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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 37393

DEVELOPMENT AGREEMENT

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

A.D.S.R. Durgapur
Paschim Bardhaman

QUERY NO.	:	2002932621/2024
GRN NO.	:	192024250289425028
DISTRICT	:	Paschim Bardhaman
MOUZA	:	Fuljhore
P.S.	:	New Township
AREA OF LAND	:	10 (Ten) Decimal

17 DEC 2024

**THIS DEVELOPMENT AGREEMENT IS MADE ON 17TH DAY OF
DECEMBER, 2024;**

BETWEEN

(1) **MR. SANJOY BANERJEE, [PAN- BPBPB0778P]** Son of Late Kamal Banerjee, by Nationality- Indian, by faith - Hindu, by occupation Business, resident of : Salbagan, Benachity, P.O.- Benachity, P.S.- Durgapur, Dist. Paschim Bardhaman, W.B., India, PIN- 713213, (2) **MR. TAMASHIS DUTTA, [PAN- AHMPD5024A]** Son of Late Tarit Kumar Dutta, by Nationality- Indian, by faith - Hindu, by occupation Business, resident of : Vivekananda Park, Sankarpur, P.O.- Sankarpur, P.S.-New Township Dist. Paschim Bardhaman, W.B., India, PIN- 713212, hereinafter refereed to and called as **"LANDOWNERS(S)"**, (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART.**

AND

"S.B. BUILDERS & DEVELOPERS", [PAN-AEBFS1924G] A Partnership Firm having its office at 1F/33, Vivekananda Park, Tetikhola, P.O.- Arrah, P.S.-New Township Dist. Paschim Bardhaman, W.B., India, PIN- 713212, Represented its Partners (1) **MR. SANJOY BANERJEE, [PAN- BPBPB0778P]** Son of Late Kamal Banerjee, by Nationality- Indian, by faith - Hindu, by occupation Business, resident of : Salbagan, Benachity, P.O.- Benachity, P.S.-Durgapur, Dist. Paschim Bardhaman, W.B., India, PIN- 713213, (2) **MR. TAMASHIS DUTTA, [PAN- AHMPD5024A]** Son of Late Tarit Kumar Dutta, by Nationality- Indian, by faith - Hindu, by occupation Business, resident of : Vivekananda Park, Sankarpur, P.O.- Sankarpur, P.S.-New Township Dist. Paschim Bardhaman, W.B., India, PIN- 713212, hereinafter refereed to and called as the **"DEVELOPER"** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the **SECOND PART.**



WHEREAS the Schedule mentioned property is purchased property of Mrs. Shibani Mukhopadhyay Roy @ Mrs. Shibani Roy Mukhopadhyay, she purchased the same from Santi Moyee Debi Wife of Damodar Bhattacharjee vide deed No-3091 for the year 1991 of A.D.S.R. Durgapur, and after that she recorded her name in L.R.R.O.R. and after that said Mrs. Shibani Mukhopadhyay Roy @ Mrs. Shibani Roy Mukhopadhyay sold the same to present owner vide deed No- 5800 for the year 2019 of A.D.S.R. Durgapur and after purchasing the land present Vendors mutated their name in L.R.R.O.R. and converted the land from Bahal to Commercial Bastu vide conversion case Nos.- CN/2023/2311/1173, Dated: 10.08.2023 & CN/2023/2311/1172, Dated: 10.08.2023 from the office of Block Land & Land reforms office of B.L. & L.R.O. Additional Faridpur Durgapur, Paschim Bardhaman after taking NOC from Asansol Durgapur Development Authority vide Memo No- ADDA/DGP/DP/2023/0729 dated 18.04.2023.

AND WHERE AS the First Part desires to develop the First schedule property by construction of a multi storied building up to maximum limit of floor consisting of so many flats and parking space etc as to be approved by Durgapur Municipal Corporation but the owner has not the sufficient funds for the development work and for this reason First Part is in search of a Developer for the said development work.

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

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



- 1.1 **OWNER/LANDLORD:-** (1) **MR. SANJOY BANERJEE**, Son of Late Kamal Banerjee, by Nationality- Indian, by faith - Hindu, by occupation Business, resident of : Salbagan, Benachity, P.O.- Benachity, P.S.-Durgapur, Dist. Paschim Bardhaman, W.B., India, PIN- 713213, (2) **MR. TAMASHIS DUTTA**, Son of Late Tarit Kumar Dutta, by Nationality- Indian, by faith - Hindu, by occupation Business, resident of : Vivekananda Park, Sankarpur, P.O.- Sankarpur, P.S.-New Township Dist. Paschim Bardhaman, W.B., India, PIN- 713212,,
- 1.2 **DEVELOPER:-** Shall denote "**S.B. BUILDERS & DEVELOPERS**" A Partnership Firm, having its office at A Partnership Firm having its office at 1F/33, Vivekananda Park, Tetikhola, P.O.- Arraha, P.S.- New Township Dist. Paschim Bardhaman, PIN- 713212, W.B., India.
- 1.3 **LAND:-** Shall mean all that piece and parcel of All that piece and parcel Bastu Land situated at R.S. Plot No- 530, L.R. Plot No-2937 of Mouza- Fuljhore, J.L.No-82, L.R. J.L.No- 107 measuring 5 Katha 15 Chatak 30 Sq. feet or 10 decimal, L.R. Khatian No-8334 & 8335, Assessment No- 3309403876535, Holding No-226/N, Ward No-25, Locality/ Street:- Bidhan Park, Sec-I, Durgapur-6, under Durgapur Municipal Corporation, District- Paschim Bardhaman.
- 1.4 **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.
- 1.5 **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
- 1.6 **MUNICIPAL CORPORATION:-** Shall mean the Durgapur Municipal Corporation and shall also include other concerned authorities that

may recommend, comment upon, approve, sanction, modify and/or revise the Plans.

- 1.7 PLAN:** Means the sanctioned and/or approved plan of the building/s sanctioned by the Durgapur Municipal Corporation vide building permit No-SWS-OBPAS/1102/2024/0712 dated 23.09.2024.
- 1.8 OWNERS ALLOCATION:-** Shall mean 2 No of Flats on the Second Floor & 2 No of stilt parking space in the Ground floor of the building in the ground floor which is particularly mentioned and described in the second schedule.
- 1.9 DEVELOPER'S ALLOCATION :** Shall mean entire building which will be constructed over and above the First schedule mentioned land together with the undivided impartible proportionate interest in the said land and the common portions save and except those area allotted in favour of Landowner as mentioned clause 1.8.
- 1.10 UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.
- 1.11 PROJECT:** Shall mean the work of development undertaken and to be done by the Owners herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/Flat/s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.



1.12 FORCE MAJEURE: Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal 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.

1.13 PURCHASER/S shall mean and include:

- A) If he/she be an individual then 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 its Trustees for the time being and their successor(s)-in-interest and assigns.

1.14 Masculine gender: Shall include the feminine and neuter gender and vice versa.

1.15 Singular number: Shall include the plural and vice-versa.

II- COMENCMENT: - This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned hereinabove at the commencement of this agreement.



III- EFFECTIVENESS:- This agreement shall become effective from the date of getting all necessary permission from the statutory authority/Government or 6 month from the date of execution of this agreement.

IV:- DURATION:- This agreement is made for a period of 36 months from the date of it becoming effective with a grace period of 6 month.

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

VI:- OWENER DUTY & LIABILITY:-

1. The owners have offered total land of measuring 5 Katha 15 Chatak 30 Sq. feet or 10 decimal for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. The Owners hereby declared that no acquisition proceedings have been initiated in respect of the schedule mentioned plot.
3. That the Owner also agreed that they shall give a Development Power of Attorney in favour of the Developer within 45 days from registered Development agreement in favour of Developer.

VII- DEVELOPER'S DUTY, LIABILITY & RESPONSIBILITY:-

1. The developer **S.B. BUILDERS & DEVELOPERS** confirms and assures the owners that they are fully acquainted with and aware of the process / formalities related to similar project in Corporation area and fully satisfied with the papers/documents related to the ownership, physical measurement of the said land, litigation free possession, suitability of the site and viability of the said project and will not raise any objection with regard thereto.
2. The developer confirms and assures the owners 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 the schedule time under this agreement and the owners 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/Corporation/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owner & the Architect before submission to the 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 both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.
4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and Developer shall take all necessary steps to save the property from any kind of encroachment by the adjacent land owner.
5. That the Developer shall be responsible for any acts deeds or things done towards any fund 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 Owner shall not be responsible for any infringement of law that may be in force from time to time during the subsistence of this Agreement. The Owner Part shall not be responsible for any



accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible for the said incident or damage or loss during construction.

7. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan within 36 months from the date of approval of plan by the Municipal Corporation or 36 month from the date of execution of this agreement whichever is earlier with further additional period of 6 months if needed; in both cases, time shall be computed on and from the date of agreement.
8. That the Developer shall not make the Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such cases the Developer shall bear the entire responsibility.

IX-Miscellaneous :-

- a) Indian Law- This agreement shall be subject to Indian law and will be 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) Disputes- Differences in opinion in relation to, or arising out during execution of the housing project under this agreement shall be intimated by a registered letter/Notice and will then be referred to an arbitral tribunal/arbitrator for resolving the disputes under the Arbitration & Conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate, to be nominated by both the parties, or their legal advisors.
- d) 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 owners time to time.

- e) The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disturb the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
- 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. And the owner shall not be liable for same in any manner whatsoever whether during construction or after construction.
- 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.
- h) A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense for a guarantee period of next six months after handing over of physical possession of the flats.


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- i) 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.
- j) The owners shall have no claim against the Developer other then the terms and conditions enumerated in this agreement.
- k) The landowners and the developers have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- 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 land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.
- m) Save and except the conditions and stipulations as mentioned herein the owner shall have every right to terminate the agreement at any moment if any condition and stipulations is violated and in case of termination of agreement the Developer can not claim any damages from the landowner towards the cost incurred in construction of project.
- n) **Both parties Declaration:-** However, the Landowner shall not transfer any right, title or interest in the schedule mentioned land by virtue of this Development Agreement.



FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

Part-I

All that piece and parcel Bastu Land situated at R.S. Plot No- 530, **L.R. Plot No-2937** of **Mouza- Fuljhore**, J.L.No-82, L.R. J.L. No- 107 measuring **5 Katha 15 Chatak 30 Sq. feet or 10 decimal**, **L.R. Khatian No-8334 & 8335**, Assessment No- 3309403876535, Holding No-226/N, Ward No-25, Locality/ Street:- Bidhan Park, Sec-I, Durgapur-6, under Durgapur Municipal Corporation, District- Paschim Bardhaman, Entire Land is Butted and Bounded by:-

North:- 20 Feet wide Road

South:- Drain

West:- Residential House of Jayanta Das

East:- 20 Feet wide Road

SECOND SCHEDULE ABOVE REFERRED TO

(Landowners Allocation)

Type	Flat No.	Floor	Super built up area in Sq. Feet	Carpet area in Sq. Feet
Residential	A	1 st Floor	1575.25	952.83
Residential	B	2 nd Floor	1511.98	920.99

[Handwritten signature]
9/1

THIRD SCHEDULE ABOVE REFERRED TO
Specification of building

WATER SUPPLY	Durgapur Municipal Corporation
WALLS	Conventional brickwork/ concrete block
WALL FINISH	Interior – Wall Putty Exterior - Combination of weather coat.
FLOORING	Tiles in all bedrooms, Living-cum-Dining, Balcony.
KITCHEN	Kitchen platform made of Granite Slab. Glazed tiles, up to the height of two feet from the platform. Stainless steel sinks, one wash Basin, to be provided. Antiskid tiles in Kitchen,
TOILET	Antiskid Tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 6 feet. ISI/ISO branded sanitary and CP fittings (as per supply), and Two western type commode, Concealed plumbing and pipe work.
DOORS	Door frame made of wood or Iron. Front wooden panel Door, other flush doors, and PVC door in toilet, Locks of stainless steel.
Sanitary fitting	Paryyware/ Hindware
WINDOWS	Aluminum Sliding windows with smoke glass/black glass
COMMON LIGHTING	Overhead illumination for compound and common path lighting inside the complex.
WIRING	Standard concealed wiring for electricity with ISI/ISO branded. Average 25(Twenty Five) Points for 2 BHK & 30(Thirty) Points for 3 BHK.
ELECTRIC METER	Individual meter for each unit by individual cost.
AMENITIES	Adequate standby generator for common areas, services. Lift provided for every floor in the building.

[Handwritten signature]

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

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

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

Sanjay Banerjee

Raushid Dub.

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

S.B. BUILDERS & DEVELOPERS

WITNESSES:

Sanjay Banerjee
Partner

S.B. BUILDERS & DEVELOPERS

Raushid Dub.
Partner

① Sanjay Kumar
S/o. Urmil Kumar
Vill- Angara, Dist-15
P.S.-Coxen, Dist-Varanasi

② Shubham Das
S/o. Sashil Das
Vill- Banskopa, P.O.-
Pargamh P.S.-Kamarda
Dist- Paschim Bardhaman

Drafted and Typed at my office & I read over & Explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction.

Subrata Mukherjee
SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No.- WB/508/2007

DETAILS OF IDENTIFIER WITH PHOTO

1. NAME (নাম) : SURAJIT MONDAL
2. FATHER/HUSBAND NAME : MANORANJAN MONDAL
(পিতা / স্বামীর নাম)
3. OCCUPATION (পেশা) : LAW CLERK
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
5. VILLAGE/TOWN (গ্রাম) : ANGADPUR
6. POST OFFICE (পোস্ট অফিস) : ANGADPUR
POLICE STATION (থানা) : COKE - OVEN PIN : 713215
DISTRICT (জেলা) : PASCHIM BARDHAMAN STATE (রাজ্য) : WEST BENGAL
7. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা / দাতা গনকে সহিত সম্পর্ক) : Heir
8. AADHAAR NO : 7372 4361 9968

আমি (শনাক্তকারী) Sanjay Kumar Sarker Sale Developers Agreement দলিলে (Query No.)
বিক্রেতা / দাতা গনকে শনাক্ত করিলাম।
I, Surajit Mondal as identifier identifying the executants of the concerned deed
(Query No.) 200293262/2024.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND					
RIGHT HAND					

Surajit Mondal

IDENTIFIER SIGNATURE

(শনাক্তকারীর সাক্ষর)



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



192024250289425028

GRN Details

GRN:	192024250289425028	Payment Mode:	SBI Epay
GRN Date:	25/11/2024 18:20:33	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0427782466435	BRN Date:	25/11/2024 18:21:39
Gateway Ref ID:	433085459970	Method:	State Bank of India UPI
GRIPS Payment ID:	251120242028942501	Payment Init. Date:	25/11/2024 18:20:33
Payment Status:	Successful	Payment Ref. No:	2002932621/3/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr SB BUILDERS AND DEVELOPERS
Address:	1F/33, Vivekananda Park, Tetikhola, PIN:- 713212
Mobile:	9832146096
Period From (dd/mm/yyyy):	25/11/2024
Period To (dd/mm/yyyy):	25/11/2024
Payment Ref ID:	2002932621/3/2024
Dept Ref ID/DRN:	2002932621/3/2024

Payment Details

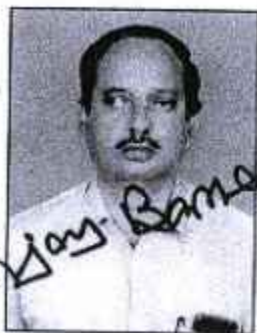
Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002932621/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	2010
2	2002932621/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				2024

IN WORDS: TWO THOUSAND TWENTY FOUR ONLY.

PAID

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the
Executants/presentation



(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:- *Sanjay Banerjee*

Signature of the
Executants/presentation



(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:- *Pooreshis Dub.*

Signature of the
Executants/presentation

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:-

Government of West Bengal

Office of the Block Land & Land Reforms Officer

অভিযুক্ত করিমপুর-দুর্গাধুন, পশ্চিম বঙ্গ



সংক্রান্ত বিষয়: ভূমি দান

তারিখ:

P.S. মিউনিসিপাল দুর্গাধুন

District: পশ্চিম বঙ্গ

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 30/06/2023

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 10/08/2023 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN-2023-2301/1724)

Sl. No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Source	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
107, মিউনিসিপাল দুর্গাধুন	৪১১১	৩০১৭		সরকারি	০.০১৫০	১০০০	কৃষিক্ষেত্র

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter II B of West Bengal Land Reforms Act, 1955.
- This permission for conversion is subject to the provisions of the Land Ceiling and Regulation Act, 1976 (Act 33 of 1976) & the Town & Country Planning & Development Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked if there is any violation of the provision of prevailing laws-enforcing prevention of environmental pollution affecting public health in general of the locality at any point of time.
- This permission of conversion will also stand revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

10/08/2023

his conversion certificate is being issued in accordance with the notification bearing no 4296 LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal published on 24.09.2009 in the Kolkata Gazette, Extraordinary.

- i) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.

Collector u/s 4C of the WB L.R. Act, 1955
Block Land & Land Reforms Officer
Addl. Durgapur-Fardpur

Memorandum 1796/24-4-2023, Addl. D-F/2023 Dated: 10/08/2023

- (i) The RL of the for information and taking necessary action.
(ii) Office copy of the certificate to be kept with the relevant case Record

Block Land & Land Reforms Officer



Block Land & Land Reforms Officer
Addl. Durgapur-Fardpur

Government of West Bengal

Office of the Block Land & Land Reforms Officer

অতিরিক্ত ব্লকসহকারী-পূর্ণাঙ্গ, কৃষি মন্ত্রণালয়



তারিখ: ১০/০৮/২০২৩

স্বাক্ষর: স্বাক্ষরিত নাম: ডায়েরী নং:

সংখ্যা:

P.S. মিউনিসিপ্যাল পূর্ণাঙ্গ

District: পশ্চিম বঙ্গ

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 30/06/2023

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide order CN 2023/2411 dated 10/08/2023)

Class with J.L. No. & PS	Location No.(L.R.)	L.R. Plot No. Noted in the Deed	Share Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
১০০০০০০০	১০০০	১০০০	১০০০	১০০০	১০০০	১০০০	১০০০
১০০০০০০০	১০০০	১০০০	১০০০	১০০০	১০০০	১০০০	১০০০
১০০০০০০০	১০০০	১০০০	১০০০	১০০০	১০০০	১০০০	১০০০

Schedule-II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of Chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission for conversion is also without prejudice to any provision of the Town & Country Planning & Regulation Act, 1976 & the Town & Country Planning & Development Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked if there is any violation of the provision of prevailing laws-enforcing prevention of environmental pollution affecting public health in general of the locality at any point of time.
- This permission of conversion will also stand revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WB L.R. Act.

This conversion certificate is being issued in accordance with the notification bearing no 4296 LR/IA-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in the Kolkata Gazette, Extraordinary.

- 1) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.

Collector u/s 40 of the WBLR Act, 1955

Block Land & Land Reforms Officer
Argha Bargaon, Faridpur

Memo: 1797 / B.L. & L.R.D. / A-221 / D-1 / 2023 Dated: 10/8/2023

- (i) The RL of the for information and taking necessary action.
(ii) Office copy of the certificate to be kept with the relevant case Record

Block Land & Land Reforms Officer

Block Land & Land Reforms Officer
Argha Bargaon, Faridpur



Major Information of the Deed

Deed No :	I-2306-12817/2024	Date of Registration	17/12/2024
Query No / Year	2306-2002932621/2024	Office where deed is registered	
Query Date	19/11/2024 3:07:13 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207, Mobile No. : 8101891226, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than immovable Property Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 37,50,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S.- New Township, Municipality: DURGAPUR MC, Road: Unassessed Road (Fuljhore), Mouza: Fuljhore, JI No: 107, Pin Code : 713206

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-2937 (RS -530)	LR-8334	Bastu	Bastu	5 Dec		18,75,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road.
L2	LR-2937 (RS -530)	LR-8335	Bastu	Bastu	5 Dec		18,75,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road.
TOTAL :					10Dec	0 /-	37,50,000 /-	
Grand Total :					10Dec	0 /-	37,50,000 /-	

and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr SANJOY BANERJEE (Presentant) Son of Late KAMAL BANERJEE Executed by: Self, Date of Execution: 17/12/2024 Admitted by: Self, Date of Admission: 17/12/2024, Place : Office		 Captured	 17/12/2024
	Saibagan, Benachity, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX0, PAN No.: BPxxxxxx8P, Aadhaar No: 34xxxxxxxx2372, Status :Individual, Executed by: Self, Date of Execution: 17/12/2024, Admitted by: Self, Date of Admission: 17/12/2024, Place : Office			
	Name	Photo	Finger Print	Signature
2	Mr TAMASHIS DUTTA Son of Late TARIT KUMAR DUTTA Executed by: Self, Date of Execution: 17/12/2024 Admitted by: Self, Date of Admission: 17/12/2024, Place : Office		 Captured	 17/12/2024
	Vivekananda Park, Sankarpur, City:- Durgapur, P.O:- Sankarpur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX4, PAN No.: AHxxxxxx4A, Aadhaar No: 75xxxxxxxx7472, Status :Individual, Executed by: Self, Date of Execution: 17/12/2024, Admitted by: Self, Date of Admission: 17/12/2024, Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S.B. BUILDERS & DEVELOPERS 1F/33, Vivekananda Park, Tetakhola, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Date of incorporation:XX-XX-2XX9, PAN No.: AExxxxxx4G, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature	Signature
1	Name Mr SANJOY BANERJEE Son of Late KAMAL BANERJEE Date of Execution - 17/12/2024, Admitted by: Self, Date of Admission: 17/12/2024, Place of Admission of Execution: Office   Dec 17 2024 2:06PM LTI 17/12/2024	 17/12/2024
Saibagan, Benachity, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX0, PAN No.: BPxxxxxx8P, Aadhaar No: 34xxxxxxxx2372 Status : Representative, Representative of : S.B. BUILDERS & DEVELOPERS (as PARTNER)		
2	Name Mr TAMASHIS DUTTA Son of Late TARIT KUMAR DUTTA Date of Execution - 17/12/2024, Admitted by: Self, Date of Admission: 17/12/2024, Place of Admission of Execution: Office   Dec 17 2024 2:03PM LTI 17/12/2024	 17/12/2024
Vivekananda Park, Sankarpur, City:- Durgapur, P.O:- Sankarpur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX4, PAN No.: AHxxxxxx4A, Aadhaar No: 75xxxxxxxx7472 Status : Representative, Representative of : S.B. BUILDERS & DEVELOPERS (as PARTNER)		

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURAJIT MONDAL Son of Mr. MANORANJAN MONDAL Angadpur, City:- Durgapur, P.O:- Angadpur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713215	  17/12/2024 LTI 17/12/2024	 17/12/2024	
Identifier Of Mr SANJOY BANERJEE, Mr TAMASHIS DUTTA, Mr SANJOY BANERJEE, Mr TAMASHIS DUTTA			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr SANJOY BANERJEE	S.B. BUILDERS & DEVELOPERS-5 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	Mr TAMASHIS DUTTA	S.B. BUILDERS & DEVELOPERS-5 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S.- New Township, Municipality: DURGAPUR MC, Road: Unassessed Road (Fuljhore),
Mouza: Fuljhore, JI No: 107, Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2937, LR Khatian No:- 8334	Owner: শ্রী সঞ্জয় বানার্জী , Gurdian: শ্রী সঞ্জয় বানার্জী , Address: শ্রী সঞ্জয় বানার্জী , Classification: রাস্তা , Area: 0.05000000 Acre,	Mr SANJOY BANERJEE
L2	LR Plot No:- 2937, LR Khatian No:- 8335	Owner: শ্রী তামাশীস দত্তা , Gurdian: শ্রী তামাশীস দত্তা , Address: শ্রী তামাশীস দত্তা , Classification: রাস্তা , Area: 0.05000000 Acre,	Mr TAMASHIS DUTTA

Endorsement For Deed Number : I - 230612817 / 2024

On 17-12-2024

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 13:59 hrs on 17-12-2024, at the Office of the A.D.S.R, DURGAPUR by Mr. SANJOY BANERJEE one of the Executants.

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 37,50,000/-

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

Execution is admitted on 17/12/2024 by 1. Mr. SANJOY BANERJEE, Son of Late KAMAL BANERJEE, Salbagan, Benachity, P.O: Benachity, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business, 2. Mr. TAMASHIS DUTTA, Son of Late TARIT KUMAR DUTTA, Vivekananda Park, Sankarpur, P.O: Sankarpur, Thana: New Township, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

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

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

Execution is admitted on 17-12-2024 by Mr. SANJOY BANERJEE, PARTNER, S.B. BUILDERS & DEVELOPERS (Partnership Firm), 1F/33, Vivekananda Park, Tetkhola, City: Durgapur, P.O:- Arrah, P.S.-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

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

Execution is admitted on 17-12-2024 by Mr. TAMASHIS DUTTA, PARTNER, S.B. BUILDERS & DEVELOPERS (Partnership Firm), 1F/33, Vivekananda Park, Tetkhola, City: Durgapur, P.O:- Arrah, P.S.-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/11/2024 6:21PM with Govt. Ref. No: 192024250289425028 on 25-11-2024, Amount Rs: 14/-, Bank: SBi EPay (SBiPay), Ref. No. 0427782466435 on 25-11-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6463, Amount: Rs.5,000.00/-, Date of Purchase: 13/12/2024, Vendor name:

SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 25/11/2024 6:21PM with Govt. Ref. No: 192024250289425028 on 25-11-2024, Amount Rs: 2,010/-, Bank: SBI EPay (SBIPay), Ref. No. 0427782466435 on 25-11-2024, 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 235103 to 235131
being No 230612817 for the year 2024.



Digitally signed by SANTANU PAL
Date: 2024.12.20 12:14:08 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 20/12/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.