

S-20-218/23

D-010200239/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 259579

H 259579

24.01.23.

13.58.

DEVELOPMENT AGREEMENT

Certified that the document is admitted
for registration The signature sheet and
the endorsement sheet (s) attached with
the document are the part of this document

Additional District Sub-Registrar
Bankura

24 JAN 2023

(1900)

THIS DEVELOPMENT AGREEMENT is made on the 24th Day of
January, 2023 (Two Thousand Twenty Three).

Contd.....P/2

BETWEEN

MR. GOUTAM CHOWDHURY, S/O Late Parimal Chowdhury, by faith Hindu, by Nationality Indian, by occupation Business, resident of School Danga, Bankura, P.O., P.S. & Dist. Bankura, Pin – 722101, in the State of West Bengal, hereinafter referred to as the **LAND OWNER** (which expression shall unless otherwise excluded by or repugnant to the context shall mean and include their legal heirs, executors, administrators, legal representatives, successors, and assigns) of the **FIRST PART**.

AND

CHATTAL REALESTATE (PAN – BHXPC3784L) having its registered office at Chattal Bekary, P.O. Junbedia, P.S. & Dist. Bankura, Pin – 722101 represented by its sole Proprietor **MR. GOURAB CHOWDHURY** son of **Sri Goutam Chowdhury**, by faith Hindu, by Nationality Indian, by occupation Business, residing at Golf Garden, Kolkata, P.O. Golf Green, P.S. Golf Green, Dist. Kolkata, Pin -700095, hereinafter called the **"DEVELOPER(S)"** (Which expression unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **SECOND PART**.

 **WHEREAS** Miss Shampa Kundu daughter of Sri Sahadeb Kundu resident of Katjuridanga, P.O. Kenduadihi, P.S. & Dist. Bankura, Pin – 722102 purchased the schedule below mentioned landed property by virtue of three Registered Title Deed of Sale being No. I – 1911/10 registered at the office of The Additional District Sub- Registry Office at Bankura and by Registered Title Deed of Sale being No. I – 06/11 duly been registered at the office of The District Sub- Registry Office at Bankura and by another Registered Title Deed of Sale being No. I – 15/11 registered at the office of The District Sub- Registry Office at Bankura, thus by aforementioned three registered Title Deed of Sale she purchased the Total area of land admeasuring an area of 11,271 Sq. Ft. or 0.2580 Acre appertaining to Mouza Kenduadihi, J.L. No. 213, of C.S. Khatian No. 212, C.S. Plot No. 244 within the P.S. and District of Bankura.

WHEREAS said Miss Shampa Kundu having her absolute right, title, interest and possession over her said purchased land sole entirely by virtue of a Registered Title Deed of Sale being No. I – 010100608/2021 registered at the office of the District Sub-Registry office at Bankura in favour of Sri Goutam Chowdhury son of Late Parimal Chowdhury, resident of Schooldanga, Bankura, P.O., P.S. & Dist. Bankura, Pin – 722101.

AND WHEREAS after purchased of the said land said Sri Goutam Chowdhury began to enjoy and occupy the same having his absolute right, title, interest and possession over the said land and subsequently the said purchased land of said Sri Goutam Chowdhury has been

recorded in the Present L.R. Khatian under the provisions of the West Bengal Land Reforms Act, 1955. Vide L.R. Khatian No. 9442, L.R. Plot No. 1568, 1569 & 1570 Total area of land 0.2567 Acre of Mouza Kenduadihi, J.L. No. 213, under P.S., District & Municipality at Bankura.

AND WHEREAS the land owners herein have right to sale, convey, transfer etc. the said property as absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said property is free from all encumbrances charges liens, lis-pendents, attachments, trust whatsoever and paying the BL&LRO taxes as absolute owners and occupier time to time.

AND WHEREAS the First Part desire 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 to as approved by Bankura Municipality or any other competent authority and for this reason First part could not able to take any steps for the said development and the First Part approached the Second Part.

AND WHEREAS the Second Part after considering various aspects of execution of the project and proposals of the owners has decided to construct multi-storied building there at consisting of apartments and flat with the object of selling such flats apartments to the prospective purchaser and the Second Part has accepted the proposal of First Part.

As per Contract Act No ownership is (right, title, interest) is hereby transferred in favour of the Developer by virtue of this Development Agreement.

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by and between:-

1. DEFINITION:

1.1 OWNER/LANDLORD:- Shall mean **MR. GOUTAM CHOWDHURY, S/O Late Parimal Chowdhury**, resident at School Danga, Bankura, P.O., P.S. & District :- Bankura , Pin 722101.

1.2 DEVELOPER:- Shall mean **CHATTAL REALESTATE** having its registered office at Chattal Békary, P.O. Junbedia, P.S. & Dist. Bankura, Pin - 700101 represented by its sole Proprietor **MR. GOURAB CHOWDHURY** son of Sri Goutam Chowdhury, residing at Golf Garden, Kolkata, P.O. Golf Green, P.S. Golf Green, Dist. Kolkata, Pin -700095.

1.3 LAND:- Shall mean all the "BASTU" Vacant Land measuring an area of 0.2567 acres comprising C.S. Khatian No - 212, L.R. Khatian No. 9442, C.S. Plot No. 244, R.S. Plot No. 244/1409 L.R. Plot No. 1568, 1569 & 1570 within District, P.S. - Bankura, Mouza Kenduadihi, and J.L. No. 213, at Ward No. 22 under Bankura Municipality.

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 whom the Developer may from time to time, appoint as the Architect(s) of the Building.

- 1.6 **MUNICIPALITY:** - Shall mean the Bankura Municipality and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.7 **PLAN :-** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Bankura Municipality and shall also include variations/modifications, alternations therein that may be made by the Owners herein or the Developer herein, if any as well as all revisions, renewals and extensions thereof, if any.
- 1.8 **OWNER'S AREA:** - The LAND OWNER herein will get and 32.33% of total flats and car parkings as mentioned in the Second Schedule of this agreement.
- 1.9 **DEVELOPER'S AREA:-** Shall mean entire super built area of building together with the undivided proportionate interest in the said land and the common portions after providing owners allocation in the Second Schedule and mentioned in the Third Schedule.
- 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 to development undertake and to be done by the Owners herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/Flat(s)/Car Parking space/s and others be taken over the Unit/Flat and occupiers.
- 1.12 **FORCE MAJURE:-** Shall include natural calamities, at of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air 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 polices 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 estimation of the Developer.
- I. **COMMENCEMENT:-** This agreement has commenced and shall be deemed to have commenced on and with effect from the date as hereinabove at the commencement of this agreement.
- II. **DURATION:** - This agreement is made for a period of 36 months from the date of it become effective with a grace period of 6 months.

III. SCOPE OF WORK: - The Developer shall construct a multi-storied building according to sanctioned plan of Bankura Municipality over and above the First Schedule Land.

IV. OWNER DUTY & LIABILITY:-

- 1) The owners have offered total bare land of 0.2567 acres for development and construction of a housing complex consisting of Flats/ Apartments & Parking space at the instance of the developers respect of which the entire development cost of all the construction till finishing touch and sale of. The owner will not have to bear that any financial liability.

V. OWNERS ALLOCATIONS OR CONSIDERATION: -

Considering that the owners having agreed to enter in to the Agreement with the developer on the said property described in the First Schedule hereunder written and knowing the developers rights, powers, privileges and benefits, as mentioned herein, and 67.67% of total flats and car parkings. The owner will get additionally 32.33% of the additional construction if can be approved by the concern authority and that additional portion of the property will be sold jointly by the developer and the landowner.

VI. DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-

The developer mean **CHATTAL REALESTATE** having its registered office at Chattal Bekary, P.O. Junbedia, P.S. & Dist. Bankura, Pin - 700101 represented by its sole Proprietor **MR. GOURAB CHOWDHURY** son of Sri Goutam Chowdhury, residing at Golf Garden, Kolkata, P.O. Golf Green, P.S. Golf Green, Dist. Kolkata, Pin -700095.

1. The developer confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and obligations made for execution of the total project within schedule time under this agreement and the owners will not have any liability and/or responsibility of finance for execution of the project as the developers will take all financial and/or Bank liability at their own shoulder.

1. The developer will preserve the right to mortgage the land to any financial institution or Bank for any purpose but the entire liability of the borrowed loan will be shouldered by himself. The landowner could not be liable for any liabilities regarding the mortgage or loan taken by the developer in this purpose of this Agreement.
2. The developer has agreed to carry out the total project at his own 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 multi-storied 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 owners & the Architect before submission to the Corporation/appropriate authority for 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.
3. That the second party shall not raise any question regarding the measurement of the 1st Schedule mentioned property and second shall take all the necessary step to save the property from any kind of encroachment by the adjacent land owner.
4. That the Developer shall be responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer proposed flats.
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 during the currency of this Agreement.
6. The First 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 alone be responsible the said incident or damage or loss during construction.

7. That the Developer shall not make Owner responsible for any business, loss and/or any damages etc. or due to failure on the part the Developer to correctly construct the Flats and / or to deliver correctly the same to the intending purchasers.

VIII. DEVELOPER ALLOCATION:-

Developer Allocations Shall mean all entire building including common facilities of the building along with undivided proportionate share of the said property / premises after providing the land owners allocation as per second schedule.

IX. CANCELLATION:-

The Owner have every right to cancel and/or revoke this agreement, if the Developer shall unable to complete the Construction work or cannot pay the payment which the developer has to pay to the land owner as per time mentioned in this Deed. For that the Owner has to give two month clear notice to the developer.

X. Miscellaneous:-

- a) Indian Law-This agreement shall be subject to India Law and under the Jurisdiction of Bankura 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 then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996 with modification made from time to time. The arbitral shall consist of one arbitrator who shall be on Advocate to be nominated by both the parties and their legal advisors.
- 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 owners time to time.
- e) The owners can visit the construction site any time with intimation to the developer/ site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work. However any unusual and non-permissible actions operations observed at site can be brought to the notice of the developer and the arb 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 risk and hazards whatsoever related to the project.
- 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 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 frame work 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 materials and workmanship of the water supply system, sewerage system, electric supply system and to be obtained by the developer and will responsible for any defect and rectification thereof at their cost/expenses for a guarantee period of next six months after handing over of physical possession of the flats.
- i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fees 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 whatsoever in the consideration received by the developers or its nominees out of the developer's allocation similarly the developer shall have no right, title, interest, claim whatsoever in the consideration received by the owner or its nominees out of owner allocation.
- k) The land owners and the developers have entered into their agreement purely as a construct 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 document, if any needed by the developer for the purpose of the sanctioned 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 subject to written consent of the 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 cannot claim any damages from the land owner the cost incurred in construction of project, First Schedule above referred to.
- n) If any further construction can be extended after getting permission, from the component authority, the extended construction divided among the land owner and the developer at a same proportionate as the above mentioned ration of present proposed construction area is divided.

DESCRIPTION OF LAND (FIRST SCHEDULE)

All that piece and parcel of "BASTU" vacant Land measuring total area of 0.2567 acre in comprising C.S Khatian No. 212, C.S Plot No. 244, R.S Plot no. 244/1409, L.R khatian no. 9442, L.R Plot no. 1568, 1569 & 1570 Area Measuring 0.0887 Acre in Plot no. 1568 (L.R) and 0.0800 acre in Plot no. 1569 (L.R) & 0.0880 acre in Plot no. 1570 (L.R) of J.L no. 213, Mouza Kenduadihi, under P.S. & Dist. Bankura, Ward No. 22 S.K. Sahana Road of Bankura Municipality.

BUTTED AND BOUNDED AS UNDER

ON THE NORTH: 12 ft. wide Kancha Road.

ON THE SOUTH: 30 ft wide S.K. Sahana Road.

ON THE EAST: House of Tarun Kundu.

ON THE WEST: House of Aparna Mukherjee and land of Sefalika Ghosh.

Second Schedule above referred to
(Description of flats Allotted to Landowner)

Details of flat to be allotted to Landowner (GOUTAM CHOWDHURY)

- 1927
- i) 2403.80 Sq. Ft. (Saleable area) Store (Super Built up) in the ground Floor.
 - ii) 961.40 Sq. Ft. (Saleable area) Parking (Super Built up) in the ground Floor.
 - iii) Flat no. 1A (3BHK) of 1st floor measuring a super built-up (Saleable area) of 1348.20 sq. ft.
 - iv) Flat no. 1B (3BHK) of 1st floor measuring a super built-up (Saleable area) of 1338.40 sq. ft.
 - v) Flat no. 1C (2BHK) of 1st floor measuring a super built-up (Saleable area) of 1001 sq. ft.
 - vi) Flat no. 1D (2BHK) of 1st floor measuring a super built-up (Saleable area) of 912.80 sq. ft.
 - vii) Flat no. 1E (3BHK) of 1st floor measuring a super built-up (Saleable area) of 1185.80sq. ft.

Third Schedule above referred to
(Description of flats Allotted to Developer)

Details of flat to be allotted to Developer (CHATTAL REALESTATE)

- i) 1800 Sq. Ft. (Saleable area) Parking (Super Built up) in the ground Floor.
- ii) Flat no. 2A (3BHK) of 2nd floor measuring a super built-up (Saleable area) of 1348.20 sq. ft.
- iii) Flat no. 2B (3BHK) of 2nd floor measuring a super built-up (Saleable area) of 1338.40 sq. ft.
- iv) Flat no. 2C (2BHK) of 2nd floor measuring a super built-up (Saleable area) of 1001 sq. ft.
- v) Flat no. 2D (2BHK) of 2nd floor measuring a super built-up (Saleable area) of 912.80 sq. ft.

P/10

- vi) Flat no. 2E (3BHK) of 2nd floor measuring a super built-up (Saleable area) of 1185.80 sq. ft.
- vii) Flat no. 3A (3BHK) of 3rd floor measuring a super built-up (Saleable area) of 1348.20 sq. ft.
- viii) Flat no. 3B (3BHK) of 3rd floor measuring a super built-up (Saleable area) of 1338.40 sq. ft.
- ix) Flat no. 3C (2BHK) of 3rd floor measuring a super built-up (Saleable area) of 1001 sq. ft.
- x) Flat no. 3D (2BHK) of 3rd floor measuring a super built-up (Saleable area) of 912.80 sq. ft.
- xi) Flat no. 3E (3BHK) of 3rd floor measuring a super built-up (Saleable area) of 1185.80 sq. ft.
- xii) Flat no. 4A (3BHK) of 4th floor measuring a super built-up (Saleable area) of 1348.20 sq. ft.
- xiii) Flat no. 4B (3BHK) of 4th floor measuring a super built-up (Saleable area) of 1338.40 sq. ft.
- xiv) Flat no. 4C (2BHK) of 4th floor measuring a super built-up (Saleable area) of 1001 sq. ft.
- xv) Flat no. 4D (2BHK) of 4th floor measuring a super built-up (Saleable area) of 912.80 sq. ft.
- xvi) Flat no. 4E (3BHK) of 4th floor measuring a super built-up (Saleable area) of 1185.80 sq. ft.

SPECIFICATION

Structure RCC Framed structure with anti-termite treatment in foundation.

Floor Vitrified tiles in Drawing Cum Dining area, ceramic, tiles in Bedroom & Varandah, antiskid ceramic tiles in Kitchen & Bathroom.

Kitchen Granite platform for cooking with stainless steel sink, feet dodo with glazed tiles over Granite Platform.

External Wall Finished with weather coat paint of reputed brand on one coat showmen (wall putty).

Internal Wall Plaster of Paris inside the flat Plaster of Paris with a coat of primer in all common areas.

Doors Sal wood framed with flush door in all rooms except main door which would be flush door veneer on both sides.

Windows Anodized aluminium sliding windows.

Lift Passenger lift of reputed make.

Electrical Copper wiring with modular switch. One AC point master Bedroom. One T.V. Plug point and a telephone point in Drawing Room, one 15 amp point of fridge in Dining area, one 16 amp point for Geyser in one bathroom, MCB and changeover switches for Reputed Brand.

Water Deep tube well with overhead reservoir for 24 hour.

Supply water supply at the entire complex.

P/11

Generator 24 hours power back up for all common services specific back up Power for each fiat, all at extra charges.

Security 24 hours security for the entire complex, video screen& door phone facility.

IN WITNESS WHERE OF, the parties hereto have set their respective hands on these presents on the date, month and year hereinabove first mentioned in the presence of the following witnesses.

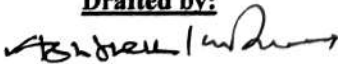
WITNESS

Ujjwal Ghosh, Sp-Gurupada Ghosh
Blueshar, Sambandha,
Bankura - 722180

Subhaj Ranu.
S/O Lg. Ku Shupati Ranu.
Cinemahall Bankura.
PO-DISS Bankura.
722101

Photographer and Finger Prints of all parties are affixed in separate sheets which is part of the Deed.

Drafted by:



(ADVOCATE)
Bankura District Court
ABHISHEK CHAUDHURI

Advocate

Judge Court, Bankura
Enrol. No.-F/423/652/2017
Typed by:



Koushik Banerjee
Bankura Court Compound



Signature of the LAND OWNER

For Chattal Real Estate


Proprietor

Signature of the DEVELOPER

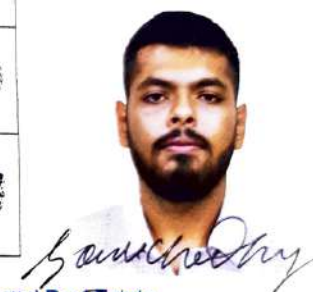
CIMEN FROM FOR TEN FINGERPRINTS

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



Signature :- 

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



Signature :-  For Chattal Reef Estate
Proprietor

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

PHOTO

Signature :-

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

PHOTO

Signature :-

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



192022230266025281

GRN Details

GRN:	192022230266025281	Payment Mode:	Online Payment
GRN Date:	24/01/2023 12:35:07	Bank/Gateway:	State Bank of India
BRN :	CKW0026966	BRN Date:	24/01/2023 12:36:12
GRIPS Payment ID:	240120232026602527	Payment Init. Date:	24/01/2023 12:35:07
Payment Status:	Successful	Payment Ref. No:	2000187443/1/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Gourab Chowdhury
Address:	Bankura Bankura , West Bengal, 722101
Mobile:	7908975013
Contact No:	9332679822
Depositor Status:	Buyer/Claimants
Query No:	2000187443
Applicant's Name:	Mr Subhas Rana
Identification No:	2000187443/1/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	24/01/2023
Period To (dd/mm/yyyy):	24/01/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000187443/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	5030
2	2000187443/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				5058

IN WORDS: FIVE THOUSAND FIFTY EIGHT ONLY.

Major Information of the Deed

Name, Address Other Details	I-0102-00239/2023	Date of Registration	24/01/2023
	0102-2000187443/2023	Office where deed is registered	
	23/01/2023 6:04:44 PM	A.D.S.R. BANKURA, District: Bankura	
	Subhas Rana Cinema Road Bankura,Thana : Bankura, District : Bankura, WEST BENGAL, Mobile No. : 9332679822, Status :Solicitor firm		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 3]	
Set Forth value		Market Value	
Rs. 90,10,776/-		Rs. 94,76,113/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,030/- (Article:48(g))		Rs. 28/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: T.G. Samanta Road, Road Zone : (Ward no 22 -- Ward no 22) , Mouza: Kenduyadihi, JI No: 213, Pin Code : 722102

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-1568 (RS :-)	LR-9442	Bastu	Bastu	0.0887 Acre	30,03,592/-	32,49,081/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-1569 (RS :-)	LR-9442	Bastu	Tara	0.08 Acre	30,03,592/-	30,03,592/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	LR-1570 (RS :-)	LR-9442	Bastu	Bastu	0.088 Acre	30,03,592/-	32,23,440/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
TOTAL :					25.67Dec	90,10,776 /-	94,76,113 /-	
Grand Total :					25.67Dec	90,10,776 /-	94,76,113 /-	

Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Goutam Chowdhury (Representant) Son of Late Parimal Chowdhury Executed by: Self, Date of Execution: 24/01/2023 , Admitted by: Self, Date of Admission: 24/01/2023 ,Place : Office			
24/01/2023		LTI 24/01/2023	24/01/2023

Schooldanga Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: acxxxxxx7d, Aadhaar No: 65xxxxxxxx6242, Status :Individual, Executed by: Self, Date of Execution: 24/01/2023
 , Admitted by: Self, Date of Admission: 24/01/2023 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Chattal Real Estate Chattal Bekary Junbedia, Village:- Junbedia, P.O:- Junbedia, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 , PAN No.: bhxxxxxx4l, 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 Gourab Chowdhury Son of Mr Goutam Chowdhury Date of Execution - 24/01/2023, , Admitted by: Self, Date of Admission: 24/01/2023, Place of Admission of Execution: Office			
		Jan 24 2023 6:47PM	LTI 24/01/2023	24/01/2023
Glof Garden, City:- Not Specified, P.O:- Golf Green, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: bhxxxxxx4l, Aadhaar No: 34xxxxxxxx2737 Status : Representative, Representative of : Chattal Real Estate (as Proprietor)				

Photo	Finger Print	Signature
		
24/01/2023	24/01/2023	24/01/2023
Identifier Of Mr Goutam Chowdhury, , Mr Gourab Chowdhury		

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Goutam Chowdhury	Chattal Real Estate-8.87 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Goutam Chowdhury	Chattal Real Estate-8 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Goutam Chowdhury	Chattal Real Estate-8.8 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: T.G. Samanta Road, Road Zone : (Ward no 22 – Ward no 22) , Mouza: Kenduyadihi, JI No: 213, Pin Code : 722102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1568, LR Khatian No:- 9442	Owner:গৌতম চৌধুরী, Gurdian:পরিমল চৌধুরী, Address:স্কুলডাঙ্গা, বাঁকুড়া , Classification:বাস্ত, Area:0.08870000 Acre,	Mr Goutam Chowdhury
L2	LR Plot No:- 1569, LR Khatian No:- 9442	Owner:গৌতম চৌধুরী, Gurdian:পরিমল চৌধুরী, Address:স্কুলডাঙ্গা, বাঁকুড়া , Classification:ভড়া, Area:0.08000000 Acre,	Mr Goutam Chowdhury
L3	LR Plot No:- 1570, LR Khatian No:- 9442	Owner:গৌতম চৌধুরী, Gurdian:পরিমল চৌধুরী, Address:স্কুলডাঙ্গা, বাঁকুড়া , Classification:বাস্ত, Area:0.08800000 Acre,	Mr Goutam Chowdhury

Liability (Rule 43, W.B. Registration Rules 1962)

Rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48
Stamp Act 1899.

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

Admitted for registration at 13:58 hrs on 24-01-2023, at the Office of the A.D.S.R. BANKURA by Mr Goutam Chowdhury, 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 94,76,113/-

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

Execution is admitted on 24/01/2023 by Mr Goutam Chowdhury, Son of Late Parimal Chowdhury, Schooldanga Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business

Indetified by Mr Ujjal Ghosh, , , Son of Gurupada Ghosh, P.O: Sanbanda, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722155, by caste Hindu, by profession Business

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

Execution is admitted on 24-01-2023 by Mr Gourab Chowdhury, Proprietor, Chattal Real Estate, Chattal Bekary Junbedia, Village:- Junbedia, P.O:- Junbedia, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101

Indetified by Mr Ujjal Ghosh, , , Son of Gurupada Ghosh, P.O: Sanbanda, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722155, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28.00/- (E = Rs 28.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/01/2023 12:36PM with Govt. Ref. No: 192022230266025281 on 24-01-2023, Amount Rs: 28/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW0026966 on 24-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,030/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,030/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 4241, Amount: Rs.5,000.00/-, Date of Purchase: 24/01/2023, Vendor name: Debdas Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/01/2023 12:36PM with Govt. Ref. No: 192022230266025281 on 24-01-2023, Amount Rs: 5,030/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW0026966 on 24-01-2023, Head of Account 0030-02-103-003-02



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
Bankura, West Bengal

, 0102-2023, Page from 3893 to 3911
.0200239 for the year 2023.



Digitally signed by PARTHA BAIRAGGYA
Date: 2023.01.31 20:19:39 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggia) 2023/01/31 08:19:39 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
West Bengal.

(This document is digitally signed.)