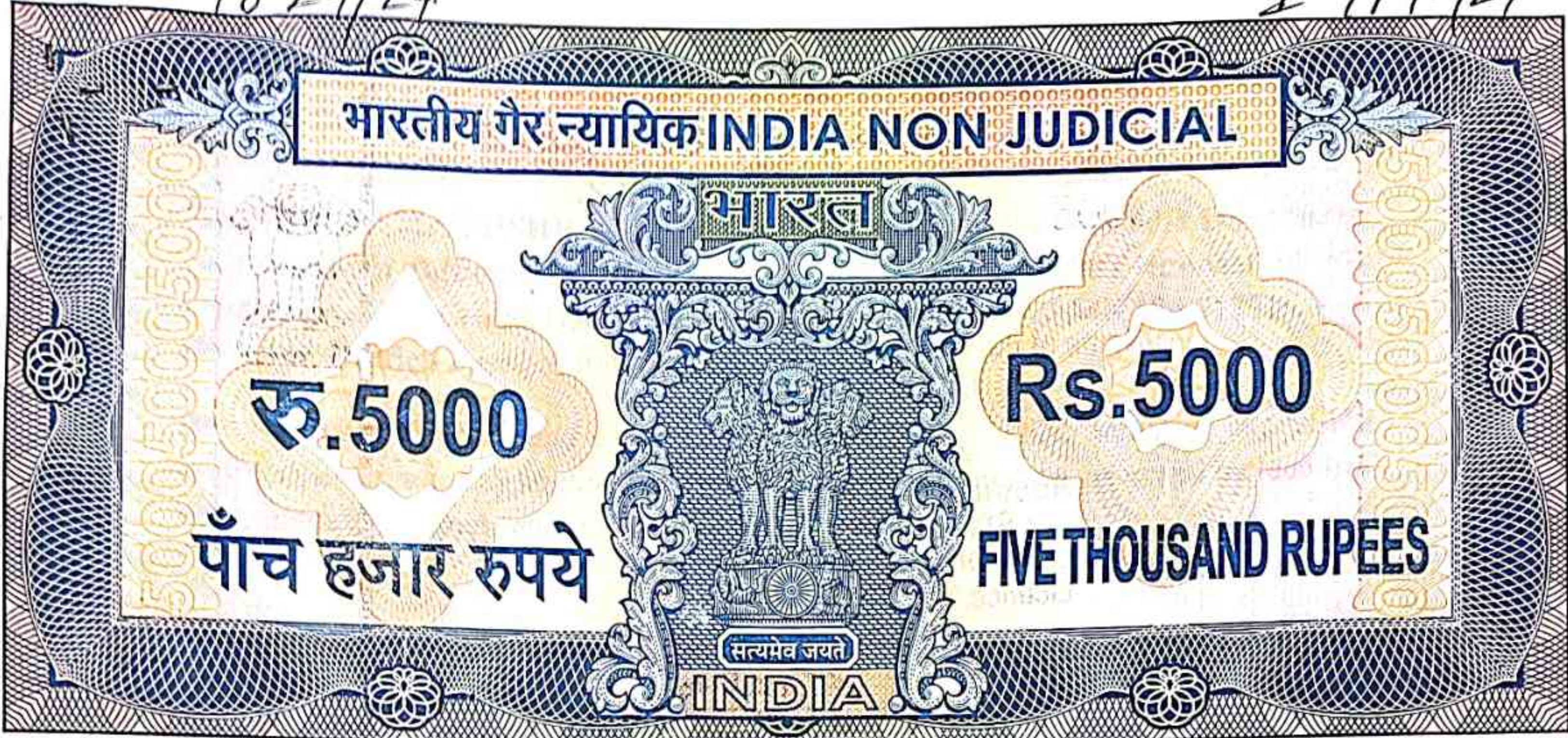


9829/24

D-9740/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
osements Attached with this
Documents are the Part of this
Document.

K 371383

10.41 AM
20.09.24
A.D.S.R. 2317236/24
A.D.S.R.

A.D.S.R. Durgapur
Paschim Bardhaman

20 SEP 2024

DEVELOPMENT AGREEMENT

This Development Agreement made on the day, month and year as
written below.

Contd. Page-02

AND IT IS HEREBY DEPOSED
THAT THE PARTIES AS FOLLOWS:

19 SEP 2024

SI No. 2041 Date

Sold to Babu Lokenath Buidar

Address Dhp-12

Value of Stamp 5000

Date of Purchase of the stamp

Pepar from Treasury 04 SEP 2024

Name of the Treasury from
Durgapur

Chatterjee

Somnath Chatterjee

Stamp Vendar

A.D.S.R. Office, Durgapur-19

Licence No.-1/2016-17



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

20 SEP 2024

Mrs. NIRUPAMA MISHRA [PAN-AFDPM0249M] wife of Chandra Deo Mishra, by Occupation-Business, by faith-Hindu, By Nationality: Indian, resident of 4B, Kanakangan, City Centre, Bengal Shristi Complex, P.O-Durgapur-16, Pin-713216, P.S-Durgapur, District- Paschim Barddhaman, West Bengal.

[Hereinafter refereed to and called as "LANDOWNER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, representatives and assigns) of the ONE PART.

AND

"BABA LOKENATH BUILDER" [Pan No- ABCFB9122B] a Partnership Firm Having its registered office at the Village+P.O-Bamunara, Purbachal Para, P.S-Kanksa, District : Paschim Bardhaman, Pin-713212, West Bengal represented by its Partner namely Mr. Uttam Patra (Pan No-APAPP2919J) son of Haradhan Patra, by faith: Hindu, by occupation: Business, by nationality: Indian, residing at Vill+P.O-Bamunara, P.S-Kanksa, District-Paschim Bardhaman, West Bengal-713212.

[Hereinafter referred to and called as "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 OTHER PART.

AND WHEREAS the schedule below land originally belongs to the present landowner which he acquired by way of Regd. Deed of Sale being no-1229 of 1991, 1790 of 2004, 2928 of 2007 regd. In the office of ADSR Durgapur and name of the present landowner duly recorded in the role of BL & LRO under khatian no-LR-843.

And whereas the present LANDOWNER is owning, possessing and seizing the schedule below land without any encumbrances.

AND WHEREAS the LANDOWNER desires to develop the "First Schedule Property" by construction of multistoried building or as per sanction of Durgapur Municipal Corporation up to maximum limit of floor as per sanction plan of the Durgapur Municipal Corporation and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient time the LANDOWNER could not be able to take any steps for the said development and as such the LANDOWNER is searching a Developer for the said development works.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

I-DEFINITION

1. **LANDOWNER:-** Shall mean namely Mrs. NIRUPAMA MISHRA [PAN-AFDPM0249M] wife of Chandra Deo Mishra, by Occupation-Business, by faith-Hindu, By Nationality: Indian, resident of 4B, Kanakangan, City Centre, Bengal Shristi Complex, P.O-Durgapur-16, Pin-713216, P.S-Durgapur, District- Paschim Barddhaman, West Bengal.
2. **DEVELOPER:-** Shall mean "BABA LOKENATH BUILDER" [Pan No- ABCFB9122B] a Partnership Firm Having its registered office at the Village+P.O- Bamunara, Purbachal Para, P.S-Kanksa, District : Paschim Bardhaman, Pin- 713212, West Bengal.
3. **LAND:-** Shall mean piece and parcel of Land as described in the first schedule below.
4. **BUILDING :-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Developer herein in the Land mentioned in the FIRST SCHEDULE.
5. **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
6. **Sanctioning Authority :-** 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.
7. **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 LANDOWNER herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
8. **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.
9. **PROJECT:** Shall mean the work of development undertake and to be done by 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.



10. 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, lockdown, transport strike, notice or prohibitory order from Durgapur Municipal Corporation or any other statutory Body or any Court, Government Regulations, new and/or changes in any law or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.

a. **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;
- 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. **Masculine gender:** Shall include the feminine and neuter gender and vice versa.
 - 2. **Singular number:** Shall include the plural and vice-versa.

IV: - DURATION: - This agreement is made for a period of 48 months from the date of executing of the Agreement with a grace period of 6 months .

V:- SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of Durgapur Municipal Corporation over and above the Land as described in First Schedule.

VI: - LANDOWNER DUTY & LIABILITY:-

- 1. The LANDOWNER will deliver the First Schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.
- 2. That LANDOWNER hereby declare that the Schedule mentioned land is free from all encumbrances and if any question regarding ownership of the land is arises on that score the LANDOWNER is answerable for the same and if any land related dispute is found in future that also shall be meet up by the LANDOWNER at his own cost and if the Developer agrees to bear the cost or expenses for the same on that score that will be deducted from the LANDOWNER's Allocation.


Adv

3. That the LANDOWNER shall handover the peaceful possession of the first Schedule property in the hands of the developer as and when required by the developer and execute registered development agreement within a period of 30 days .

4. The LANDOWNER hereby declared that :-

- a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
- b) There is no agreement between the LANDOWNER and any other party except "BABA LOKENATH BUILDER" either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
- c) Sec-202 of Indian contract Act will be taken into consideration in case of death of any of the LANDOWNER after execution of Development Agreement & Development Power of Attorney.
- d) That GST, stamp duty and registration fees in relation to the LANDOWNER' allocation Flat shall be borne by the LANDOWNER herself .
- e) That it is agreed by the LANDOWNER that she will paid development charges in the hands of the developer in respect of allotted flats of LANDOWNER.

5. That the LANDOWNER also agreed that she will execute a power of attorney and will appoint the Developer party to do & execute all lawful acts, deeds things for the LANDOWNER 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 LANDOWNER 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 sale of flats/apartments to the prospective buyers and accept booking money, advance and consideration money.

6. That in no case ownership is transferred in favour of the developer by force of this development agreement.

VIII- DEVELOPER DUTY, LIABILITY & Responsibility:-

1. The developer "BABA LOKENATH BUILDER" is fully acquainted with, aware of the process/formalities related to similar project in this area.
2. The developer confirms and assures the LANDOWNER that she 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 LANDOWNER do not have any liability and or responsibility to finance and execute the project or part thereof.

Adv

3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/ Durgapur Municipal Corporation /Govt. agencies.

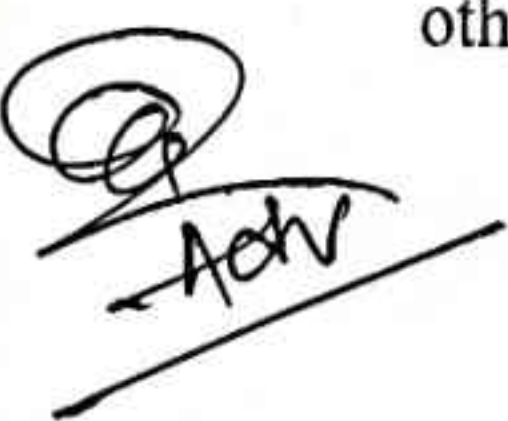
Any variation/ alteration/ modification from the original approved drawing/plan needs approval of the LANDOWNER & the Architect before submission to the Durgapur Municipal Corporation / appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on the developer only. 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 LANDOWNER and Developer.

4. That the Developer shall not raise any question regarding the measurement of the First schedule mentioned property and second party shall take the entire necessary step to save the property from any kind of encroachment by the adjacent LANDOWNER.
5. 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 LANDOWNER shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement. The LANDOWNER 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.
6. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan.
7. That the Developer shall not make LANDOWNER 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.
8. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
9. That it is agreed by the Developer that the allocation of the owner as described in second schedule will be allotted after sanction of plan that very allotted flat and parking space is the absolute right of the landowner with having right to execute sale deed in favour of any prospective buyer without presence of the developer and can collect funds in respect of landowners allocation.


Adv

X-Cancellation :

1. The LANDOWNER or in his/her /their absence , his/her/their legal heirs also have to comply with the agreement and they can't cancel and/or rescind this agreement after getting all the statutory permission by the Developer and all the legal heirs is/are same liable to proceed with the terms of development agreement and also entertain to get the allotted share as stipulated in this development agreement.
2. **XI-Miscellaneous :-**
 - a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
 - b) **Confidentiality & non-disclosure-** Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process,
 - c) **Dispute-** That all disputes and differences arising out of this development agreement and power of attorney and incase of death of any one of the parties shall be referred to Arbitrator for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.
 - d) Xerox 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 LANDOWNER time to time.
 - e) The LANDOWNER can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor and the decision will be held after discussion with the developer.
 - f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.


Achv

- g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney but the LANDOWNER is not liable to make payment of any kind of loan liability of the developer without mortgaging the land of LANDOWNER.
- h) 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.
- k) The LANDOWNER and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- l) 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 LANDOWNER without reimbursement of the same and the LANDOWNER 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.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

ALL THAT piece and parcel of **Bastu Land** measuring an area of 12 Decimal comprising in Plot No -RS-448, LR Plot No-2712 under Khatian No-LR-843 under Mouza-Gopinathpur, J.L No- 85, P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal Which is butted and bounded as follows : North: 20 ft wide road, West: Land of Santanu Moulik, South: Sub Plot no-36,45,46 East: Sub Plot no-50,49.



SECOND SCHEDULE ABOVE REFERRED TO
(LANDOWNER'S ALLOCATION)

[1] That The LANDOWNER will get 45% [Saleable Area/Super Built Up Area] out of the total construction area together with the undivided importable proportionate share and/or interest in the said land and the common portions as specified in schedule below.

[2] Refundable advance of Rs. 25,00,000/- [Rupees Twenty Five Lakh] out of which Rs. 2,00,000/- by cheque being no-000160 dated 21.07.2024 drawn on HDFC Bank , Bamunara Branch and Rs. 23,00,000/- [Rupees Twenty Three Lakh] only in the following manner

Date	Amount	Cheque	Bank
20.09.2024	Rs. 10,00,000/-	000003	HDFC
20.09.2024	Rs. 8,00,000/-	000004	HDFC
20.12.2024	Rs. 5,00,000/-	000006	HDFC

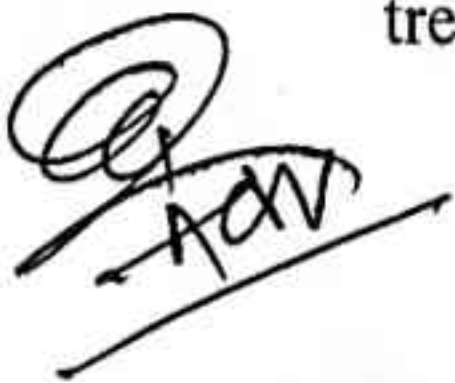
It is agreed by the landowner that she will refund all the advance amount to the Developer.

It is agreed by the LANDOWNER will not claim any other consideration in any manner whatsoever save and except the above.

THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION shall mean the entire building including common facilities common areas and common facilities of the building along with undivided proportionate share of the "said property / premises" absolutely shall be the property of the Developer except LANDOWNER's allocation.

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



IN WITNESS WHEREOF the parties hereto have executed these presents on this 20th day of September 2024 before the office of the ADSR Durgapur.

WITNESSES: -

1) Bhakta Pal
S/o. Binayondyul
Durgapur 713016

2. Soumen Samanta
S/o Depak K. Samanta
Durgapur - 12, WB

Nisukumar Mishra
Signature of LANDOWNER

BABA LOKENATH BUILDER
Uttam Patra
Partners
Signature of the Developer

Drafted by me and Typed at my office & I
read over & Explained in Mother
Languages to the LANDOWNER and she
admit that the same has been correctly
written as per her instruction.

Soumanta Banerjee
Advocate, Durgapur Court
Regd No- WB- 733 of 2011

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



190920242021509914

GRIPS Payment Detail

GRIPS Payment ID:	190920242021509914	Payment Init. Date:	19/09/2024 18:37:47
Total Amount:	27025	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8948969976033	BRN Date:	19/09/2024 18:38:21
Payment Status:	Successful	Payment Init. From:	Department Portal

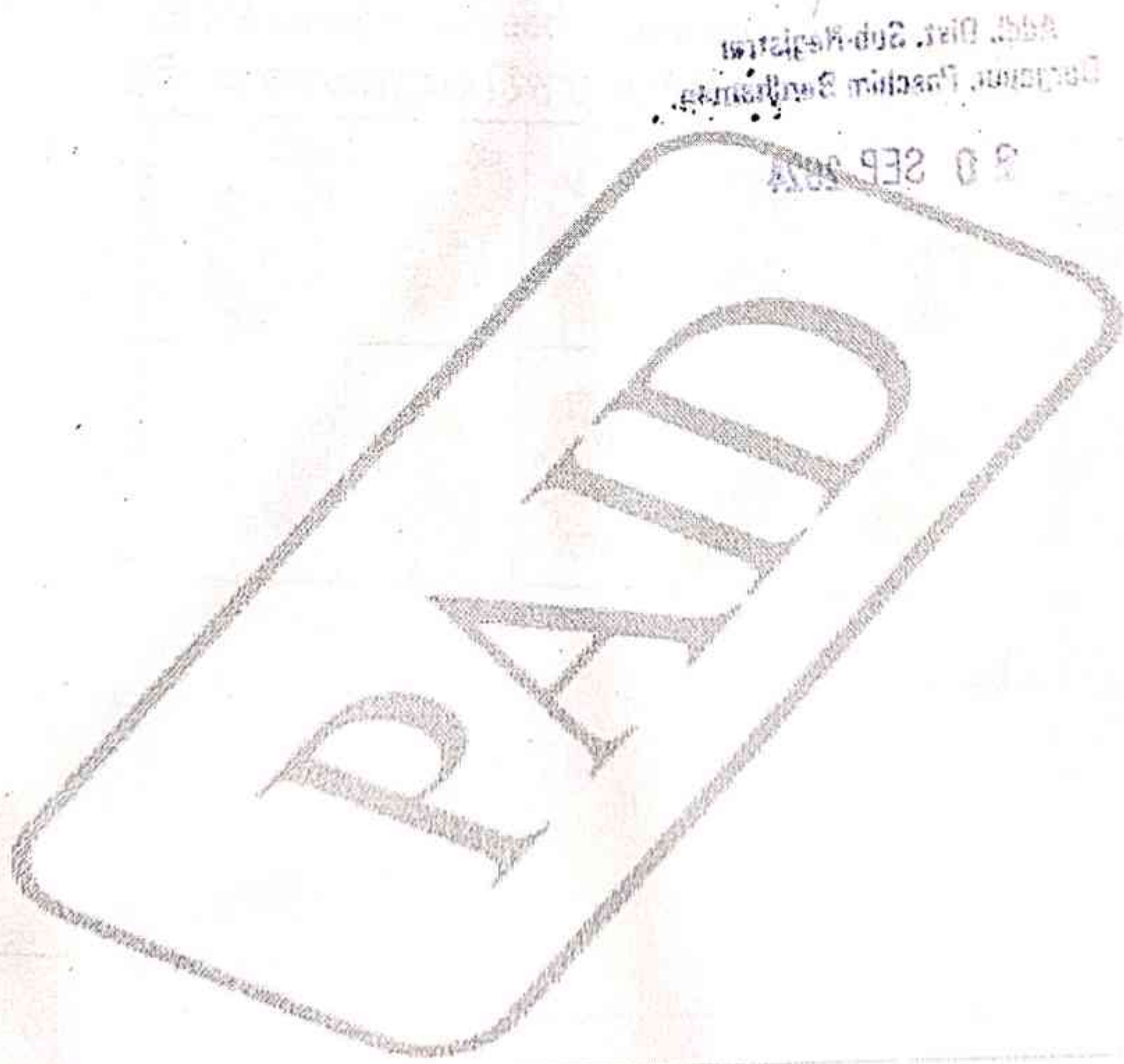
Depositor Details

Depositor's Name:	Ms BABA LOKENATH BUILDER
Mobile:	7908751059

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250215099158	Directorate of Registration & Stamp Revenue	27025
Total			27025

IN WORDS: TWENTY SEVEN THOUSAND TWENTY FIVE ONLY.
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম)

Bhramar Kumar

2. FATHER/ HUSBAND NAME

Bhramar Kumar

(পিতা/ স্বামীর নাম)

3. OCCUPATION (পেশা)

Law Clerk

4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)

VILLAGE/TOWN (গ্রাম) Gouda 162

POST OFFICE (পোস্ট অফিস) Gouda 162

POLICE STATION (থানা) Faridpur

PIN 713377

DISTRICT(জেলা) Buriga STATE (রাজ্য) WB

5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক)

6. AADHAR NO 4637 0974 9013

PAN

EPIC NO

আমি (শনাক্তকারী)

অত্র দলিলের (Query No.)

বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Bhramar Kumar as identifier identifying the executants of the concerned deed (Query No.) 4637 0974 9013

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND					
RIGHT HAND					

Bhramar Kumar

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)

FINGER PRINT & PHOTOCOPY

Left hand						 Utham Patra
	Little	Ring	Middle	Fore	Thumb	
Right hand						
	Thumb	Fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Utham Patra

Left hand						 Nirupama Mishra
	Little	Ring	Middle	Fore	Thumb	
Right hand						
	Thumb	Fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Nirupama Mishra

Left hand						
	Little	Ring	Middle	Fore	Thumb	
Right hand						
	Thumb	Fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Left hand						
	Little	Ring	Middle	Fore	Thumb	
Right hand						
	Thumb	Fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

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



192024250215099158

GRN Details

GRN:	192024250215099158	Payment Mode:	SBI Epay
GRN Date:	19/09/2024 18:37:47	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	8948969976033	BRN Date:	19/09/2024 18:38:21
Gateway Ref ID:	426387240658	Method:	State Bank of India UPI
GRIPS Payment ID:	190920242021509914	Payment Init. Date:	19/09/2024 18:37:47
Payment Status:	Successful	Payment Ref. No:	2002363235/2/2024
			[Query No*/Query Year]

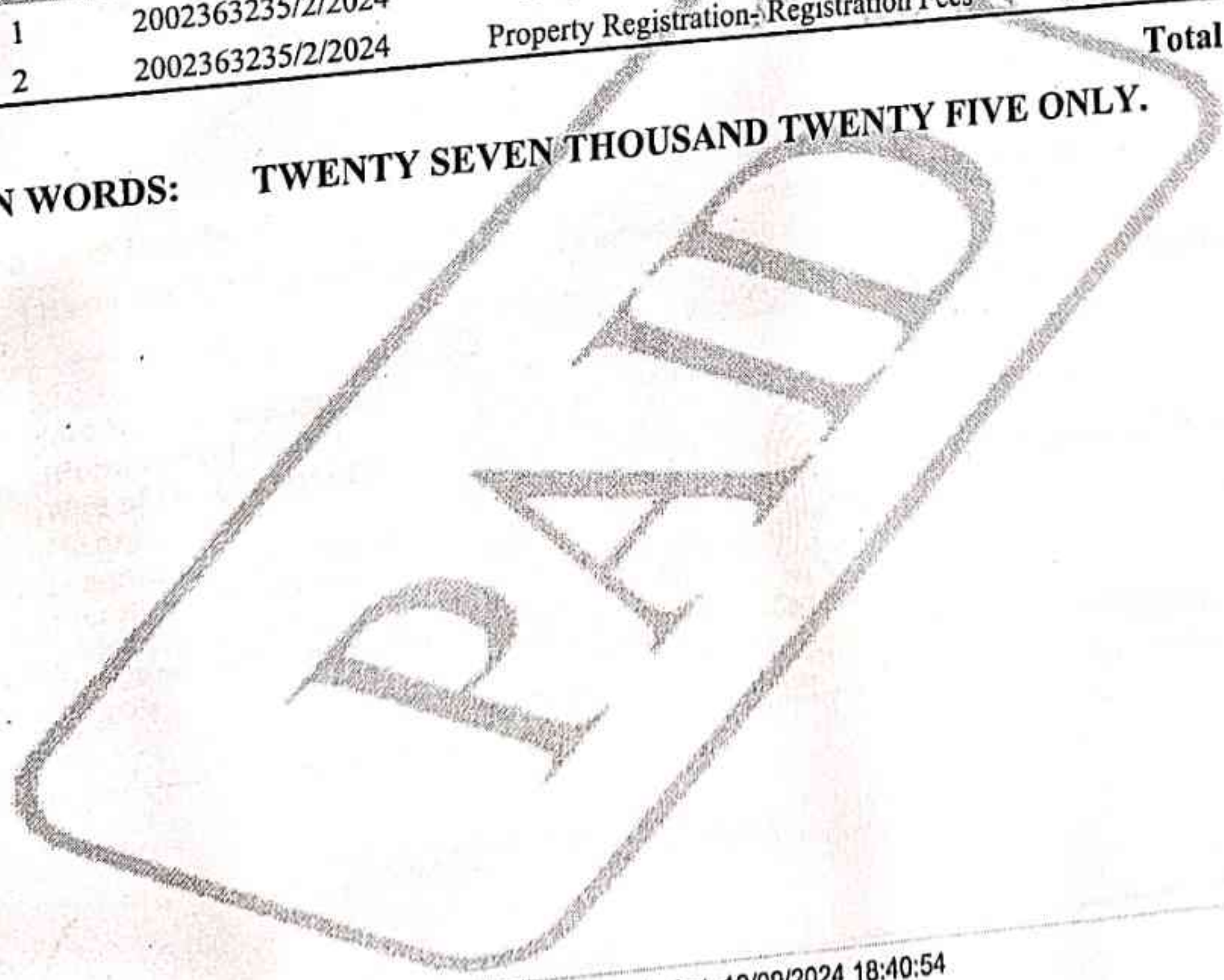
Depositor Details

Depositor's Name:	Ms BABA LOKENATH BUILDER
Address:	KANKSA, PURBANCHAL PARA, 713212
Mobile:	7908751059
Period From (dd/mm/yyyy):	19/09/2024
Period To (dd/mm/yyyy):	19/09/2024
Payment Ref ID:	2002363235/2/2024
Dept Ref ID/DRN:	2002363235/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002363235/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	2011
2	2002363235/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	25014
Total				27025

IN WORDS: TWENTY SEVEN THOUSAND TWENTY FIVE ONLY.



Major Information of the Deed

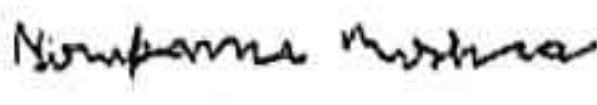
Deed No :	I-2306-09740/2024	Date of Registration	20/09/2024
Query No / Year	2306-2002363235/2024	Office where deed is registered	
Query Date	05/09/2024 12:20:00 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 7908751059, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 25,00,000/-]	
Set Forth value		Market Value	
		Rs. 30,54,540/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,011/- (Article:48(g))		Rs. 25,014/- (Article:E, E, B)	
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: Unassessed Road (Gopinathpur), Mouza: Gopinathpur, JI No: 85, Pin Code : 713201

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-2712 (RS :-448)	LR-843	Bastu Bastu	12 Dec		30,54,540/-	Width of Approach Road: 20 Ft, Adjacent to Metal Road,
Grand Total :				12Dec	0 /-	30,54,540 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs Nirupama Mishra (Presentant) Wife of Mr Chandra Do Mishra Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office		 Captured	
		20/09/2024	LTI 20/09/2024	20/09/2024

13, Kanakangan, City Centre, Bengal Shristi Complex, City:- Durgapur, P.O:- Durgapur, P.S:-
Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 Sex: Female, By Caste:
Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.: afxxxxxx9m,
Aadhaar No: 46xxxxxxxx5728, Status :Individual, Executed by: Self, Date of Execution:
20/09/2024
Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office

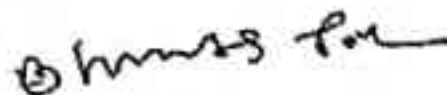
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BABA LOKENATH BUILDER Bamunara, Pubachal Para, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Date of Incorporation:XX-XX-2XX4 , PAN No.: ABxxxxxx2B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Uttam Patra Son of Mr Haradhan Patra Date of Execution - 20/09/2024, , Admitted by: Self, Date of Admission: 20/09/2024, Place of Admission of Execution: Office		 Captured	
	Sep 20 2024 12:01PM	LTI 20/09/2024	20/09/2024	
Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: apxxxxxx9j, Aadhaar No: 59xxxxxxxx8418 Status : Representative, Representative of : BABA LOKENATH BUILDER (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr Baidynath Pal Durgapur Court, City Centre, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216	 20/09/2024	 Captured 20/09/2024	 20/09/2024
Identifier Of Mrs Nirupama Mishra, Mr Uttam Patra			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Nirupama Mishra	BABA LOKENATH BUILDER-12 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Unassessed Road
(Gopinathpur), Mouza: Gopinathpur, JI No: 85, Pin Code : 713201

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2712, LR Khatian No:- 843	Owner:নিরুপমা মিশ্র, Gurdian:চণ্ডী , Address:নিজ , Classification:বাড়ি, Area:0.12000000 Acre,	Mrs Nirupama Mishra

Endorsement For Deed Number : I - 230609740 / 2024

on 20-09-2024

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

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

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

Presented for registration at 10:41 hrs on 20-09-2024, at the Office of the A.D.S.R. DURGAPUR by Mrs Nirupama Mishra ,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 30,54,540/-

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

Execution is admitted on 20/09/2024 by Mrs Nirupama Mishra, Wife of Mr Chandra Do Mishra, 4B, Kanakangan, City Centre, Bengal Shristi Complex, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by Profession Business

Indetified by Mr Bhakta Pal, , , Son of Mr Baidynath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 20-09-2024 by Mr Uttam Patra, Partner, BABA LOKENATH BUILDER (Partnership Firm), Bamunara, Pubachal Para, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , , Son of Mr Baidynath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25,014.00/- (B = Rs 25,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 25,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/09/2024 6:38PM with Govt. Ref. No: 192024250215099158 on 19-09-2024, Amount Rs: 25,014/-, Bank: SBI EPay (SBlePay), Ref. No. 8948969976033 on 19-09-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2041, Amount: Rs.5,000.00/-, Date of Purchase: 19/09/2024, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/09/2024 6:38PM with Govt. Ref. No: 192024250215099158 on 19-09-2024, Amount Rs: 2,011/-, Bank: SBI EPay (SBlePay), Ref. No. 8948969976033 on 19-09-2024, 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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 2306-2024, Page from 177203 to 177222
being No 230609740 for the year 2024.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2024.09.20 13:46:56 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 20/09/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.