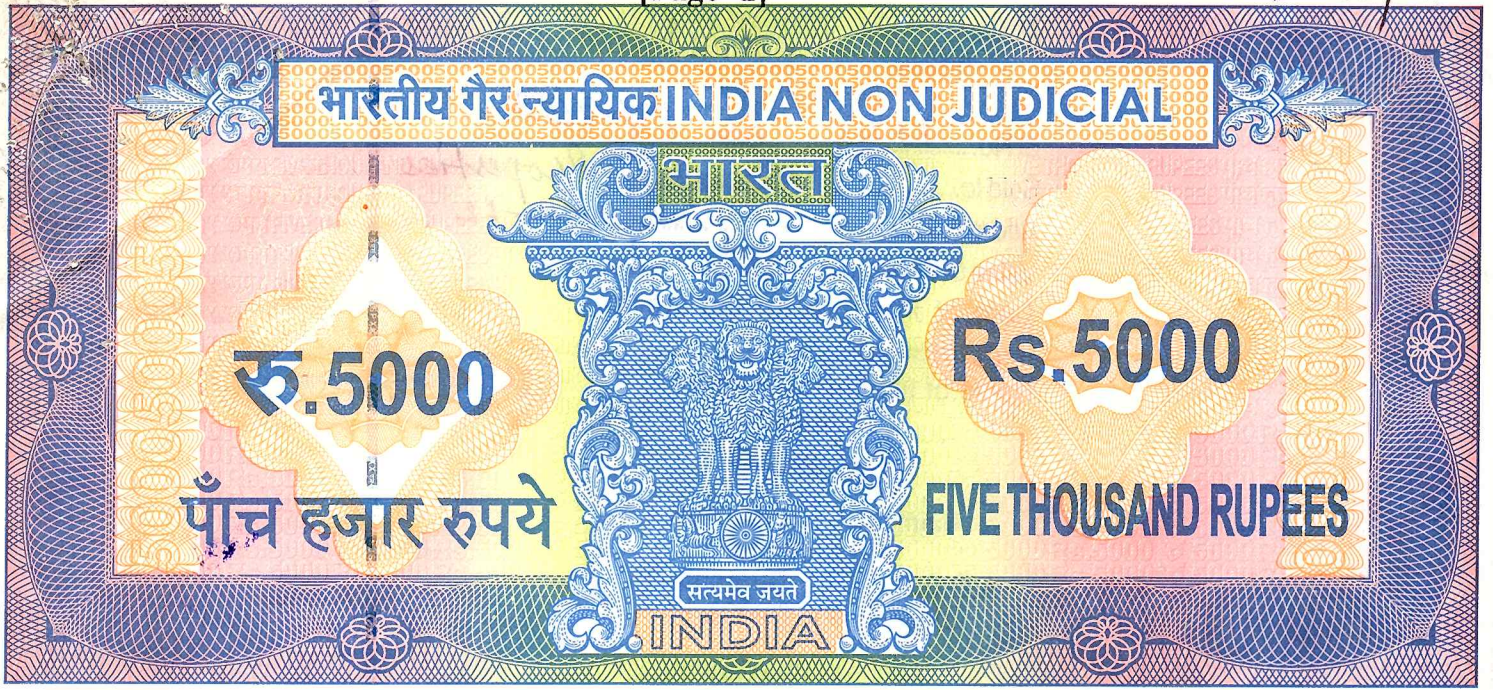




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 878205

10.30 Am.
08-10-23
A.W. (2) 2176568/23
[Signature]
[Signature]

DEVELOPMENT AGREEMENT

Notarized that the document is Admitted to Registration the Signature Sheet and the Endorsements Attached with this Document are the Part of this Document.

A.D.S.R. D. [Signature]
Bardhaman

QUERY NO. : 2002176568/2023
DISTRICT : Paschim Bardhaman
MOUZA : Gopinathpur
P.S. : Coke-Oven
AREA OF LAND : 6 (Six) Katha or 9.9
Decimal

10 OCT 2023

[Signature]

SINo. 1541 Date 19/09/23
Sold to Raghunathji Properties
Address Durgapur-12
Value of Stamp sm
Date of Purchase of the stamp
Paper from Treasury
Name of the Treasury from
Durgapur

24 AUG 2023

Somnath Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur-15
Licence No. 1/2016-17

Soma Kundu

2236

Soma Kundu

2237

Bayam Kundu

2238

Surekha Kundu

2239



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

08 OCT 2023

RAGHUNATHJI PROPERTIES

Suresh K. Agarwal
Partner

2240

RAGHUNATHJI PROPERTIES

Agarwal

Partner

Sandeep Agarwal

Suresh K. Agarwal
S/o. Suresh K. Agarwal
v/v. Agarwal, D-15
P.S. - Caren. Dr. Sanyal
Rm. Rm. Sanyal.

**THIS DEVELOPMENT AGREEMENT IS MADE ON 23RD DAY OF
SEPTEMBER, 2023; At A.D.S.R. Durgapur;**

BETWEEN

(1) SMT. SOMA KUNDU [PAN - AJLPK2903L] Wife of Sri. Santi Kundu @ Shantimoy Kundu, by faith-Hindu, by nationality Indian, by occupation- Business, **(2) SRI. SATYAM KUNDU [PAN - DQPPK3822Q]** Son of Sri. Santi Kundu @ Shantimoy Kundu, by faith-Hindu, by nationality Indian, by occupation- Others, **(3) SRI. SUBHAM KUNDU [PAN - DQPPK3823R]** Son of Sri. Santi Kundu @ Shantimoy Kundu, by faith-Hindu, by nationality Indian, by occupation- Others, all are resident of Ghosh Market, Sagarbhangra, P.O.- Sagarbhangra, P.S.- Coke Oven, Dist- Paschim Bardhaman, W.B, India, PIN-713211, hereinafter referred to and called as **"LANDOWNER"**, (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART.**

AND

"RAGHUNATHJI PROPERTIES" [PAN -ABGFR9173G] Being a Partnership Firm having its office at: A-12, B.B.C Pal Sarani, P.O.- Bidhan Nagar, P.s.- New Township, Durgapur, PIN - 713212, District- Paschim Bardhaman Represented by its **Partners namely (1) MR. SANDEEP AGARWAL [PAN - AFKPA7650M]** Son of Sri. Raghunath Agarwal, by faith-Hindu, by nationality Indian, by occupation- Business, resident of: A-12, B.B.C Pal Sarani, P.O.-Bidhannagar, P.S.- New Township, City: Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN - 713212, **(2) MR. SURESH AGARWAL [PAN - AFSPA4338J]**, son of Sri. Nand Kishore Agarwal, by faith-Hindu, by nationality Indian, by occupation- Business, resident of: Saraf Building, Hattala Road, P.O- Durgapur, P.S.- Coke Oven, District- Paschim Bardhaman, State- West Bengal, India, PIN - 713201, hereinafter referred as the **"DEVELOPER"**, (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the **SECOND PART.**



WHEREAS schedule mentioned land measuring 6 Katha was recorded property of Debiprasad Chatterjee Son of Late Nilkantha Chatterjee and said Debiprasad Chatterjee died leaving behind his four daughter namely Smt. Ila Banerjee, Smt. Tripti Banerjee, Smt. Dipti Mukherjee and Smt. Mita Mukherjee and son Somnath Chattopadhyaya as his legal heirs Banerjee, Smt. Tripti Banerjee, Smt. Dipti Mukherjee and Mita Mukherjee and Somnath Chattopadhyaya jointly sold the schedule mentioned land to present Vendor vide deed No- 5068 for the year 2017 of A.D.S.R. Durgapur.

AND WHEREAS the first part desire to develop the first schedule property by construction of multistoried building up to maximum limit of floor consisting of so many flats and parking space etc as approved by Durgapur Municipal Corporation but the owner has not the sufficient fund for the development work and for this reason first part is in search of a developer for the said development work.

AND WHEREAS the First Part herein has approached the Second Part And whereas the Second part after considering various aspects of execution of the project and proposals of the Owners, has decided to construct multistoried building there- at, consisting of apartments and flat with the object of selling such flats/apartments to the prospective purchasers and the Second Part has accepted the proposal of First Part.

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

1. DEFINATION

- 1.1 **OWNERS/LANDLORD:-** Shall mean (1) **SMT. SOMA KUNDU** Wife of Sri. Santi Kundu @ Shantimoy Kundu, by faith-Hindu, by nationality Indian, by occupation- Business, (2) **SRI. SATYAM**



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KUNDU Son of Sri. Santi Kundu @ Shantimoy Kundu, by faith-Hindu, by nationality Indian, by occupation- Others, **(3) SRI. SUBHAM KUNDU** Son of Sri. Santi Kundu @ Shantimoy Kundu, by faith-Hindu, by nationality Indian, by occupation- Others, all are resident of Ghosh Market, Sagarbhangra, P.O.- Sagarbhangra, P.S- Coke Oven, Dist- Paschim Bardhaman, W.B, India, PIN- 713211.

- 1.2 **DEVELOPER:-** Shall mean "**RAGHUNATHJI PROPERTIES**" (PAN – **AUJPC0712E**) Being a Partnership Firm having its office at: A-12, B.B.C Pal Sarani, P.O.-Bidhan Nagar, P.s.- New Township, Durgapur, PIN - 713212, District- Paschim Bardhaman.
- 1.3 **LAND:-** Shall mean the land measuring 6 (Six) Katha or 9.9 (Nine point Nine) Decimal under Mouza- Gopinathpur, R.S. Plot no. 1402 corresponding L.R. Plot No-6725 measuring 1.565 Katha or 2.582 decimal & R.S. Plot 1402/2475 corresponding L.R. Plot No-6725 measuring 4.435 Katha or 7.318 decimal corresponding, L.R. Khatian No- 3256, Total area 6 Katha or 9.9 decimal , J.L No-85, Under P.S- Coke Oven, and the Jurisdiction of Durgapur Municipal Corporation, Dist- Paschim Bardhaman, West Bengal.
- 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 **COMMON AREAS AND INSTALLATIONS** shall mean and include the areas installations and facilities comprised in the premises as mentioned and specified in the **SECOND SCHEDULE** hereunder written and expressed or intended by the Developer for common use and enjoyment of the co-owners in the manner and to the



extent permitted by the Developer but shall not include the open terrace on any floor in the said Building or the top roof of the building and shall also not include the car parking spaces and other open and covered spaces at or within the premises which the Developer may use or permit to be used for parking of motor cars and/or any other purposes and the Developer shall have the absolute right to deal with the same, to which the Purchaser hereby consents.

- 1.6 **ARCHITECT(S)**-Shall mean such Architect_(s) whom the Developer may appoint time to time as the architect of the Building
- 1.7 **MUNICIPAL CORPORATION** : - Shall mean the Durgapur Municipal Corporation and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.8 **PLAN**: Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Durgapur Municipal Corporation 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 .
- 1.9 **OWNERS AREA:-** Shall mean one 1 shop measuring 350 Sq. Feet (Built Up) at Ground Floor in commercial area of the building, 3450 Sq. Feet (Built Up) area as Flat in Residential area & 4 No of parking at parking area in proposed building together with the undivided impartiable proportionate share and/or interest in the First Schedule mentioned land.
- 1.10 **DEVELOPER'S AREA**: Shall mean entire area of the Multistoried building/s together with the undivided impartiable proportionate

share and/or interest in the said land and the common portions after providing owner area as mentioned in clause 1.9.

- 1.11 **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
- 1.12 **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/ and Others be taken over by the Unit/Flat and occupiers..
- 1.13 **FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations or any circumstances beyond the control of the Developer.
- 1.14 **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;

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- B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
- D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.
- 1.1 **MASCULINE GENDER:** Shall include the feminine and neuter gender and vice versa.
- 1.2 **SINGULAR NUMBER:** Shall include the plural and vice-versa.
2. **COMMENCEMENT:** - This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned herein above at the commencement of this agreement
3. **EFFECTIVENESS:** - This agreement shall become effective from the date of getting all necessary permission from the statutory authority/Government.
4. **DURATION:** - shall mean that the construction shall be completed within a period of 30 (thirty) months from the date of sanctioned plan from the appropriate authority with a grace period of 6 month. If any extension is required due to force majeure, the Developer will inform the same in writing and obtained confirmation as to extension of time from the Land Owners.


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5. **SCOPE OF WORK:** - The Developer shall construct a multistoried building according to sanctioned plan of Durgapur Municipal Corporation over and above the First Schedule Land. If Owner find any illegality in respect in this respect, all liabilities carry by Developer.

6. **OWNERS DUTY & LIABILITY:-**

- I. The owners have offered total land of **6 KATHA OR 9.9 Decimal** for development and construction of housing complex consisting of flats/apartments, & parking spaces.
- II. That the owner shall vacate the land within 15 days from this agreement and deliver the developer peacefully possession of the 1st scheduled property to the second party subject to the terms and condition of this agreement.
- III. 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 **RAGHUNATHJI PROPERTIES** either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
- IV. 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 Durgapur Municipal Corporation, 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 owner of flats/apartments 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 Owner shall not be responsible for any unlawful activities of the Developer.

- V. That the owner has agreed that they will be personally present before the registration office to sign all the agreement.
- VI. That the owner also agreed that they shall give a development power of attorney in favour of the Developer with in seven days from this agreement.

7. DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-

- i. The developer **RAGHUNATHJI PROPERTIES** Confirms accepts and assures the owner that they are fully acquainted



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with, aware of the process/formalities related to similar project in Municipal area and fully satisfied with the papers /documents related to the ownership, physical measurement of the land litigation free possession, suitability of the land viability of the said project and will raise no objection with regard thereto.

- ii. The developer confirms and assures the owner that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the owner shall have any liability and or responsibility to finance and execute the project or part thereof
- iii. 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/municipal/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owner & the Architect before submission to the municipal/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owner and 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 owner and Developers.

- iv. That the Developer shall be responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
- v. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement and in future. 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 the said incident or damage or loss during construction.
- vi. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses within 30 months with a grace period of 6 month from the date of sanction of the building plan from the appropriate authority. If any extension is required due to force majeure, the Developer will inform the same in writing and obtained confirmation as to extension of time from the Land Owner.
- vii. 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 case the Developers Shall be entirely responsibility.

- viii. - That the developer shall agree to indemnify the land owner from the obligation of paying Income tax, sales tax or any other duties levies either by the state GOVT. or Central GOVT. or statutory local authorities from their part which are required to be paid for their profits which they derived after selling the flats to the prospective buyers. In case the developer fails to deliver the possession of the flats to the prospective buyers , in that event the developers himself shall only be responsible and answerable for the same. In case of any default on the part of the developer or if any legal action takes place, then the developer shall only be made liable for the same and under no circumstances the owner shall be made responsible.
- ix. The duration of 30 months is the essence of this agreement with a grace period of 6 month.

8. CANCELLATION

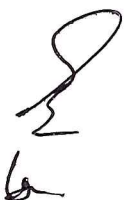
The Owner have every right to cancel and/or rescind this agreement after 30 months if Developer fails to meet the major conditions of the agreement, and the additional Grace period granted by the Land Owner if the Developer is unable to complete the Construction work due to force majeure , for that Owner has to give a six month clear notice to the Developer.

9. MISCELLANEOUS:-

9.1.1.1 Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.



- 9.1.1.2** 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.
- 9.1.1.3** 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 owner time to time.
- 9.1.1.4** The owner can visit the construction at reasonable time with prior intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work. However, any unusual and non-permissible actions/operations if any observed at the site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
- 9.1.1.5** 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.
- 9.1.1.6** 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 or 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 but the owner will be free from all financial or legal obligation.

9.1.1.7 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 own cost/expense for a guarantee period of next six months after handing over of physical possession of the flats to the customers.

9.1.1.8 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.

9.1.1.9 The landowner and the developers have entered into this 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 and nothing contained herein shall provide right, title, interest of the land described in the First schedule below to Developer by virtue of this agreement..

9.1.1.10 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.

9.1.1.11 That both the parties can seek specific performance of this agreement through court.

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

FIRST SCHEDULE ABOVE REFERRED TO
(Description of Land)

That piece and parcel of a **Danga** land measuring **6 (Six) Katha or 9.9 (Nine point Nine) Decimal** under **Mouza- Gopinathpur**, R.S. Plot no. 1402 corresponding **L.R. Plot No-6725 measuring 1.565 Katha or 2.582 decimal** & R.S. Plot 1402/2475 corresponding **L.R. Plot No-6725 measuring 4.435 Katha or 7.318 decimal** corresponding, **L.R. Khatian No- 3256, Total area 6 (Six) Katha or 9.9 (Nine point Nine) Decimal**, J.L No-85, Under P.S- Coke Oven, and the Jurisdiction of Durgapur Municipal Corporation, Dist- Paschim Bardhaman, West Bengal, butted and bounded :-

On the North- R.S. Plot No-1403

On the South- R.S. Plot No-1402 & 1402/2475

On the East- 40 Feet Wide Metal Road

On the West- R.S. Plot No-1402



SECOND SCHEDULE**Specification of Building**

STRUCTURAL	RCC Framed with anti-termite treatment in foundation.
WATER SUPPLY	Ground Water.
WALLS	Conventional brickwork/ Outer wall of 10 inch and Inner wall will be 5 Inch.
WALL FINISH	Interior – Wall putty
Exterior	Combination of weather coat.
FLOORING	Vitrified Tiles in all bedrooms, Living-cum-Dining and Balcony.
KITCHEN	Kitchen Floor made of Anti skit Tiles and platform made Granite Slab. Glazed tiles, up to the height of three feet from the Kitchen platform, one stainless steel sinks will be provided.
TOILET	Anti skit Tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 6 feet. ISI/ISO branded sanitary (Parry ware /Hind ware) and CP fittings (as per supply), one western type commode, and one Indian type. Concealed plumbing and pipe work.
DOORS	Door frame made of Sal wood. Front Decorative panel Door. Flush solid core/panel doors, and PVC door in toilet, Locks of stainless steel.
WINDOWS	Sliding anodized grill glass window.
COMMON LIGHTING	Overhead illumination for compound and common path lighting inside the complex.
WIRINGS	Standard concealed wiring for electricity. Average 25(Twenty Five) Points for 2 BHK & 30(Thirty) Points for 3 BHK, Telephone and television point, Modular switches belong to superior brands, 2 no. of 15 Amp point to be provided for each unit and A.C point will be provided only in Bedroom.
ELECTRIC METER	Individual meter for each unit by individual cost.
AMENITIES	Adequate standby generator for common areas, services, Lift provided for every floor in the building.



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

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

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

Satyan Kunder

Soma Kunder

Sulham Kunder

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

WITNESSES:

① Suman Kunder
Sp. Kunder Kunder
vill - Angapuri, Or-15
P.S - Cuttack, Dist. Bhubaneswar
Roor Bhubaneswar

RAGHUNATHJI PROPERTIES

Sandeep Aggarwal
Partner

② Apurba Sain ③ Amritam Chatterjee

S/O Anun K. Sain UTAM Chatterjee
vill - purusha SAGARBHANGA GOPINATHPUR
P.S - Durgapur - 7 713211
Paschim Bardhaman

RAGHUNATHJI PROPERTIES

Suresh K. Aggarwal

Partner

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.

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

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



192023240231595588

GRN Details

GRN:	192023240231595588	Payment Mode:	SBI Epay
GRN Date:	22/09/2023 15:38:07	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5071028405923	BRN Date:	22/09/2023 15:39:12
Gateway Ref ID:	202326538677078	Method:	State Bank of India New PG DC
GRIPS Payment ID:	220920232023159557	Payment Init. Date:	22/09/2023 15:38:07
Payment Status:	Successful	Payment Ref. No:	2002176568/2/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	RAGHUNATHJI PROPERTIES
Address:	Bidhan Nagar, Durgapur, PIN:- 713212, West Bengal, 713212
Mobile:	8101891226
Depositor Status:	Buyer/Claimants
Query No:	2002176568
Applicant's Name:	Mr SUBRATA MUKHERJEE
Identification No:	2002176568/2/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	22/09/2023
Period To (dd/mm/yyyy):	22/09/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002176568/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	2010
2	2002176568/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				2024

IN WORDS: TWO THOUSAND TWENTY FOUR ONLY.

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : SURAJIT MONDAL
2. FATHER/ HUSBAND NAME : Manoranjan Mondal
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Law Clerk
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Angaspu
POST OFFICE (পোস্ট অফিস) Angaspu
POLICE STATION (থানা) Capeen PIN 713215
DISTRICT(জেলা) Burdu STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Other
6. AADHAR NO 737243619968
PAN _____
EPIC NO _____

আমি (শনাক্তকারী) Developer Agreement অএ দলিলের (Query No.) Sana Kunda Saten বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Sana Kunda Saten as identifier identifying the executants of the concerned deed (Query No.) 2002176568/2023.
ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND					
RIGHT HAND					

Sana Kunda Saten
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the
Executants/presentation



Sajjan Kunder

(LEFT HAND)

Little

Ring

Middle

Fore

Thumb



(RIGHT HAND)

Thumb

Fore

Middle

Ring

Little



Signature:-

Sajjan Kunder

Signature of the
Executants/presentation



Soma Kunder

(LEFT HAND)

Little

Ring

Middle

Fore

Thumb



(RIGHT HAND)

Thumb

Fore

Middle

Ring

Little



Signature:-

Soma Kunder

Signature of the
Executants/presentation



Subham Kunder

(LEFT HAND)

Little

Ring

Middle

Fore

Thumb



(RIGHT HAND)

Thumb

Fore

Middle

Ring

Little



Signature:-

Subham Kunder

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the
Executants/presentation



Sandeep Agrawal

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:- *Sandeep Agrawal*

Signature of the
Executants/presentation



Suresh K. Agrawal

23/09/23

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:- *Suresh K. Agrawal*

Signature of the
Executants/presentation

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:-



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. DURGAPUR, District Name :Paschim Bardhaman

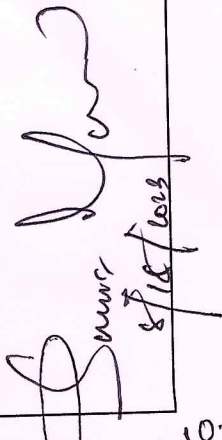
Signature / LTI Sheet of Query No/Year 23062002176568/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs SOMA KUNDU Ghosh Market, Sagarbhangha, City:- Not Specified, P.O:- Sagarbhangha, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713211	Land Lord			<i>Soma Kundu</i> 8/10/23
2	Mr SATYAM KUNDU Ghosh Market, Sagarbhangha, City:- Not Specified, P.O:- Sagarbhangha, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713211	Land Lord			<i>Satyam Kundu</i> 8/10/23

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr SUBHAM KUNDU Ghosh Market, Sagarbhanga, City:- Not Specified, P.O:- Sagarbhanga, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713211	Land Lord	 <i>Subham Kundu</i>	 2236	<i>Subham Kundu</i> 8/10/23
4	Mr SANDEEP AGARWAL A-12, B.B.C Pal Sarani, City:- Not Specified, P.O:- Bidhan Nagar, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212	Representative of Developer [RAGHUNATHJI PROPERTIES]	 <i>Sandeep Agarwal</i>	 2240 RAGHUNATHJI PROPERTIES	<i>Sandeep Agarwal</i> Partner 8/10/2023
5	Mr SURESH AGARWAL Saraf Building, Hattala Road, City:- Not Specified, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201	Representative of Developer [RAGHUNATHJI PROPERTIES]	 <i>Suresh Agarwal</i>	 2239 RAGHUNATHJI PROPERTIES	<i>Suresh Agarwal</i> Agarwal Partner 08/10/2023

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL Angadpur, City:- Durgapur, P.O:- Angadpur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713215	Mrs SOMA KUNDU, Mr SATYAM KUNDU, Mr SUBHAM KUNDU, Mr SANDEEP AGARWAL, Mr SURESH AGARWAL			 08.10.22

(Santanu Pal)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
DURGAPUR

Paschim Bardhaman, West
Bengal

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



192023240231595588

GRN Details

GRN:	192023240231595588	Payment Mode:	SBI Epay
GRN Date:	22/09/2023 15:38:07	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5071028405923	BRN Date:	22/09/2023 15:39:12
Gateway Ref ID:	202326538677078	Method:	State Bank of India New PG DC
GRIPS Payment ID:	220920232023159557	Payment Init. Date:	22/09/2023 15:38:07
Payment Status:	Successful	Payment Ref. No:	2002176568/2/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	RAGHUNATHJI PROPERTIES
Address:	Bidhan Nagar, Durgapur, PIN:- 713212, West Bengal, 713212
Mobile:	8101891226
Depositor Status:	Buyer/Claimants
Query No:	2002176568
Applicant's Name:	Mr SUBRATA MUKHERJEE
Identification No:	2002176568/2/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	22/09/2023
Period To (dd/mm/yyyy):	22/09/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002176568/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	2010
2	2002176568/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	2024

IN WORDS: TWO THOUSAND TWENTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-2306-10133/2023	Date of Registration	10/10/2023
Query No / Year	2306-2002176568/2023	Office where deed is registered	
Query Date	24/08/2023 7:55:24 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207, Mobile No. : 8101891226, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
		Rs. 54,00,004/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,010/- (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: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Sagarbhanga to BDO Office Road, Mouza: Gopinathpur, JI No: 85, Pin Code : 713211

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-6725 (RS :-1402)	LR-3256	Other Commercial Usage	Danga	1.565 Katha	14,08,501/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-6725 (RS :-1402/2475)	LR-3256	Other Commercial Usage	Danga	4.435 Katha	39,91,503/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
		TOTAL :			9.9Dec	0 /-	54,00,004 /-
	Grand Total :				9.9Dec	0 /-	54,00,004 /-

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs SOMA KUNDU (Presentant) Wife of Mr SANTI KUNDU Alias SHANTIMOY KUNDU Ghosh Market, Sagarbhanga, City:- Not Specified, P.O:- Sagarbhanga, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713211 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx3L, Aadhaar No: 94xxxxxxxx5292, Status :Individual, Executed by: Self, Date of Execution: 23/09/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/09/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Pvt. Residence

2	Mr SATYAM KUNDU Son of Mr SANTI KUNDU Alias SHANTIMOY KUNDU Ghosh Market, Sagarbhangha, City:- Not Specified, P.O:- Sagarbhangha, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713211 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: DQxxxxxx2Q, Aadhaar No: 78xxxxxxxx0384, Status :Individual, Executed by: Self, Date of Execution: 23/09/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/09/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Pvt. Residence
3	Mr SUBHAM KUNDU Son of Mr SANTI KUNDU Alias SHANTIMOY KUNDU Ghosh Market, Sagarbhangha, City:- Not Specified, P.O:- Sagarbhangha, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713211 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: DQxxxxxx3R, Aadhaar No: 55xxxxxxxx8178, Status :Individual, Executed by: Self, Date of Execution: 23/09/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/09/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RAGHUNATHJI PROPERTIES A-12, B.BC Pal Sarani, City:- Durgapur, P.O:- Bidhan Nagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: abxxxxxx3g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SANDEEP AGARWAL Son of Mr RAGHUNATH AGARWAL A-12, B.B.C Pal Sarani, City:- Not Specified, P.O:- Bidhan Nagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx0m, Aadhaar No: 59xxxxxxxx3351 Status : Representative, Representative of : RAGHUNATHJI PROPERTIES (as PARTNER)
2	Mr SURESH AGARWAL Son of Mr NAND KISHORE AGARWAL Saraf Building, Hattala Road, City:- Not Specified, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx8j, Aadhaar No: 78xxxxxxxx9956 Status : Representative, Representative of : RAGHUNATHJI PROPERTIES (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL Angadpur, City:- Durgapur, P.O:- Angadpur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713215			
Identifier Of Mrs SOMA KUNDU, Mr SATYAM KUNDU, Mr SUBHAM KUNDU, Mr SANDEEP AGARWAL, Mr SURESH AGARWAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SOMA KUNDU	RAGHUNATHJI PROPERTIES-0.86075 Dec
2	Mr SATYAM KUNDU	RAGHUNATHJI PROPERTIES-0.86075 Dec
3	Mr SUBHAM KUNDU	RAGHUNATHJI PROPERTIES-0.86075 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs SOMA KUNDU	RAGHUNATHJI PROPERTIES-2.43925 Dec
2	Mr SATYAM KUNDU	RAGHUNATHJI PROPERTIES-2.43925 Dec
3	Mr SUBHAM KUNDU	RAGHUNATHJI PROPERTIES-2.43925 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Sagarbhangra to BDO Office Road, Mouza: Gopinathpur, JI No: 85, Pin Code : 713211

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 6725, LR Khatian No:- 3256	Owner:দেবী প্রসাদ চাটোপাধ্যায়, Gurdian:শ্রীলক্ষ্মণ , Address:নিজ , Classification:ডাঙ্গা, Area:0.41400000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 6725, LR Khatian No:- 3256	Owner:দেবী প্রসাদ চাটোপাধ্যায়, Gurdian:শ্রীলক্ষ্মণ , Address:নিজ , Classification:ডাঙ্গা, Area:0.41400000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 230610133 / 2023

On 27-09-2023

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 54,00,004/-

Santanu Pal

Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

On 06-10-2023

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 10:30 hrs on 06-10-2023, at the Private residence by Mrs SOMA KUNDU , one of the Executants.

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

Execution is admitted on 06/10/2023 by 1. Mrs SOMA KUNDU, Wife of Mr SANTI KUNDU Alias SHANTIMOY KUNDU, Ghosh Market, Sagarbhanga, P.O: Sagarbhanga, Thana: Coke Oven, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713211, by caste Hindu, by Profession Business, 2. Mr SATYAM KUNDU, Son of Mr SANTI KUNDU Alias SHANTIMOY KUNDU, Ghosh Market, Sagarbhanga, P.O: Sagarbhanga, Thana: Coke Oven, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713211, by caste Hindu, by Profession Others, 3. Mr SUBHAM KUNDU, Son of Mr SANTI KUNDU Alias SHANTIMOY KUNDU, Ghosh Market, Sagarbhanga, P.O: Sagarbhanga, Thana: Coke Oven, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713211, by caste Hindu, by Profession Others

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 06-10-2023 by Mr SANDEEP AGARWAL, PARTNER, RAGHUNATHJI PROPERTIES (Partnership Firm), A-12, B.BC Pal Sarani, City:- Durgapur, P.O:- Bidhan Nagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 06-10-2023 by Mr SURESH AGARWAL, PARTNER, RAGHUNATHJI PROPERTIES (Partnership Firm), A-12, B.BC Pal Sarani, City:- Durgapur, P.O:- Bidhan Nagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Santanu Pal

Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

On 09-10-2023

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 online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/09/2023 3:39PM with Govt. Ref. No: 192023240231595588 on 22-09-2023, Amount Rs: 14/-, Bank: SBI EPay (SBIPay), Ref. No. 5071028405923 on 22-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by online = Rs 2,010/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/09/2023 3:39PM with Govt. Ref. No: 192023240231595588 on 22-09-2023, Amount Rs: 2,010/-, Bank: SBI EPay (SBIPay), Ref. No. 5071028405923 on 22-09-2023, Head of Account 0030-02-103-003-02

Santanu Pal

Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

On 10-10-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1541, Amount: Rs.5,000.00/-, Date of Purchase: 19/09/2023, Vendor name: SOMNATH CHATTERJEE

Santanu Pal

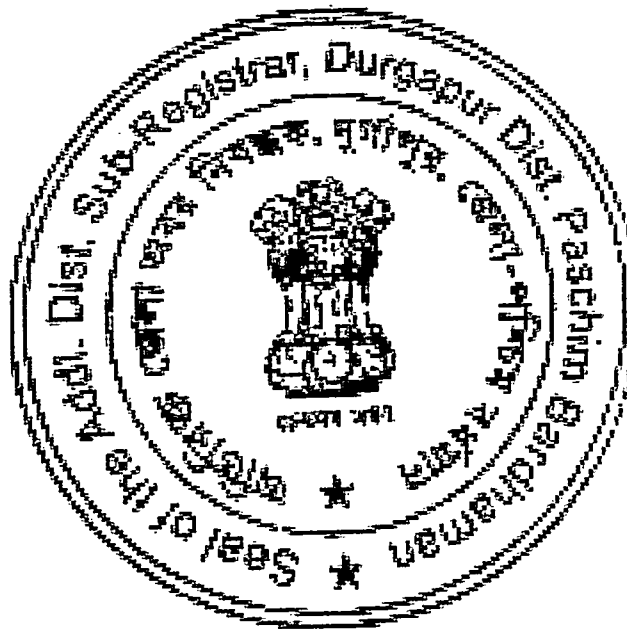
Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2023, Page from 181148 to 181179

being No 230610133 for the year 2023.



(Santanu Pal)

Digitally signed by SANTANU PAL
Date: 2023.10.14 21:36:43 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 14/10/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. DURGAPUR

West Bengal.