, JI No: 213, Pin Code : 722102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1867, LR Khatian No:- 6996	Owner:স্বয়ং দাস, Gurdian:স্বয়ংদাস . Address:কলকতা কেন্দুয়াদিহি বারুড়া. Classification:ভাঙ্গা, Area:0.09500000 Acre,	Shri Sanjoy Dana
L2	LR Plot No:- 1866, LR Khatian No:- 6996	Owner:স্বয়ং দাস, Gurdian:স্বয়ংদাস . Address:কলকতা কেন্দুয়াদিহি বারুড়া. Classification:সামান্য, Area:0.09500000 Acre,	Shri Sanjoy Dana

L3	LR Plot No:- 1865, LR Khatlan No:- 6996	Owner:ଶ୍ରୀ ସନ, Gurdian:ଶ୍ରୀମତୀ , Address:କଟକ ଲେନ୍, Classification:୩୫, Area:0.09200000 Acre,	Shri Sanjoy Dana
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Endorsement For Deed Number : I - 010202188 / 2025

On 23-05-2025

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 14:30 hrs on 23-05-2025, at the Office of the A.D.S.R. BANKURA by Shri Sanjoy Dana ,Executive.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,06,19,000/-

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

Execution is admitted on 23/05/2025 by Shri Sanjoy Dana, Son of Chiltaranjan Dana, Kankata, P.O: Kenduadihi, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722102, by caste Hindu, by Profession Business

Indetified by Shri Snehasish Majumdar, , Son of Late Jitendranath Majumdar, Kajjuridanga, P.O: Kenduadihi, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722102, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 23-05-2025 by Mr Dipak Patra, Partner, ANWESHA CONSTRUCTION, Kenduadihi, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102

Indetified by Shri Snehasish Majumdar, , Son of Late Jitendranath Majumdar, Kajjuridanga, P.O: Kenduadihi, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722102, by caste Hindu, by profession Law Clerk

Execution is admitted on 23-05-2025 by Mrs Anindita Patra, Partner, ANWESHA CONSTRUCTION, Kenduadihi, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102

Indetified by Shri Snehasish Majumdar, , Son of Late Jitendranath Majumdar, Kajjuridanga, P.O: Kenduadihi, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722102, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 42.00/- (E = Rs 42.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 42/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/05/2025 1:08PM with Govt. Ref. No: 192025260078518178 on 23-05-2025, Amount Rs: 42/-, Bank: SBI EPay (SBIEPay), Ref. No. 0831315938756 on 23-05-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,050/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,050/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3329, Amount: Rs.5,000.00/-, Date of Purchase: 23/05/2025, Vendor name: PRANAB KUMAR HALDAR

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/05/2025 1:08PM with Govt. Ref. No: 192025260078518178 on 23-05-2025, Amount Rs: 15,050/-, Bank: SBI EPay (SBIEPay), Ref. No. 0831315938756 on 23-05-2025, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0102-2025, Page from 36537 to 36558
being No 010202188 for the year 2025.



ba

Digitally signed by PARTHA BAIRAGGYA
Date: 2025.05.30 12:21:11 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 30/05/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
West Bengal.