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P-8942/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 877882

1/1/23  
11.09.23  
A.P.S.R. Durgam  
K-23012679/23

Certified that the Document  
is Admitted to Registration the  
Sign (Signature) and the Endr-  
eas of the Document are  
So. [unclear] part of the  
Document

A.P.S.R. Durgam  
Sardar

11 SEP 2023

**DEVELOPMENT AGREEMENT**

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

*[Handwritten signature]*

Sl No. 586 Date 11/09/23  
Sold to Future Builders & Developers  
Address Shankarpur  
Value of Stamp 5000  
Date of Purchase of the stamp  
Paper from Treasury  
Name of the Agency from

*Somnath Chatterjee*

Somnath Chatterjee  
Stamp Vendor  
A.D.S.R. Office, Durgapur-16  
Licence No. - 1/2016-17



*[Signature]*  
Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

11 SEP 2023

BETWEEN

**Mr. BIDHANCHANDRA MONDAL@ BIDHAN CHANDRA MONDAL [ Pan No-BVPPM2292F ]**, son of Surendranath Mondal, by faith: Hindu, By Nationality: Indian, By Occupation: Retired, residing at Saptarshi Park Shankarpur west, P.O.-ABL, P.S.-New Township, Dist-Paschim Bardhaman (W.B.), Pin-713206.

{ 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 **his** heirs, executors, representatives and assigns) of the ONE PART.

AND

**FUTURE BUILDERS & DEVELOPERS [ PAN- AAIFF8191M], (A Partnership Firm)**, having its office at Shankarpur, P.O-Arrah, P.S.-New Township, Dist- Paschim Bardhhaman, West Bengal, Pin-713212, represented by all of its Partners either jointly or singly.

**[1] MR. KINGSHUK PATRA [PAN No.DVVPP2850N] [Aadhar No.489732782586]** s/o Mr. Ramendra Nath Patra, by faith- Hindu, by occupation-Business, Indian Citizen, resident of Shankarpur, P.O.-Arrah, P.S.-New Township, Dist-PaschimBardhaman (W.B.), Pin-713212.

**[2] MR. AVIJIT GHOSH [PAN No.BJDPG1855J] [Aadhar No.940653057607]** s/o Mr. Gajanan Ghosh, by faith-Hindu, by occupation-Business, Indian Citizen, resident of Shankarpur, P.O.-Arrah, P.S.-New Township, Dist-Paschim Bardhaman, (W.B.), Pin-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 Sashadhar Ghosh, Who Transferred an area of 3 Kath 5 Chatak described in scheduled below by Regd. Sale Deed Being Sale Deed no-2647 of 1989 in favour of the present LANDOWNER duly recorded in LR records of rights under LR Khatian No- 1697 and from the date of purchase he 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 Jemua Gram Panchayat up to maximum limit of floor as per sanction plan of the Jemua Gram Panchayat 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/LANDLORDS:-** Shall mean **Mr. BIDHANCHANDRA MONDAL [ Pan No-BVPPM2292F ]**, son of Surendranath Mondal, by faith: Hindu, By Nationality: Indian, By Occupation: Retired, residing at Saptarshi Park Shankarpur west, P.O.-ABL, P.S.-New Township, Dist-Paschim Bardhaman (W.B.), Pin-713206.



2. **DEVELOPER:-** Shall mean “**FUTURE BUILDERS & DEVELOPERS [ PAN-AAIFF8191M], (A Partnership Firm)**, having its office at Shankarpur, P.O-Arrah, P.S.-New Township, Dist- Paschim Bardhaman, West Bengal, Pin-713212 Developers” having its principle place of business at Tetikhola, Arrah, Durgapur-12, P.S-NTPS, Dist-Burdwan, West Bengal.
3. **LAND:-** Shall mean **Baid Land** measuring area of **3 Katha 5 Chatak** comprising in **Plot No-RS- 26/486 in corresponding Plot No-LR- 116, under LR Khatian No- LR -1697**, under Mouza-Shankarpur, J.L No-109, P.S-Newtownship Dist-Paschim Bardhaman, West Bengal.
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. **Gram Panchayat:-** Shall mean the Jemua Gram Panchayat 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 Jemua Gram Panchayat 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 Gram Panchayat 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;

  
Adv

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.

**II- COMENCMENT:-** This agreement has commenced and shall be deemed to have commenced on and from the date of registration of development agreement.

**III- EFFECTIVENESS:** - This agreement shall become effective from the date of registration of Development Agreement.

**IV: - DURATION: - This agreement is made for a period of 42 months which starts from the date of getting approval from the office of the Zilla Parishad with a grace period of 6 months .**

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

**VI: - LANDOWNER DUTY & LIABILITY:-**

1.The LANDOWNER will delivered 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.

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 .

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 "**FUTURE BUILDERS & DEVELOPERS**" 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 themselves.
- e) That it is agreed by the LANDOWNER that they will paid development charges in the hands of the developer.
- f) That in case of death of the landowner his legal representative will never raise any objection or dispute in future before any authority or court of law and all the legal heirs will also execute all the necessary deeds and documents as and when required by the developer for the purpose of this project.

A handwritten signature and the initials 'Adv' are present in the bottom left corner of the page.

5. That the LANDOWNER also agreed that they will execute a power of attorney and appointed 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 Jemua Gram Panchayat, 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 "FUTURE BUILDERS & DEVELOPERS [ PAN- AAIFF8191M], (A Partnership Firm), having its office at Shankarpur, P.O-Arrah, P.S.-New Township, Dist-Paschim Bardhaman, West Bengal, Pin-713212" 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 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 LANDOWNER do not have any liability and or responsibility to finance and execute the project or part thereof.
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/Gram Panchayat/Govt. agencies. Any variation/ alteration/ modification from the original approved drawing/plan needs approval of the LANDOWNER & the Architect before submission to the Gram Panchayat/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 responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.



6. 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.
7. 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.
8. 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.

**X-Cancellation :**

1. The LANDOWNER or in his/her /their absence , his/her/their legal heirs have no right to 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.

  
Adv

- 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.
- 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 Baid Land measuring area of **3 Katha 5 Chatak** comprising in Plot No-RS- 26/486 in corresponding Plot No-LR- 116, under LR Khatian No- LR - 1697, under Mouza-Shankarpur, J.L No-109, P.S-Newtownship Dist-Paschim Bardhaman, West Bengal which is butted and bounded as follows : North: 20 ft Wide Metal Road. East : 15 Feet Wide Metal Road. West: Land of Samiran Roy. South : land of bipul Banerjee.

**SECOND SCHEDULE ABOVE REFERRED TO**

**( LANDOWNER'S ALLOCATION )**

The LANDOWNER will get the undivided importable proportionate share and/or interest in the said land and the common portions as specified in schedule below.

**The LANDOWNER will get his allocation as follows:**

[1] One [1] 3BHK Flat measuring super built up area of 1100-1150 sq ft [approx] with inside colour .

[2] One [1] Car Parking Space measuring an area of 90 sq ft.

[3] Rs. 38,00,000/- [ Rupees Thirty Eight Lakh] will be paid by the developer part by part at the till handover of the project and out of which Rs. 5,00,000/- [ Rupees Five Lakh] only is paid by cheque being no-964806 dated 07.09.2023 drawn on SBI City Centre as adjustable advance with the total amount of Rs. 38,00,000/- [ Rupees Thirty Eight Lakh ] only.

[4] House Rent @ Rs. 5000/- [ Rupees Five Thousand ] only per month for one year.

  
Adv



**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 allocation.**

**THE FOURTH SCHEDULE ABOVE REFERRED TO :**

**(GENERAL SPECIFICATION)**

1. STRUCTURE: R.C.C. Column foundation and R.C.C. Framed structure based on individual columns from ground to top floor.
2. ROOF: RCC Slab with proper Water Proofing Treatment.
3. WATER SUPPLY : water supply will be provided by deep tube well with pumps through pvc overhead reservoir.
4. WALLS : Conventional brickwork of 200mm, 125mm.
5. WALL FINISH : Interior – Putty Finish. Exterior – Quality weather coat colour paint.
6. FLOORING : Vitrified / Ceramic tiles in all bed room, living, dining & balcony.
7. KITCHEN :Kitchen Platform made of Granite stone. Local Glazed tiles, up to the height of 30" from the platform, Vitrified tiles in floor, Stainless steel sink & local white Basin at dining.
8. Toilet : Anti-Skid tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 7 Feet. ISI/ISO mark sanitary fittings and ISI/ISO mark CP fittings, and western type commode with PVC lowdown white cistern, Concealed plumbing and pipe work, one C.P. Babcock point Provision of geyser point with hot & cold water option in common toilet, Shower point & one corner wash basin shall be provided in common toilet, **loft** will be provided on extra cost basis, one plumbing provision of **washing** machine at balcony.
9. DOORS :Door frame made of Wood, Main Door Flush Door, Other Solid Core Flush Doors with ISI made Fittings, Bathroom and Kitchen PVC Doors.
10. WINDOWS : M.S. Windows with Glass and M.S Grill with box.
11. ELECTRIC : Individual electric connection for flat by own cost. In case of installation of Transformer, the costs of the same are also to be borne by all flat owners and LANDOWNER and all the charges for the same will be paid proportionately, Drawing/Dinning : 2 light points, 2 fan points, one 15 amps, and 5 amp plug point, Bed Rooms : 2 light points, 1 fan point, one 5 amp-plug point on switch board, one 15 amp pt. for AC per flat in master Bedroom, Kitchen : 1 light point, 1 exhaust/chimney point, one 5 amps plug point one aqua guard point, Toilet : 1 light point, 1 exhaust fan point, 1 Geiger point at common toilet only, T.V point: 1 point for living/ dining area, Balcony: One light and one 5 amps plug point, Doorbell point, Concealed copper wiring, Standard/Semi Modular Switches /MCB of ISI/ISO mark.
12. AMENITIES :Standby generator for common areas, lift and Two light & Two Fan Points for all flats, CC TV only Ground floor area, Services Lift (Four Passengers) provided for every floor in the building, Fire Fighting equipment, Water Supply, Transformer for extra load all the charges for the same will be paid proportionately borne by all flat owners and LANDOWNER.
13. EXTRA WORK : Any extra work viz. difference costs of site Tiles and enable, 3/4th part of balcony grill, costs of collapsible gate and other works then our standard specification given, hereinabove shall be treated as extra work and such amount wall be paid by the landowner and/or all flat owners before the execution of the work. The rates of extra work will be at per prevailing market price to be decided by the Developer. No outside will be allowed for doing the said extra work (s).

  
Actv

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 11<sup>th</sup> day of **September 2023** before the office of the ADSR Durgapur.

WITNESSES: -

1) Shriya Pal,  
s/o. Bandyacharya Pal  
Durgam cot-16

Manas Kumar Ghosh  
s/o - Anundamay Ghosh  
Sankeepur, DCP-12

Bidhan Chandra Mondal

Signature of LANDOWNER

FUTURE BUILDERS & DEVELOPERS  
Kingshuk Patra  
Partner

FUTURE BUILDERS & DEVELOPERS  
Arijit Ghosh  
Partner

Signature of the Developer

Drafted by me and Typed by me

Prasanta Bandyopadhyay  
Advocate, Durgapur Court  
Regd No-WB-733 of 2011

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Kingshuk Patra

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর  
Signature

Kingshuk Patra

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Arijit Ghosh

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর  
Signature

Arijit Ghosh

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



ফটো Photo

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর  
Signature

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Bidhan Chandra Mondal

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর  
Signature

Bidhan Chandra Mondal

## DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : M M M M M M M M M M
2. FATHER/ HUSBAND NAME : D. P. P.  
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Law Clerk
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)  
VILLAGE/TOWN (গ্রাম) Nandia  
POST OFFICE (পোস্ট অফিস) Gumbur  
POLICE STATION (থানা) ... PIN 213377  
DISTRICT(জেলা) ... STATE (রাজ্য) ...
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) \_\_\_\_\_
6. AADHAR NO \_\_\_\_\_  
PAN \_\_\_\_\_  
EPIC NO \_\_\_\_\_

আমি (শনাক্তকারী) \_\_\_\_\_ অএ দলিলের (Query No.) \_\_\_\_\_  
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, \_\_\_\_\_ as identifier identifying the executants  
of the concerned deed (Query No.) \_\_\_\_\_

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

M M M M M M M M M M  
IDENTIFIER SIGNATURE  
(শনাক্তকারীর স্বাক্ষর)



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



192023240214279028

GRN Details

GRN:	192023240214279028	Payment Mode:	SBI Epay
GRN Date:	11/09/2023 15:25:33	Bank/Gateway:	SBICPay Payment Gateway
BRN :	8286358980923	BRN Date:	11/09/2023 15:25:53
Gateway Ref ID:	CHN6463062	Method:	State Bank of India NB
GRIPS Payment ID:	110920232021427901	Payment Init. Date:	11/09/2023 15:25:33
Payment Status:	Successful	Payment Ref. No:	2002303689/26/2023

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	Mr FUTURE BUILDERS DEVELOPERS
Address:	DGP-12
Mobile:	8250537504
Period From (dd/mm/yyyy):	11/09/2023
Period To (dd/mm/yyyy):	11/09/2023
Payment Ref ID:	2002303689/26/2023
Dept Ref ID/DRN:	2002303689/26/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002303689/26/2023	Property Registration- Stamp duty	0030-02-103-003-02	11
2	2002303689/26/2023	Property Registration- Registration Fees	0030-03-104-001-16	38614
<b>Total</b>				<b>38625</b>

IN WORDS: THIRTY EIGHT THOUSAND SIX HUNDRED TWENTY FIVE ONLY.

PAID

### Major Information of the Deed




Deed No :	I-2306-08942/2023	Date of Registration	11/09/2023
Query No / Year	2306-2002303689/2023	Office where deed is registered	
Query Date	10/09/2023 9:35:52 PM	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 : 38,60,000/-]		
Set Forth value	Market Value		
	Rs. 14,75,719/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 38,614/- (Article:E, E, B)		
Remarks			

### Land Details :

District: Paschim Bardhaman, P.S.- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-116 (RS :-26/486 )	LR-1897	Bastu	Baid	3 Katha 5 Chatak		14,75,719/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>5.4656Dec</b>	<b>0 /-</b>	<b>14,75,719 /-</b>	

### Land Lord Details :







Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Bidhanchandra Mondal,</b> (Alias: Mr Bidhan Chandra Mondal) (Presentant ) Son of Mr Surendranath Mondal Executed by: Self, Date of Execution: 11/09/2023 , Admitted by: Self, Date of Admission: 11/09/2023 ,Place : Office			
		11/09/2023	LTI 11/08/2023	11/09/2023

Saptarshi Park, Shankarpur West, Flat No: A9, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: bvxxxxxx2f,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/09/2023 , Admitted by: Self, Date of Admission: 11/09/2023 ,Place : Office

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>FUTURE BUILDERS &amp; DEVELOPERS</b> Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 . PAN No.:: AAxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Kingshuk Patra</b> Son of Mr Ramendra Nath Patra Date of Execution - 11/09/2023, , Admitted by: Self, Date of Admission: 11/09/2023, Place of Admission of Execution: Office			
		Sep 11 2023 4:03PM	LTI 11/09/2023	11/09/2023
	Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: dvxxxxxx0n, Aadhaar No: 48xxxxxxxx2586 Status : Representative, Representative of : FUTURE BUILDERS & DEVELOPERS (as Partner)			
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Avijit Ghosh</b> Son of Mr Gajanan Ghosh Date of Execution - 11/09/2023, , Admitted by: Self, Date of Admission: 11/09/2023, Place of Admission of Execution: Office			
		Sep 11 2023 4:04PM	LTI 11/09/2023	11/09/2023
	Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bjxxxxxx5j, Aadhaar No: 94xxxxxxxx7607 Status : Representative, Representative of : FUTURE BUILDERS & DEVELOPERS (as Partner)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Bhakta Pal</b> 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			
	11/09/2023	11/09/2023	11/09/2023
Identifier Of Mr Bidhanchandra Mondal, Mr Kingshuk Patra, Mr Avijit Ghosh			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Bidhanchandra Mondal	FUTURE BUILDERS & DEVELOPERS-5.46562 Dec

**Land Details as per Land Record**

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 116, LR Khatian No:- 1697	Owner:শ্রী বিদ্যচন্দ্র মন্ডল, Gurdian:সুদাসিন্দ্র . Address:বিদ্যচন্দ্র মন্ডল, জুয়াজ-৬ Classification:বর্ডার, Area:0.06000000 Acre,	Mr Bidhanchandra Mondal



**Endorsement For Deed Number : I - 230608942 / 2023**

**On 11-09-2023**

**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 1999.

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

Presented for registration at 13:12 hrs on 11-09-2023, at the Office of the A.D.S.R. DURGAPUR by Mr Bidhanchandra Mondal Alias Mr Bidhan Chandra Mondal,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 14,75,719/-

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

Execution is admitted on 11/09/2023 by Mr Bidhanchandra Mondal, Alias Mr Bidhan Chandra Mondal, Son of Mr Surendranath Mondal, Saptarshi Park, Shankarpur West, Flat No: A9, P.O: Arrah, Thana: New Township, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Retired Person

Identified 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 11-09-2023 by Mr Kingshuk Patra, Partner, FUTURE BUILDERS & DEVELOPERS (Partnership Firm), Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified 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

Execution is admitted on 11-09-2023 by Mr Avijit Ghosh, Partner, FUTURE BUILDERS & DEVELOPERS (Partnership Firm), Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified 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 38,614.00/- ( B = Rs 38,600.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 38,614/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/09/2023 3:25PM with Govt. Ref. No: 192023240214279028 on 11-09-2023, Amount Rs: 38,614/-, Bank: SBI EPay ( SblePay), Ref. No. 8286358980923 on 11-09-2023, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 11/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 586, Amount: Rs.5,000.00/-, Date of Purchase: 11/09/2023, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/09/2023 3:25PM with Govt. Ref. No: 192023240214279028 on 11-09-2023, Amount Rs: 11/-, Bank: SBI EPay ( SBIPay), Ref. No. 8286358980923 on 11-09-2023, 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**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2023, Page from 160289 to 160307

being No 230608942 for the year 2023.



*Santanu Pal*

Digitally signed by SANTANU PAL  
Date: 2023.09.22 16:42:48 +05:30  
Reason: Digital Signing of Deed.

(Santanu Pal) 22/09/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.