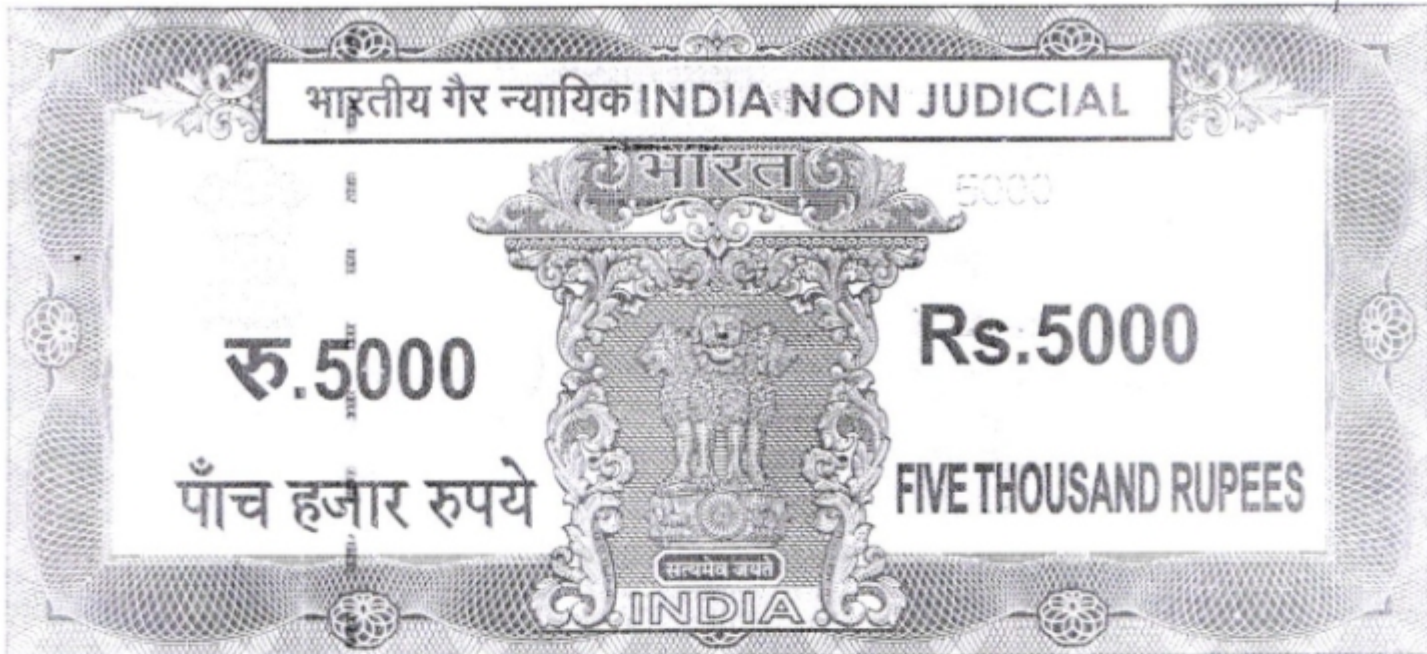


3494/2025

±. 3520/25



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

L 842846

Certified that the Endorsement
Sheet / Sheets and Signature Sheet /
Sheets attached to this Document
are part of the Document itself.

Addl. Dist. Sub-Registrar
Bolpur, Birbhum

04 APR 2025

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT MADE ON
THIS 04TH DAY OF APRIL TWO THOUSAND
TWENTY FIVE

S. Ghosh
Adv

নং ২৪৫৭ তার ২/৪/২০২৫
অধিদায়ক শ্রী Dr. Dwipendu Dhar.
মাঃ
সাঃ School Bazar পোঃ Bolpur.
জেলা- বীরভূম Birbhum
কারণ Agreement মূল্য ৫০০০/-
ভেদে - শ্রী জয় কৃষ্ণ বসু
এ. ডি. এস. আর. অফিস
বোলপুর, বীরভূম



Addl. Dist. Sub-Registrar
Bolpur, Birbhum

04 APR 2025

Sayanta Ghosh
810 Rupendra Nath Ghosh
Bolpur, Birbhum
731204

BETWEEN

Dr. DWIPENDU DHAR son of Late Mongal Chandra Dhar, having **PAN ACRPD5395G**, Aadhaar no **8127 0844 4298**, By Faith - Hindu, By Nationality - Indian, By Occupation - Retired person, residing at Schoolbagan P.O. & P.S Bolpur District - Birbhum, Pin - 731204, hereinafter referred to as the **LAND OWNER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include his respective heirs, executors, administrators, legal representatives and assigns) **PARTY OF THE FIRST PART.**

AND

M/S. DWARAKESHSREE, having **PAN AAXFD6687M** a Partnership Firm, having its registered office at Schoolbagan P.O. & P.S Bolpur, District Birbhum, Pin - 731204, Represented by its partners **1. Dr. DWIPENDU DHAR**, son of Late Mongal Chandra Dhar, having **PAN ACRPD5395G**, Aadhaar no **8127 0844 4298**, By Faith - Hindu, By Nationality - Indian, By Occupation - Retired person, residing at Schoolbagan P.O. & P.S Bolpur, District Birbhum, Pin - 731204, **2. MRS. MOUSUMI DHAR** wife of Dr. Dwipendu Dhar, having **PAN ADYPD3459M**, Aadhaar **3008 4295 0153**, By Faith - Hindu, By Nationality - Indian, By Occupation - Business, residing at Schoolbagan P.O. & P.S Bolpur, District Birbhum, Pin - 731204, **3. DR. DIBYASREE DHAR** daughter of Dr. Dwipendu Dhar, having **PAN CGYPD8714Q**, Aadhaar **2595 2018 4282**, By Faith - Hindu, By Nationality - Indian, By Occupation - Self employed, residing at Schoolbagan P.O. & P.S Bolpur, District Birbhum, Pin - 731204, hereinafter referred to as **"THE DEVELOPER/BUILDER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, legal representatives, administrators and assigns) **PARTY OF THE SECOND PART.**

WHEREAS

Whereas party of the first party is the Owner of the property 7 decimal described in the schedule hereunder by virtue of a Gift deed dated 16.02.2016 and registered as Deed No I - 030301072/2016 at the A.D.S.R.O office Bolpur, and 1 decimal by way of inheritance recorded in L.R. Khatian no . 21022 & 28906 at the A.D.S.R.O office Bolpur and he is in the possession and enjoyment of the property which belongs to him absolutely.

NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH as follows :-

ARTICLE -1 . DEFINITION

- 1.1 **BUILDING** : shall mean multistoried building comprising of several residential flats, shops and garages so to be construct according to the plan, so to be sanctioned at the instance of the developer by the competent authority and so to be constructed on the said premises of the landowners more fully described in the "First" Schedule written herein below.
- 1.2 **COMMON FACILITIES AND AMENITIES** : Shall mean the area and amenities annexed to the said building to be erected over the first schedule of the property which includes entrance of the building, lift, stair case & stair ways in all floors, landing in all floors , top roof, common passage, boundary wall, parapet wall, pump room, septic tank, electric meter room, water pipe lines, drain pipe line and proportionate share of land underneath, underground water reservoir, overhead water tank, water pump and motor and other facilities which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building and which has been described in the "Fifth" schedule written under.

S. Ghosh
for

- 1.3 **SALEABLE SPACE** : Shall mean the space within the building which is to be available as a flat/garage/shop etc. for independent use and occupation after making due provisions for landowner's allocation, common facilities and space required thereof.
- 1.4 **OWNER'S ALLOCATION** : Shall mean land owner will 35% of the multi-storied proposed building to be allocated to the owner as per sanction plan together with proportionate undivided share of land and all common facilities and amenities attached to the other flats/apartments/shops/garages in the said premises by the Developer to the Owner. The Owner's allocation has been described in the Second schedule below.
- 1.5 **DEVELOPER'S ALLOCATION** : Shall mean the entire constructed area save and except owner's allocation of the proposed multistoried building with proportionate share of land in accordance with the terms and conditions under these presents along with common parts, areas and common facilities and amenities as shown in the ground and upper floors of the building plan to be sanctioned by the Bolpur Municipality. The Developer's allocation has been described in the "Third" schedule below.
- 1.6 **ARCHITECT** : Shall mean such plan for the construction of the multistoried building which will be sanctioned by Bolpur Municipality in the name of the land owner hereof for construction of the multistoried building, including its modifications and amenities and alterations if made at the cost and expenses of the developer.
- 1.7 **LAND** : Shall exclusively mean all that land measuring 7 decimal which is lying and situated in Mouza - Bolpur, J.L. - 99, Classification - Viti, R.S Plot no 571/2755, L.R. Plot no. 1401/1650, Khatian No - 21022, & 01 decimal lying and situated in Mouza - Bolpur, J.L. - 99, Classification - Bastu, R.S Plot no. 571/2755, L.R. Plot No. 1401, Khatian No - 28906, total 8 decimal of land with Holding No .

S. Ghosh
H.W.

131/171/A, under ward no 8(9) Of Bolpur Municipality, P.S. – Bolpur, A.D.S.R.O. – Bolpur, District - Birbhum, and more particularly described in the “First” Schedule written below.

ARTICLE -II, COMMENCEMENT

2.1 This agreement shall be deemed to have been commenced on and with effect from 4th day of April 2025.

ARTICLE -III, LANDOWNER’S RIGHT & REPRESENTATION

3.1 **POSSESSION :** The land owners is now seized and possessed of and / or otherwise well and sufficiently entitled to the said premises and shall deliver physical as well as identical possession to the developer to develop the said premises.

3.2 The said land premises is free from all encumbrances and the land owner has marketable title in respect of the said premises.

3.3 Super Built up area means 25% over build up area (Excludes proportionate share of common area, lift, stair and lobby).

ARTICLE -IV, DEVELOPER / PROMOTER’S RIGHTS

4.1 The land owner hereby grants permission subject to what have been hereunder provided, exclusive right to the promoter / developer to build and construct a multistoried building upon the said premises of the land owner in accordance with the building plan so to be sanctioned by Bolpur Municipality at the costs and expenses of the developer in the name of the land owner with or without any amendment and / or modification to be made or caused to be made thereon by the developer.

4.2 All application, plans and other papers and documents that may be required by the promoter / developer for the purpose of obtaining necessary sanction from the Bolpur Municipality shall be prepared and submitted by the promoter / developer on behalf of the landowner and the land owner

S. Ghosh
Adv

shall sign all such plans, application, other papers and documents as and when necessary and all costs and expenses including plan sanctioned costs will be borne by the developer / promoter.

4.3 It is made clear that all the flats / shop / garages / units being the developer's allocation in the entire Proposed building in all the floors will be the property of the developer herein and if the developer so desire/s, he/they (the developer herein) can sell it to the prospective buyers at any consideration or price at his / their (the developer herein) self-discretion but the deed of conveyance of the same will be made only after demarcating the land owner's allocation.

4.4 Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the land owner of the said premises or any part thereof to the developer or as creating any right, title or interest in respect thereof to the developer other than exclusive licence to the developer to develop the same in terms hereof and to deal with the developer's allocation with interest to realize the amount invested with profit from the sell of developer's allocation.

4.5 The developer upon completion of the entire constructional work of the said multistoried building shall obtain completion certificate from appropriate authorities at his own costs and expenses and shall handover the same to the land owner.

ARTICLE -V, CONSIDERATION

5.1 The promoter / developer has / have agreed to built the said proposed multistoried building on the said proposed multistoried building on the said premises of the land owner exclusively at his/their own costs and expenses and land owner shall not be required to contribute any sum towards the cost of construction of the said building or otherwise.

5.2 In consideration the land owner having agreed to grant exclusive right for developing the said premises in addition to the land owner's allocation so

S. Ghosh
Adv

provided hereunder in second schedule. The developer / promoter has agreed to make and shall remain bound to make and bear several other necessary expenses as consideration for the purpose of development of the said premises and such consideration for all practical purpose will demand to be apparent consideration which are as follows : -

- a) Space allocation to the land owner.
- b) Costs, charges and expenses incurred for construction, erection and completion of the said new building at the said new building at the said premises.
- c) Costs, charges and expenses on account of causing the plan or map prepared and to get the same sanctioned by the Bolpur Municipality.
- d) Costs, charges and expenses incurred for installation of water supply line, electricity service connection and main meter, sewerage, drainage and other connection.

ARTICLE -VI, PROCEDURE

6.1 The land owner simultaneously with the execution of the present agreement shall grant unto and in favour of the developer hereto a Registered General / Development Power of Attorney for doing all such necessary acts, deeds and things for development of the said premises of the land owner including obtaining the necessary building plan from Bolpur Municipality in the name of the land owners and all other necessary permission from different appropriate authorities to complete the constructional work of the proposed multistoried building as well as to enter in to agreement for sale with different prospective purchasers towards sale of flats, garages, shops out of his / their allocation (Developer's allocation) and also to prepare and present necessary deed of conveyance before A.D.S.R.O Bolpur, D.S.R, Birbhum or other competent authority for their registration.

S. Ghosh
Adv

6.2 It is categorically agreed to between the parties hereof that the developer shall obtain the requisite sanctioned building plan from the authorities of the Bolpur Municipality and shall complete the entire constructional work of the building within the period of 36 months from the date obtaining the sanctioned building plan. The said period will be extended for further period of twelve months due to non availability of labour, local problems and strike and such other things which is beyond control of the Developer. The property of the owner shall never be any subject matter for being incumbents.

ARTICLE -VII, DEALING OF SPACE IN THE BUILDING

7.1 The developer shall at his /their own costs and expenses and without creating any financial or other liability upon the land owners construct and complete the said multistoried building having several self contained flats and units in accordance with the sanctioned building plan.

7.2 The developer shall on completion of the building put the land owners in undisputed possession of the land owner's facilities and amenities to be enjoyed proportionately with other owners of the flats and unit but before such delivery of possession of land owner's allocation, the developer will be entitled to make registration of developer's allocation in favour of prospective purchase.

7.3 The developer being the party of the Second part shall be at liberty with exclusive right and authority to negotiate for the sale of flats / shops / floors / garages / units together with proportionate share of land excluding the space provided under land owner's allocation so mentioned hereinbefore of the said proposed building. It is clearly agreed and declared by the parties herein that the consideration money for such transfer as aforesaid including earnest money or initial payments or part payment and total consideration thereof shall be received by the developer and the land owner

S. Ghosh
Adv

herein will have no right and share and will not be entitled to any portion thereof.

7.4 The land owner hereto at the request of the developer shall execute and register the necessary Deed of Conveyance unto and in favour of the purchaser or purchasers towards the sale of flat or flat and / or units and spaces from the developer's allocation in the building and when called for.

ARTICLE -VIII, BUILDING

8.1 The developer shall at his (developer's) own costs, construct, erect and complete the building at the said premises in accordance with the sanction plan with such materials and with such specification as are mentioned in the Fourth Schedule hereunder written and as may be recommended by the architect from time to time. The land owner shall have the right to visit, inspect, make quarries and raise objection if the construction work is found not as per specification and sanction plan or infringement of any nature if there be any or if substandard building materials are being used or there is inferior workmanship.

8.2 As long as the developer duly observe/s and perform/s its obligation in terms of this agreement, the land owner agree and covenant with the developer not to cause any interference or hindrance in the construction of the proposed building at the said premises by the developer and not to do any act, deed or thing whereby the rights of the developer herein under may be affected or the developer is are prevented from making or proceeding with the construction of the building.

ARTICLE -IX, COMMON RESTRICTION

9.1 The land owner's allocation in the proposed building shall be subject to the same restriction and use as is applicable to the developer's allocation in the building intended for common benefits of all occupiers of the building which shall include the followings.

S. Ghosh
Adv

9.2 Neither party hereof shall use their respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor shall use the same in such manner which may cause any nuisances or hazard to the other occupiers of the building.

9.3 Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the other in this behalf.

9.4 Both the land owner and the developer shall keep interior walls, floors, sewers, drains, pipes and other fittings and fixture of their respective allocation in the building in good habitable condition so the same may not cause any damage to the building.

9.5 No goods of other items shall be kept by the either party for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be cause in any manner in the free movement of users of the corridors and other places of common use in the building.

9.6 Neither party shall throw or accumulate any dirt, rubbish, waste and allow or permit the same to be thrown or accumulated in or about the building or in the compound, corridors or any other portion or portions of the building.

9.7 Both the parties hereto shall permit other's agents, workman and representatives at all reasonable time to enter into other allocation and every part thereof for the purpose of repairing, maintaining, rebuilding, cleaning and keeping the building and its common areas in good order and condition.

ARTICLE -X, LANOWNER'S OBLIGATION

10.1 The land owner will deliver the vacant possession of the under mentioned First Schedule property to the developer.

10.2 That the top roof will be common amongst all the owners of the different flats.

10.3 The land owner will have no right over the old structure.

S. Ghosh
Adv

10.4 For each flat the land owner will pay the cost of lift, transformer to the developer and charges of own electric meter will be paid by the land owners.

10.5 For installation of new transformer in flat and individual electric meter installation will be depends upon the concerned electric supply office, the developer has no liabilities in this matter. But the developers will effort at that matter.

ARTICLE -XI, DEVELOPER'S OBLIGATION

11.1 The developer doth hereby agree and covenant with the land owner to complete the constructional work of the said multistoried building within 36 months from the date of obtaining of sanctioned building plan and the said period will be extended for a further period of 12 months due to non availability of labour, local problems and strike and such other things which is beyond control of the Developer.

11.2 The developer hereby agree /s and covenant/s with land owner not to transfer and or assign the benefits of the land owner arisen out of the present agreement or any portion thereof to any third party without the consent in writing of the land owner.

ARTICLE -XII, MISCELLANEOUS

12.1 The land owner and the developer have entered into the present agreement purely as a contract and nothing contained herein shall be deemed to construct as a partnership between the developer and the Landowner or as a joint Venture between the parties hereto in any manner nor shall the parties hereto constitute an association of persons.

12.2 Any notice required to be given by the developer to the land owner shall without prejudice to any other mode of service available be deemed to have been served on the land owner if delivered by hand and duly acknowledge or sent by speed / registered post with or without due acknowledgement and shall likewise be deemed to have been served on the developer by the land

S. Ghosh
Adv.

owner if delivered by hand and acknowledged or sent by registered post with due acknowledgement to the registered office of the developer.

12.3 The developer and the land owner shall mutually frame scheme for the management and the administration of the said building and / or common part thereof. After completion of the said building the land owner hereby agree to abide by all the rules and regulation to be formed by any society / association / holding organization and / or any other organization who will be in charge or such management of the affairs of the building and / or common parts thereof and hereby given their consent to abide by such rules and regulation.

12.4 The name of the building will be **"MONGALAM"**

12.5 As and from the date of completion of multistoried building as well as upon delivery of possession, the developer and / or its transferees and the land owner and / or his / her transferees shall each be liable to pay and bear proportionate charges on account of Municipal rates and charges and other Government / Statutory taxes & outgoings payable in respect of their respective allocation.

12.6 The land owner shall deliver original of all the deeds and other papers and documents relating to the said premises simultaneously as the case may be with the execution of these present to the developer and the same shall remain with the developer during the full period of construction.

RTICLE -XIII, FORCE MAJEURE

13.1 The parties hereto shall not be considered to be liable for any obligation performance of which would have been prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the 'force majeure'.

13.2 Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and /or any other act of commission beyond the control of the parties hereto.

S. Ghosh
Adv

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

ALL THAT piece and parcel of a plot of **Viti** land measuring about **07** (Seven) decimal (Vacant Land) which is lying and situated at Mouza - **Bolpur**, J.L. No. - **99**, R.S Plot no. **571/2755**, L.R. Plot No. **1401/1650**, Khatian No - **21022**, and piece and parcel of a plot of **Bastu** land measuring about **01** (One) decimal (Vacant Land) which is lying and situated at Mouza - **Bolpur**, J.L. No. - **99**, R.S Plot no **571/2755**, L.R. Plot No. **1401**, Khatian No - **28906**, Total **08** (Eight) decimal within the jurisdiction of Bolpur Municipality, Municipal Holding No **131/171/A** under Ward No. **8(9)**, Additional District Sub-Registrar Bolpur, Police station Bolpur, in the District of Birbhum which is butted and bounded as follows:-

ON THE NORTH : 8ft Municipality road.
ON THE SOUTH : 8ft Municipality road.
ON THE EAST : 23ft Municipality road.
ON THE WEST : Residential Plot of Tarulata Dhar.

Road Zone: Schoolbagan by road.

THE SECOND SCHEDULE ABOVE REFERRED TO

(OWNER'S ALLOCATION)

OWNER'S ALLOCATION : As a consideration of said property the owner's shall get **35%** of the multistoried proposed building to be allocated to the owners as per sanction plan together with proportionate undivided share of land and common facilities and amenities attached to the other flats / apartments / shops / garages in the said premises by the Developer to the Owner. But ownership of the ultimate Roof excluding space for water reservoir, lift machine room will be always with the Owner/Purchaser.

S. Ghosh
Adv

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

The entire constructed area of the proposed multistoried building to be constructed upon all the First Schedule of the Property together with proportionate share of land underneath and right to use of common facilities, common parts and common amenities of the proposed multistoried building save and except owner's allocation.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Specification)

1. STRUCTURE : Building design with R.C.C. frame structure which rest on individual column. Design approved by the competent authority.
2. EXTERNAL WALL : 8"/5" thick brick/block wall and plastered with cement mortar and 5" on cunty liver.
3. INTERNAL WALL : 5" or 3" thick brick / block wall and plastered with cement mortar and plaster of paris finish/putty.
4. FLOORING : Flooring will be tiles with 4" scarting.
5. TOILET : Bath room fitted up to 5' height with white glazed tiles of standard brand. Toilet containing one white commode of standard brand with standard PVC cistern. All fittings are in standard types. One was hand basin in dining space of each flat, one PVC door will be provided in toilet.
6. KITCHEN : Open kitchen, 7 ft length black stone cooking platform and steel sink, 2ft 6 inch height glazed standard tiles above the platform to protect oil spot.
7. DOORS : All doors of good quality flash door, all door frame will be of sall wood.
8. WINDOWS : Alluminium/channel window with glass fittings along with outside/ integrated grill.

S. Ghosh
Adv

9. WATER SUPPLY : Water supply around the clock is assured for which necessary arrangement will be made.
10. PLUMBING : Toilet concealed wiring with one bibcock, one shower, all fittings are of standard quality.
11. VERANDAH : Verandah grill will be provided up to 2ft 6 inches height top of floor.

BELECTRICAL WORKS :-

1. Full concealed wiring.
2. In Bed room : 11 points in double bed room and 6 points in single bed room including AC point in one bed room.
3. Living / Dining room : Two light points , one fan points , one 6 amp cum 15 amp plug.
4. Kitchen : One light point, one exhaust fan point and one 15 amp plug point.
5. Toilet : One light point , one exhaust fan point.
6. Verandah : One light point and one 5 amp plug point.
7. One light point at main entrance.
8. Calling bell : One calling bell point at the main entrance of said flat.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(COMMON PARTS, FACILITIES AND AMENITIES)

Shall mean the area and amenities annexed to the said building to be erected over the first schedule of the property which includes entrances of the building , lift, stair case & stair ways in all floors , landing in all floors, common passage on ground floor, boundary wall, parapet wall , pump room, septic tank , electric meter room, car parking space, water pipe lines, drain , pipe line and proportionate share of land underneath , underground water reservoir, over head water tank, water pump and motor, top roof and other facilities which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.

S. Ghosh
Adv

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

SIGNED, SEALED AND DELIVERED
By the principals in the presence of
WITNESSES :-

Sayantana Ghosh
S/o Rupendra Nath Ghosh
Balpur. Bhubaneswar
Borhola
731204

Sofas Kumar Dey
s/o Rama charan Dey
43/2 N.C.B. Lane, Khagra,
Murshidabad.

Dwarakesh Sree
SIGNATURE OF THE OWNER

DWARAKESHSREE

Dwarakesh Sree

Partner

✓
DWARAKESHSREE

Housumi Dhar.

Partner

DWARAKESHSREE

Debyasree Dhar

Partner

SIGNATURE OF THE DEVELOPER

Type, Drafted & Prepared by :

Sayantana Ghosh

SAYANTAN GHOSH

Advocate

Enrolment no WB 1278/2001

LAND OWNER			Left		
					
			Right		
DEVELOPER			Left		
					
			Right		
DEVELOPER			Left		
					
			Right		
DEVELOPER			Left		
					
			Right		

Dipendu Dhar

Dipendu Dhar

Konam, Dhar,

Dibyajee Dhar



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



192025260004689248

1.3529/25

GRN Details

GRN:	192025260004689248	Payment Mode:	SBI Epay
GRN Date:	04/04/2025 00:03:43	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0552956444755	BRN Date:	04/04/2025 00:04:14
Gateway Ref ID:	IGASQTBWH0	Method:	State Bank of India NB
GRIPS Payment ID:	040420252000468923	Payment Init. Date:	04/04/2025 00:03:43
Payment Status:	Successful	Payment Ref. No:	2000883704/2/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Dwipendu Dhar
Address:	School Bagan Bolpur Birbhum
Mobile:	9232471302
Period From (dd/mm/yyyy):	04/04/2025
Period To (dd/mm/yyyy):	04/04/2025
Payment Ref ID:	2000883704/2/2025
Dept Ref ID/DRN:	2000883704/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000883704/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	2000883704/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				2041

IN WORDS: TWO THOUSAND FORTY ONE ONLY.

PAID

Major Information of the Deed

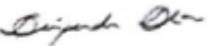
Deed No :	I-0303-03529/2025	Date of Registration	04/04/2025
Query No / Year	0303-2000883704/2025	Office where deed is registered	
Query Date	02/04/2025 1:07:29 AM	A.D.S.R. BOLPUR, District: Birbhum	
Applicant Name, Address & Other Details	Sayantan Ghosh Bolpur, Bhubandanga, Thana : Bolpur, District : Birbhum, WEST BENGAL, PIN - 731204, Mobile No. : 9232471302, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 32,12,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Birbhum, P.S:- Bolpur, Municipality: BOLPUR, Road: School bagan by road, Mouza: Bolpur, JI No: 99, Pin Code : 731204

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-1401/1650 (RS :-2755)	LR-21022	Viti	Viti	7 Dec		28,10,500/-	Width of Approach Road: 23 Ft, Adjacent to Metal Road,
L2	LR-1401 (RS :-2755)	LR-28906	Bastu	Bastu	1 Dec		4,01,500/-	Width of Approach Road: 23 Ft, Adjacent to Metal Road,
		TOTAL :			8Dec	0 /-	32,12,000 /-	
	Grand Total :				8Dec	0 /-	32,12,000 /-	

Land Lord Details :

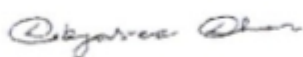
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Dr Dwipendu Dhar (Presentant) Son of Late Mongal Chandra Dhar Executed by: Self, Date of Execution: 04/04/2025 , Admitted by: Self, Date of Admission: 04/04/2025 ,Place : Office	Photo  04/04/2025	Finger Print  Captured LTI 04/04/2025	Signature  04/04/2025
School Bagan Bolpur, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.: acxxxxx5g, Aadhaar No: 81xxxxxxxx4298, Status :Individual, Executed by: Self, Date of Execution: 04/04/2025 , Admitted by: Self, Date of Admission: 04/04/2025 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DWARAKESHSREE School Bagan Bolpur, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204 Date of Incorporation:XX-XX-2XX5 , PAN No.: AAxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Dr Dwipendu Dhar Son of Late Mongal Chandra Dhar Date of Execution - 04/04/2025, , Admitted by: Self, Date of Admission: 04/04/2025, Place of Admission of Execution: Office	Photo  Apr 4 2025 10:39AM	Finger Print  Captured LTI 04/04/2025	Signature  04/04/2025
School Bagan Bolpur, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: acxxxxx5g, Aadhaar No: 81xxxxxxxx4298 Status : Representative, Representative of : DWARAKESHSREE (as partner)				

2	Name	Photo	Finger Print	Signature
	Mrs Mousumi Dhar Wife of Mr Dwipendu Dhar Date of Execution - 04/04/2025, , Admitted by: Self, Date of Admission: 04/04/2025, Place of Admission of Execution: Office		 Captured LTI 04/04/2025	 04/04/2025
School Bagan Bolpur, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX- XX-1XX7 , PAN No.: adxxxxxx9m, Aadhaar No: 30xxxxxxxx0153 Status : Representative, Representative of : DWARAKESHSREE (as partner)				
3	Name	Photo	Finger Print	Signature
	Dr Dibyasree Dhar Daughter of Mr Dwipendu Dhar Date of Execution - 04/04/2025, , Admitted by: Self, Date of Admission: 04/04/2025, Place of Admission of Execution: Office		 Captured LTI 04/04/2025	 04/04/2025
School Bagan Bolpur, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX- XX-1XX3 , PAN No.: cgxxxxxx4q, Aadhaar No: 25xxxxxxxx4282 Status : Representative, Representative of : DWARAKESHSREE (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sayantan Ghosh Son of Mr Rupendra Nath Ghosh Bolpur Bhubandanga, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204		 Captured 04/04/2025	 04/04/2025
Identifier Of Dr Dwipendu Dhar, Dr Dwipendu Dhar, Mrs Mousumi Dhar, Dr Dibyasree Dhar			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dr Dwipendu Dhar	DWARAKESHSREE-7 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Dr Dwipendu Dhar	DWARAKESHSREE-1 Dec

Land Details as per Land Record

District: Birbhum, P.S:- Bolpur, Municipality: BOLPUR, Road: School bagan by road, Mouza: Bolpur, JI No: 99, Pin Code : 731204

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1401/1650, LR Khatian No:- 21022	Owner:ঔপেন্দু ধর, Gurdian:মঙ্গল চন্দ্র ধর, Address:বোলপুর খুলবান, বোলপুর, ঔরঙ্গাবাদ, Classification:চিহ্নি, Area:0.07000000 Acre,	Dr Dwipendu Dhar
L2	LR Plot No:- 1401, LR Khatian No:- 28906	Owner:ঔপেন্দু ধর , Gurdian:মঙ্গল চন্দ্র ধর, Address:বোলপুর, Classification:বাগ, Area:0.01000000 Acre,	Dr Dwipendu Dhar

Endorsement For Deed Number : I - 030303529 / 2025

On 04-04-2025

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 10:15 hrs on 04-04-2025, at the Office of the A.D.S.R. BOLPUR by Dr Dwipendu Dhar ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 32,12,000/-

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

Execution is admitted on 04/04/2025 by Dr Dwipendu Dhar, Son of Late Mongal Chandra Dhar, School Bagan Bolpur, P.O: Bolpur, Thana: Bolpur, City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by Profession Retired Person

Indetified by Mr Sayantan Ghosh, , Son of Mr Rupendra Nath Ghosh, Bolpur Bhubandanga, P.O: Bolpur, Thana: Bolpur, City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-04-2025 by Dr Dwipendu Dhar, partner, DWARAKESHSREE (Partnership Firm), School Bagan Bolpur, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204

Indetified by Mr Sayantan Ghosh, , Son of Mr Rupendra Nath Ghosh, Bolpur Bhubandanga, P.O: Bolpur, Thana: Bolpur, City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by profession Advocate

Execution is admitted on 04-04-2025 by Mrs Mousumi Dhar, partner, DWARAKESHSREE (Partnership Firm), School Bagan Bolpur, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204

Indetified by Mr Sayantan Ghosh, , Son of Mr Rupendra Nath Ghosh, Bolpur Bhubandanga, P.O: Bolpur, Thana: Bolpur, City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by profession Advocate

Execution is admitted on 04-04-2025 by Dr Dibyasree Dhar, partner, DWARAKESHSREE (Partnership Firm), School Bagan Bolpur, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204

Indetified by Mr Sayantan Ghosh, , Son of Mr Rupendra Nath Ghosh, Bolpur Bhubandanga, P.O: Bolpur, Thana: Bolpur, City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/04/2025 12:04AM with Govt. Ref. No: 192025260004689248 on 04-04-2025, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 0552956444755 on 04-04-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 2859, Amount: Rs.5,000.00/-, Date of Purchase: 02/04/2025, Vendor name: J K Basu

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/04/2025 12:04AM with Govt. Ref. No: 192025260004689248 on 04-04-2025, Amount Rs: 2,020/-, Bank: SBI EPay (SBIPay), Ref. No. 0552956444755 on 04-04-2025, Head of Account 0030-02-103-003-02

Tanmo

TANMOY KOLEY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BOLPUR
Birbhum, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0303-2025, Page from 72347 to 72372
being No 030303529 for the year 2025.



Signature

Digitally signed by TANMOY KOLEY
Date: 2025.04.16 10:03:38 +05:30
Reason: Digital Signing of Deed.

(TANMOY KOLEY) 16/04/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BOLPUR
West Bengal.