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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AT 138455

6-789950/25
13.46 pm
21/03/25
[Signature]

Sheet 1 of 1. The Endorsement
attached to this document is
part of the document.

Addl. Dist. Sub-Registrar
Kulti, Paschim Bardhaman
24 MAR 2025

Tyoti prakash Mishra

Satya prakash Mishra

[Signature]

Rini Das Chakraborty

RAYAN DEVELOPERS

Rayan Chakraborty

Partner

RAYAN DEVELOPERS

Rusesh Chakraborty

Partner

GRN :- 192024250454570798

192024250455773208

e-QUERY NO.- 2000789950 / 2025

DEVELOPMENT & CONSTRUCTION AGREEMENT

(0110)

THIS DEVELOPMENT & CONSTRUCTION AGREEMENT is made
on this the 21st day of MARCH, 2025, By :-

H/10

क्रमांक 3729 दिनांक 19/3/25

मूल्य 100/-

नाम Jyoti Prakash Mishra

पता Barakur

हस्ताक्षर श्री प्रसन्ता गन्त

PRASANTA GHANTY
SANSOL TOWN STAMP VENDOR

Date of Purchase
from Account Treasury
- 6 MAR 2025
L.No. 4 of 2020-21

19/03/25

19/03/25

19/03/25

19/03/25



Addl. Dist. Sub-Registrar
Kulti, Paschim Bardhaman

21 MAR 2025

Usher Banerjee
s/o. Haradhan Banerjee
Gangutia Road,
Ps-Kulti, Pin-713333
Dist- Paschim Bardhaman

1. **JYOTI PRAKASH MISHRA**, (PAN – AFSPM5171P), (AADHAR – 7266 4548 6398),
2. **SATYA PRAKASH MISHRA**, (PAN – ARQPM0501R), (AADHAR – 4953 6453 5143),
3. **PREM PRAKASH MISHRA**, (PAN – AQIPM8338H), (AADHAR – 8104 0863 6986), All are sons of late Kripa Shankar Mishra, by faith – Hindu, by Nationality – Indian, by occupation – Business, all are residents of – G.T Road, Hanuman Charai, Opposite Utsav Lodge, Asansol, Barakar, P.O.- Barakar, P.S. - Kulti, Pin – 713324, District - Paschim Bardhaman, West Bengal, India;
4. **RINI DAS CHAKRABORTY**, (PAN – AKDPD0860A), daughter of Late Rabindranath Das alias Rabin Das, wife of Sri Sushanta Chakraborty, by faith : Hindu, Occupation : Teacher, Citizen of : India, presently Resident of - Kultora, P.O:- Sitarampur, P.S:- Kulti, District:- Paschim Bardhaman, Pin:- 713359, West Bengal,; hereinafter called and referred to as the '**LAND OWNER / FIRST PARTY**' (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include their respective successors, legal heirs, executors, administrators, nominee, and permitted assigns) of the **ONE PART**.

AND

'**RAYAN DEVELOPERS**' (PAN NO.- ABKFR6363C) a Partnership Firm, within the meaning of Indian Partnership Act, 1932, having its Regd. Office at – Holding No.- 7/7/3N, Ward no.- 61, Kultora, Neamatpur, P.O.- Sitarampur, P.S. – Kulti, Pin – 713359, District - Paschim Bardhaman, West Bengal, India, represented by two of its named Partners namely **(01) RAYAN CHAKRABORTY** (PAN NO.- DHPPC4645Q) S/o Sri Sushanta Chakraborty, & **(02) PRASANTA CHAKRABORTY**, (PAN – AGDPC8093N), son of Ganesh Chakraborty, both are resident of – Village - Kultora, P.O.- Sitarampur, P.S. – Kulti, Pin – 713359, District - Paschim Bardhaman, West Bengal, India, hereinafter called the "**SECOND PARTY / DEVELOPER**" (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include its respective successors in office, executors, administrators, nominee, and permitted assigns) of the **OTHER PART**.

WHEREAS the property mentioned in Item no. I of the schedule below under District - Paschim Bardhaman (formerly District - Burdwan), P.S.- Kulti, comprised within Mouza - Badirchak, J.L. no.- 023, in or upon R.S., L.R. Plot no.- 364 measuring an area of 04 (four) kathas equivalent to 06.60 (six point six zero) decimal within the ambits of Ward No.- 64 (new) of Kulti Municipality / Asansol Municipal Corporation at Borough no. 10, more fully mentioned in details under Schedule below originally belonged to one Smt. Minati Pal wife of Sri Manoranjan Pal of Kulti, P.S. Kulti who while owning, enjoying & possessing the same sold conveyed & transferred to First party / Landowner members no.- 01, 02 & 03 on receipt of valuable consideration the same by dint of a registered

RAYAN DEVELOPERS

Rasun Chakraborty
Partner

RAYAN DEVELOPERS

Rayan Chakraborty
Partner

Deed of Sale being no.- T 4504 for the year 1999 duly registered at the office of A.D.S.R. at Asansol, dated - 06.10.1999.

AND WHEREAS the above named First party / Landowner members no.- 01, 02 & 03 possessed the said properties openly, peacefully and uninterruptedly without any objection from anybody AND THEREAFTER recorded & mutated their names in the L.R. Record of Rights (R.O.R.) as 'Raiyat' of the Govt. of West Bengal being **L.R. Khatian No.- 785, 786, 787** respectively within Mouza - Badirchak, J.L. no.- 023, P.S. - Kulti, in or upon **R.S., L.R. Plot no.- 364** measuring an area of 04 (four) kathas & recorded in the L.R. Record of Rights as 07 (seven) decimal more or less.

WHEREAS the property mentioned in Item no. II of the schedule below under District - Paschim Bardhaman (formerly District - Burdwan), P.S.- Kulti, comprised within Mouza - Badirchak, J.L. no.- 023, in or upon R.S., L.R. Plot no.- 364 measuring an area of 28 (twenty eight) decimal within the ambits of Ward No.- 64 (new) of Kulti Municipality / Asansol Municipal Corporation at Borough no. 10, more fully mentioned in details in the Schedule below originally belonged to one Shri Kishore Patel & Shri Ramnik Patel both are S/o Rajaram Patel of Neamatpur, P.S. Kulti who while owning, enjoying & possessing the same sold conveyed & transferred to First party / Landowner member no.- 04 on receipt of valuable consideration the same by dint of a registered Deed of Sale being no.- I 232403905 for the year 2021, dated - 25.10.2021, duly registered in Book no.- I, Volume No.- 2324 - 2021, Page from 88755 to 88773, at A.D.S.R. Office Kulti.

AND WHEREAS the above named First party / Landowner member no. - 04 possessed the said properties openly, peacefully and uninterruptedly without any objection from anybody AND THEREAFTER recorded & mutated her name in the L.R. Record of Rights (R.O.R.) as 'Raiyat' of the Govt. of West Bengal being **L.R. Khatian No.- 2260** within Mouza - Badirchak, J.L. no.- 023, P.S. - Kulti, in or upon **R.S., L.R. Plot no.- 364** measuring an area of 28 (twenty eight) decimal.

AND WHEREAS in the circumstances mentioned above the instant First Party/ Landowner members nos.- 01, 02, 03 & 04 above named are absolutely seized and possessed of or otherwise well and sufficiently entitled to the property fully mentioned in the below mentioned schedule and have been openly, peacefully, uninterruptedly owning & possessing the same.

THEREFATER the First Party / Landowner members applied and got :-

- Land Use Compatibility Certificate u/s 46 of the West Bengal Town & Country (Planning & Development) Act, 1979, from Asansol Durgapur Development Authority (ADDA), being Memo No : ADDA/ASL/2024/001363, dated - 01.08.2024;
- Got Order for change, conversion or alteration of mode of use of land certificate as 'Commercial Bastu' being :- (i) Conversion case no.-

RAYAN DEVELOPERS

Rusant Chakraborty
Partner

RAYAN DEVELOPERS

Rayan Chakraborty

Partner

Tyoti prakash
Nurhan
Safar prakash Nurhan
Safar prakash Nurhan

CN/2024/2308/481, vide Memo no.- 955/BLRO/ Kulti/ 2024, dated- 11.09.2024; (ii) Conversion case no.- CN/2024/2308/480, vide Memo no.- 1031/BLRO/ Kulti/ 2024, dated- 25.09.2024; (iii) Conversion case no.- CN/2024/2308/482, vide Memo no.- 1030/BLRO/ Kulti/ 2024, dated- 25.09.2024; & (iv) Conversion case no.- CN/2024/2308/478, vide Memo no.- 809/SDLRO/ ASL/24, dated- 19.09.2024 respectively;

- c. Paid khajna / ground rent ever since to the Government of West Bengal;
- d. Got Fire Safety Recommendation being Memo NO.- FSR / 211862406300001531, dated - 19.06.2024, from Office of Divisional Fire Officer, Govt. of West Bengal.
- e. Got Sanctioned Building Plan from Asansol Municipal Corporation, being Building Permit No.- SWS-OBPAS/1101/2024/1509, dated- 17.03.2025.

AND WHEREAS the First Party members nos.- 01, 02, 03 & 04 intending to develop the schedule mentioned land for the multistoried building consisting in the manner recorded below and whereas the Second Party herein is directly involved in the business of Real estate development having proper know how, manpower, finance & other resources. Relying on the representations of the Landowners, the Developer has decided to develop the said Property on the terms and conditions mentioned herein.

AND WHEREAS the First Party members nos.- 01, 02, 03 & 04 agreed to provide all sorts of assistance to the Second Party / Developer by signing all papers and documents including site plan and/or building plan as and when required, in the matter of erection of such multistoried building upon the schedule mentioned lands by the Second Party.

AND WHEREAS the First & Second Parties enter into a mutual agreement therein, where the First Party /Landowners engaged the '**RAYAN DEVELOPERS**', a Partnership Firm, authorizing to erect the said multistoried building (B+G+VII) upon the said below mentioned schedule land at the costs and expenses of the Second Party/Developer.

AND WHEREAS with a view to enabling the said Partnership Firm to raise the said multistoried building it has become necessary for the said landowner's to execute one Registered Development & Construction Agreement & one Registered General Power of Attorney after Development & Construction Agreement for mutual convenience, appointing and constituting Mr. Rayan Chakraborty & Prasanta Chakraborty, representing the aforesaid Partnership Firm '**RAYAN DEVELOPERS**' in their capacity as Partner/s AND as the First Party's true & lawful attorney to exercise the following powers in connection with the schedule mentioned lands for the First Party and on their behalf in the matter of raising the said multistoried building on the schedule mentioned land.

RAYAN DEVELOPERS

Rayan Chakraborty

Partner

RAYAN DEVELOPERS

Prasanta Chakraborty
Partner

Tyoti prakash Mishra
Satya prakash Mishra
Pran Prakash Mishra

HENCE this instant Development & Construction Agreement & another separate General Power of Attorney after Development & Construction Agreement is/are being executed by the present Landowners/First Party in favour of their lawfully nominated & constituted Attorney 'RAYAN DEVELOPERS' a Partnership Firm, AND represented by one of its Partner Mr. Rayan Chakraborty & Prasanta Chakraborty, to oblivate any future complications & disputes.

The First Party / Land owner no. 01, 02, 03 & 04 has / have jointly & severally represented to the Developer inter alia as follows:--

- a) That the said property or any part thereof is not subject to any other mortgage, charges, lien, security and/or guarantee of any nature whatsoever.
- b) No notices have been issued by the Income-tax Authority nor any proceedings pending within the meaning and Section 281 of Income -tax Act, 1961 and there is no prohibitory upon the owner.
- c) No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the owners to deal with the said Property.
- d) There is no order of attachment or injunction order in respect of the said Property or any part thereof.
- e) The Owner's has clear and marketable title of the said Property.
- f) the said Property or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Owner.
- g) that there are no subsisting agreement or arrangement to sell or otherwise for the said Property or any part thereof with anyone else and he has not executed any kind of Power of Attorney in favour of any third party to deal with the said Property or any part thereof.
- h) the First Party/Landowners undertake and declare that they shall not enter into negotiations, commit, transfer, charge, mortgage, alienate or transfer possession of the Property to any third parties during the subsistence of this instant Deed.
- i) that there are no pending liabilities, liens, charges or encumbrances with regard to the said Property including any government dues, which would affect the title of the First Party for the said Property.
- j) The said Property has never belonged to any Schedule tribe.
- k) The First Party / Owners have full power and absolute authority to enter into this Agreement.

NOW IT IS AGREED AND DECLARED:

RAYAN DEVELOPERS
Rayan Chakraborty
Partner

RAYAN DEVELOPERS
Prasanta Chakraborty
Partner

Pran Das Chakraborty

1. The Parties hereby agree to execute the Project on the terms and conditions mentioned below.

OBLIGATION OF THE FIRST PARTY / LAND OWNER :

2. **MUTATION** :- The name of the instant First Party / Land Owner is already mutated in the records of the Revenue Department, Govt. of West Bengal in respect of the said schedule 'A' Property comprised in or upon **R.S., L.R. Plot no.- 364**, appertains to **L.R. Khatian No.- 785, 786, 787 & 2260** respectively within **Mouza - Badirchak**, J.L. no.- 023, recorded in the L.R. Record of Rights as 35 (thirty five) decimal more or less, Police Station- Kulti, Dist.- Paschim Bardhaman, & paid khajna accordingly.
3. **CONVERSION** :- The Conversion Certificate/s about changing the character of land to 'Commercial Bastu' has been obtained in favor of instant First Party / Land Owner members vide :- (i) Conversion case no.- CN/2024/2308/481, vide Memo no.- 955/BLRO/ Kulti/ 2024, dated- 11.09.2024; (ii) Conversion case no.- CN/2024/2308/480, vide Memo no.- 1031/BLRO/ Kulti/ 2024, dated- 25.09.2024; (iii) Conversion case no.- CN/2024/2308/482, vide Memo no.- 1030/BLRO/ Kulti/ 2024, dated- 25.09.2024; & (iv) Conversion case no.- CN/2024/2308/478, vide Memo no.- 809/SDLRO/ ASL/24, dated- 19.09.2024 respectively.
4. **BUILDING PLAN** - The Building Plan which has been already sanctioned vide Building Permit No.- SWS-OBPAS/1101/2024/1509, dated- 17.03.2025 by the Commissioner of Asansol Municipal Corporation have been prepared in such a manner that the maximum constructed area can be had for the Project by involving the Developer as well as the First Party / Landowner in its preparation.
5. **ADDA** - That the First Party / Landowners obtained LUC Certificate u/s 46 of the West Bengal Town & Country (Panning & Development) Act, 1979 from Asansol Durgapur Development Authority (in short ADDA) vide being Memo No : ADDA/ASL/2024/001363, dated - 01.08.2024.
6. **Fire Certificate** :- That the First Party / Landowners obtained Fire Safety Recommendation being Memo – FSR / 211862406300001531, dated – 19.06.2024, from Office of Divisional Fire Officer, Govt. of West Bengal
7. Obtaining all other necessary permissions statutorily required for sanctioning of the Building Plan Sanction and/or for executing the Project.
8. **POSSESSION** :- Immediately within a period of 07 (seven) days after executing this Agreement, the Owner/s shall hand over exclusive, absolute & unhindered possession of the Said schedule mentioned Property to the Developer (hereafter called the "Possession Date") and allow unhindered entry and or access to the Said Property to the men, servants and agents of the Developer there at, first for the purpose of measurement, soil testing and such other necessities connected with the Project, and thereafter for actually executing the Project.

RAYAN DEVELOPERS

Rayan Chakraborty
Partner

RAYAN DEVELOPERS

Prasenjit Chakraborty
Partner

9. **HINDRANCES** :- The Owner shall not create any hindrances or obstruction to the Developer during the constructions of the Building/s or in execution of the Project. The Owner shall not, in any manner whatsoever charge, encumber or induct any third person in occupation of the Said Property or in any portion thereof or enter into any agreement relating to the property.

10. The Owner shall hand over the originals of all title deeds, chain deeds, legal heir certificates, khajana, parcha, mutation etc. related to the Said Property in their possession to the Developer and which will remain in its custody and will produce them as and when required to all concerns in connection with the Project.

11. **POWERS & AUTHORITIES** :- Grant to the Developer or its designated authorized person or persons all such powers and authorities required for the peaceful & unhindered completion of the Project.

12. **TAXES** :- The Owner shall pay all rates, taxes, fees and/or outgoings that are payable under any existing statute or may become payable by any new enactment in respect of, concerning with or connected to this Agreement or the Project to such person or authority entitled thereto up to the Date of handing over possession of Said Property to the Developer.

13. **INDEMNITY** :- The Owner shall indemnify and keep the Developer saved, harmless and indemnified in respect of the title to the property and all actions, proceedings, fines, penalties and/or other consequences arising due to any non-compliance or violation of any kind or nature, whether statutory or contractual.

14. The First Party / Landowners hereby further declares that :-

- a) There is no agreement between the First Party / Landowners and any other party and/or Third Party except 'RAYAN DEVELOPERS', a Partnership Firm, either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
- b) Sec-202 of Indian contract Act will be taken into consideration in case of death of any of the First Party / Landowner.
- c) That land related dispute, if any, shall be resolved by the Land owner.
- d) That GST, stamp duty and registration fees in relation to the landowner's allocation, as morefully specified in Schedule B below, shall be borne by the Landowner himself / herself / themselves.

OBLIGATION OF THE SECOND PARTY / DEVELOPER:

15. Selecting and paying the remuneration of the Architect for preparation of the plan for the Project (hereafter the "Building Plan").

16. Paying and appointing engineers, and other professionals for the unhindered completion of the Project.

RAYAN DEVELOPERS

Rayan Chakraborty
Partner

RAYAN DEVELOPERS

Prasanna Chakraborty
Partner

17. Paying and appointing Legal Professionals for the unhindered completion of the Project.

18. Paying the proper & requisite fees for the sanction of the Building Plan to the Asansol Municipal Corporation.

19. Obtaining all clearances including without limitation from the Urban Land Ceiling department that are or may be required for obtaining sanction of the Building Plan but for which the Owner shall render all help and co-operation.

20. Constructing the Complex in strict conformity with the to-be Sanctioned Plan of A.M.C., with the best of materials as the Architect for the Project will decide from time to time, an indicative Specification is mentioned in Schedule - D, which may be altered / modified at the sole discretion of the Developer.

21. Purchasing various materials for the Project.

22. (a) Completing the Complex and making the units habitable in all respects within thirty six (36) months from the date of sanction of the Building Plan and/or execution or registration of the Development Agreement, which ever is later, *subject to Force Majeure* and reasons beyond the control of the Developer (hereafter the "Completion Date"). The said time of thirty six (36) months may be extended for 09 (nine) months at a time, till completion of the project, subject to satisfactory review of the work by the Landowners.

23. ENTITLEMENTS OF THE FIRST PARTY / LANDOWNER/S :- (a) The Landowners shall be entitled to their allocation/s as mutually agreed, specified & detailed in the Allotment Agreement / Letter & as written and reproduced hereunder in the "**B' schedule**, out of the entire saleable areas in the said multi-storeyed building after completion of the project. (b) That except for the provisions as specified/detailed in the Allotment Agreement & as henceforth written in the Schedule 'B' below regarding Owner's cash and Physical allocation (as & if specified), that above named FIRST PARTY/LAND OWNER shall not demand or claim anything else from the DEVELOPER. (C) That after completion of the project, formation of the Flat Owner's Association / society & handover of the same, the Land owners/ First Party members shall be liable to pay for his/her/their own electricity consumption of their said Flat /property & monthly maintenance in respect of his/her/their said property to the said Apartment/ Society so formed.

24. That the Developer shall be entitled to execute any kind of agreement, Deed/ s of Sale, Mortgage, Lease or otherwise on any of the portion/s of the schedule 'C' mentioned property i.e. the Developer's Allocation, for obtaining necessary financial help / aid / Loan from any financial institution, bank etc. without any prior Written consent from the first Party/ Landowner. That this entitlement of the Developer shall not be inclusive of the Schedule 'B' portion i.e. Landowner /s Allocation.

25. That No transfer of title in respect of the Schedule 'A' property is being made by this instant Development & Construction Agreement in favour of the Second Party / Developer.

RAYAN DEVELOPERS

Rayan Chakraborty

Partner

RAYAN DEVELOPERS

Rishabh Chakraborty

Partner

Tyoti prakash
mishra
Sdya prakash
mishra
Pran prakash
mishra

26. If the Project has to be abandoned due to any defect in the title of the Said Property or its nature, the Owner shall refund the pre-development and all other costs, interest to the Developer.

27. The Developer shall retain further construction rights over the ultimate roof of the Building however, the ultimate roof of the Building at any given point of time shall be common for all the owners/occupiers of the Units of the Building at that point of time. The further construction over the roof of the building shall be carried out by the developer and the Landowners herein shall get a proportionate share from the said constructed area as mentioned above.

28. All documents and agreements of every nature related to the development of the Project (hereafter the "Documents") shall be as drawn by the Ld. Advocate of the Developer i.e. Shri Utsav Mukherjee after consulting the concerned Parties and after the same have been approved by the First Party / Owner & the same shall be final and binding on such both Parties. The professional fees of the Ld. Advocate shall be borne by the Developer.

29. The owners shall execute another separate a general power of attorney in favor of representative/s of the developer Partnership Firm so that the developer can take all steps in respect of the property including enter into agreement for sale or conveyance deed and apply the same for registration, except Landowner's allocation.

30. That the **B+G+VII** multi-storeyed building/Project namely "GALAXY APARTMENT" shall consist of various commercial shop rooms, showrooms, residential units, offices, 02 & 04 wheeler parking areas, 02 & 04 wheeler garages as mutually decided & settled by & between the Parties.

31. **Force Majeure** shall mean :-

(1) For purposes of this Agreement, "Force Majeure Event" means any act or event that prevents a party ("Nonperforming Party"), in whole or in part, from performing its obligations under this Agreement, or satisfying any conditions to any other party's obligations under this Agreement, provided that such act or event is beyond the reasonable control of and not the fault of the Nonperforming Party, and provided that the Nonperforming Party has been unable to avoid or overcome such act or event by the exercise of due diligence.

(2) Force Majeure Events include each of the following acts or events: an act of God (including flood, drought, earthquake, landslide, hurricane, cyclone, typhoon, pandemic/epidemic, famine or plague), viral epidemic / pandemic, Central Govt. And/or State government imposed Lockdown/s, regulated opening of work, any shipwreck or plane crash, fire, explosion, riot or civil disturbance, war, act of public enemy, terrorist act, military action, or any action of a court or government authority, or an industry-wide, region-wide or nationwide strike, work-to-rule action, go-slow or similar labour difficulty, embargo or other governmental act, legal restrictions, Lockdown procedures.

Rini Das Chakraborty

RAYAN DEVELOPERS

Rayan Chakraborty
Partner

RAYAN DEVELOPERS

Rusmita Chakraborty
Partner

Tyoti prakash
Mishra
Sudya prakash
Mishra
Prem prakash
Mishra

(3) If a *Force Majeure* Event occurs, the Nonperforming Party is excused from such performance as is prevented by the *Force Majeure* Event, but only to the extent prevented.

(4) When the Nonperforming Party is able to resume performance of its obligations, it shall immediately give the other parties written notice to that effect and shall resume performance no later than fifteen (15) calendar days after the notice is delivered.

(5) The relief offered by this Clause is the exclusive remedy available to the Nonperforming Party with respect to a *Force Majeure* Event.

(6) *Force Majeure* shall include local affairs, AMC, or any other Govt. Office or officers and also West Bengal Municipal Act and/or Government Act if published after execution of this Agreement and in this regard the construction is held up, then the time of this agreement will be extended automatically.

32. ARBITRATION -: In case of any dispute with respect to the interpretation of this agreement or on the rights and duties of the parties in terms of this agreement or any issue touching this agreement, the parties shall first attempt to resolve by conciliation. Such conciliation shall be attempted by each of the parties nominating a representative and them jointly working out conciliation between the parties. In case such conciliation fails to take place within 30 days then in that event the matter shall be referred to an arbitration of a Sole Arbitrator to be mutually appointed by both the parties. Such arbitration shall be governed by the Arbitration and Conciliation Act, 1996 and the seat of the arbitration shall be at ASANSOL.

33. TERMINATION -: In case of termination of this agreement by the Owner/s, the Developer shall be entitled to the expenses and interest already made him in the execution of the project and in addition to the same 60% of the profit of the unsold area to be calculated at the prevalent market rate. However, in case the Developer terminates the agreement, then it shall not be entitled to claim any other sum except re-imbursement of actual expenses including interest from the date of execution of this Agreement.

34. That the FIRST PARTY/LAND OWNER will have no liberty to enter into any agreement/s with the intending purchaser/s or execute any Deed in favour of any person/persons relating to the Developers Allocation mentioned below.

35. That the Developer will have full right to demolish the old structure/s situated on the "A" schedule mentioned land (if any) and will have right to make construction of a multi-storeyed building thereon as per sanctioned Plan.

36. The validity, construction and performance of this Agreement to sell shall be governed and interpreted in accordance with the laws of India.

37. Each Party to this Agreement to sell represents that it possesses full power and authority to enter into this Agreement and to perform its obligations hereunder and that the legal representative (if any) of each Party is fully authorised to sign this Agreement.

RAYAN DEVELOPERS

Rayan Chakraborty
Partner

RAYAN DEVELOPERS

Pusankh Chakraborty
Partner

Lim' Das Chakraborty

38. This agreement embodies entire understanding of the parties as to its subject matter and shall not be amended except in writing executed by both the parties to this Agreement.

39. Save and except if required by Government, any Courts of Law, or its legal advisors, auditors and other consultants both the Parties shall refrain from disclosing the contents and nature of these presents or any other information received by them in the course of the transaction.

40. If any provision of this Agreement is invalid, unenforceable or prohibited by law, this Agreement shall be considered divisible as to such provision and such provision shall be inoperative and the remainder of this Agreement shall be valid, binding and of like effect as though such provision was not included herein.

41. This Agreement together with the Schedules and Annexures shall constitute the entire agreement between the Parties hereto and shall supersede all prior proposals, negotiations, understandings and agreements, whether oral or written exchanged between the parties. Any variations/ modifications to this agreement shall not have any effect unless the same is in writing and executed by both the parties.

42. The Original copy of this instant Development & Construction Agreement shall be in the custody of the Second Party/Developer for all times & if the First Party / Landowner so wishes then they shall apply for a certified copy at their own cost & expenses.

43. That furthermore the First Party/Vendor shall keep the Second Party/Intending Purchaser indemnified against all losses, damages, costs, charges and expenses suffered, if any, because of any defect/s in First Party/Vendor's title or any breach of the covenants hereinbefore contained.

44. **JURISDICTION :-** Only Courts in the competent jurisdiction in the District of Paschim Bardhaman shall have the jurisdiction to try and determine all actions, suits and proceedings arising out of these presents between the parties.

45. **Miscellaneous :-**

- a) Indian Law- This agreement shall be subject to Indian law.
- 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) The Owner can visit the construction site anytime with prior 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 architect for discussion and necessary corrective action.
- d) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard

RAYAN DEVELOPERS

Rayan Chakraborty
Partner

RAYAN DEVELOPERS

Prasanth Chakraborty
Partner

RAYAN DEVELOPERS

Partner

RAYAN DEVELOPERS

Partner

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.

- e) 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 or mutually to be decided amongst by the Parties.

The LANDOWNER and the developer 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.

- g) 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 owners without reimbursement of the same and the land owners 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.

SCHEDULE - A ABOVE REFERRED TO :-

(First Party / Owner/s Land upon where construction is to be made)

ITEM NO.- I :- In the District of PASCHIM BARDHAMAN (formerly District - Burdwan), A.D.S.R. Office - Kulti, P.S.- Kulti, within Mouza - Badirchak, J.L. no.- 023, all that piece and parcel of vacant "commercial BASTU" class of land the details of which are given below over which this Development Agreement is executed :-

<u>R.S. & L.R. Plot No:-</u>	<u>L.R. Khatian Nos.</u>	<u>Area In Decimal</u>
364	785	03 Decimal
364	786	02 Decimal
364	787	02 Decimal

Total area of land as recorded in the L.R. Record of Rights being 07 (seven) decimal (approx.), with all fittings, fixtures, courtyard along with all hereditaments & easementary rights attached thereto within the ambits of Borough no.- 10 & **Ward No.- 064 (new)** of Kulti Municipality / Asansol Municipal Corporation.

The schedule property is butted & bounded by :-

NORTH - L.R. Plot 364 (p).
 SOUTH - G.T. Road Badirchak (160'ft).
 EAST - L.R. Plot 364 (p).
 WEST - L.R. Plot 364 (p).

ITEM NO.- II :- In the District of PASCHIM BARDHAMAN (formerly District - Burdwan), A.D.S.R. Office - Kulti, P.S.- Kulti, within Mouza - Badirchak, J.L. no.- 023, all that piece and parcel of vacant "commercial BASTU" class of land comprised in or upon **R.S.,L.R. Plot no.- 364**, appertaining to **L.R. Khatian No. 2260**, total area of land as recorded in the L.R. Record of Rights being 28 (twenty eight) decimal (approx.),

(twenty eight) decimal (approx.), with all fittings, fixtures, courtyard along with all hereditaments & easementary rights attached thereto within the ambits of Borough no.- 10 & **Ward No.- 064 (new)** of Kulti Municipality / Asansol Municipal Corporation.

The schedule property is butted & bounded by :-

NORTH - Road measuring 10' ft. wide.
SOUTH - G.T. Road Badirchak.
EAST - L.R. Plot - 364 (p).
WEST - L.R. Plot - 782 of Mouza - Punuri.

:- SCHEDULE - "B" ABOVE REFERRED TO :-

(Land Owner's no.- 01, 02, 03 & 04 joint Allocation)

- Six (06) numbers of separate & individual 04 (four) wheeler parking spaces in the Basement within the common parking area of the 'A' Schedule building measuring 120 sq. ft. each, within the said proposed B+G+VII multi storied building.
- Six (06) numbers of separate & individual 04 (four) wheeler parking spaces in the Basement within the common parking area of the 'A' Schedule building measuring 120 sq. ft. each, within the said proposed B+G+VII multi storied building.
- In the Ground Floor within the said proposed B+G+VII multi storied building a commercial space measuring super built up area of 720 sq. ft..
- One (01) number of self-contained unfurnished residential Flat in the SOUTH EAST CORNER measuring super built up area of 1680 (one thousand six hundred & eighty) Sq. ft., on the **2ND Floor (second floor)** within the said proposed B+G+VII multi storied building.
- One (01) number of self-contained unfurnished residential Flat in the SOUTH EAST CORNER measuring super built up area of 1680 (one thousand six hundred & eighty) Sq. ft., on the **3rd Floor (third floor)** within the said proposed B+G+VII multi storied building.
- One (01) number of self-contained unfurnished residential Flat in the SOUTH EAST CORNER measuring super built up area of 1680 (one thousand six hundred & eighty) Sq. ft., on the **4th Floor (fourth floor)** within the said proposed B+G+VII multi storied building.
- One (01) number of self-contained unfurnished residential Flat SOUTH EAST CORNER, measuring super built up area of 1680 (one thousand six hundred & eighty) Sq. ft., on the **5th Floor (fifth floor)** within the said proposed B+G+VII multi storied building.
- One (01) number of self-contained unfurnished residential Flat in the SOUTH EAST CORNER measuring super built up area of 1680 (one thousand six hundred & eighty) Sq. ft., on the **6th Floor (sixth floor)** within the said proposed B+G+VII multi storied building.

RAYAN DEVELOPERS

Rayan Chakraborty
 Partner

RAYAN DEVELOPERS

Prasanna Chakraborty
 Partner

14

Sudip Prakash Mishra
Sudip Prakash Mishra
Sudip Prakash Mishra
Sudip Prakash Mishra

- One (01) number of self-contained unfurnished residential Flat, SOUTH EAST CORNER, measuring super built up area of 1680 (one thousand six hundred & eighty) Sq. ft., on the 7th Floor (**seventh floor**) within the said proposed B+G+VII multi storied building.
- Apart from the above the Land Owner members shall jointly get a sum of Rs. 1,00,000/- (One Lac only) as a whole and in the manner written below out of the entire saleable areas in the complex according to Asansol Municipal Corporation's Sanctioned Building Plan as security deposit as well as share of future estimated profit out of the proposed Project.
- That an amount of Rs. 30,000 /- (Rupees Thirty Thousand) only has already been paid by the developer to Landowner nos. 01, 02, 03 & 04 jointly in cash above named on this the date of execution of this Agreement.
- Be it mentioned herein that the remaining amount of Rs. 70,000 /- (Rupees Seventy Thousand) only will be paid in 02 (two) equal instalments to the land owners from the date of sanction of building plan.

The payment schedule given below :-

1. At the time of 1st (First) floor roof casting 50% of remaining balance.
3. At the time of Top floor roof casting 50% of remaining balance.

:- SCHEDULE - "C" ABOVE REFERRED TO :-
(DEVELOPER'S Allocation Property)

All that land mentioned in the above 'A' schedule and super built up area including the covered area on each floor of the proposed **B+G+VII** multi storied building excepting the Landowner's Allocation specified in Schedule 'B' above, together with the right of passage, light, air, ingress, easementary, hereditaments rights, egress & right of construction over the ultimate roof of the building.

SCHEDULE- "D" [Specifications]

Foundation:	Concrete cement structure.
Walls:	Conventional Brick work.
Wall Finish :	Interior – Plaster of Paris. // Exterior - High quality paint.
Flooring :	Bedroom – Marble, // Living & Dining – Marble, Kitchen – Marble, Toilet – Wall, floor & Tiles.
Kitchen :	Platform made of Marble with Stainless Steel sink. Electrical point for Refrigerator and exhaust fan.
Toilet :	Sanitary ware with all C.P. fittings, Electrical point for Geyser & Exhaust fan.
Plumbing :	Concealed pipe line.
Door & Windows :	Wooden frame with flush view doors & Aluminum window
Lift :	Reputed Lift manufacturer.
Electric :	PVC conduit pipes with concealed copper wiring with good Quality switches with MCB distribution panel.

RAYAN DEVELOPERS

Rayan Chakraborty
Partner

RAYAN DEVELOPERS

Prasanna Chakraborty
Partner

Rini Das Chakraborty

02 (TWO) numbers of sheet containing photos and finger prints of both hands duly attested by the parties concern is annexed hereto which do form a part of this deed.

IN WITNESS WHEREOF the Parties have executed these presents at Kulti on date, month and year mentioned in the outset.

Witnesses:-

1. Usher Banerjee
S/o. Haradhan Banerjee
Gangutia Road
P.S. Kulti, Pin-713333
Dist- Paschim Bardhaman

Jyoti prakash Mishra
Satya prakash mishra
from Prakash Mishra

Rini Das Chakraborty
Signature of the Land Owner

2. Asok Chatterjee
S/o At Nepal Ch Chatterjee
P.S. Kulti pin-713343
Dist- Paschim Bardhaman

RAYAN DEVELOPERS

Rayan chakraborty

Partner

RAYAN DEVELOPERS

Prakash Chatterjee
Signature of Developer

Drafted & Prepared by me as per Instruction, directions & documents provided by both the parties and explained the contents to both the Parties in Vernacular (English & Bengali) and Printed in my office.

UTSAV MUKHERJEE
(ADVOCATE)

PASCHIM BARDHAMAN DISTRICT JUDGES' COURT AT ASANSOL
Enrolment No.- WB/549/2011.



Rini Das Chakraborty

Finger Print attested by me : Rini Das Chakraborty



Jyoti prakash Mishra

Finger Print attested by me : Jyoti prakash Mishra



Satya prakash Mishra

Finger Print attested by me : Satya prakash Mishra



Prem Prakash Mishra

Finger Print attested by me : Prem Prakash Mishra

	Thumb	Littlefinger to forefinger			
Left Hand					
	Thumb	Forefinger to Littlefinger			
Right Hand					

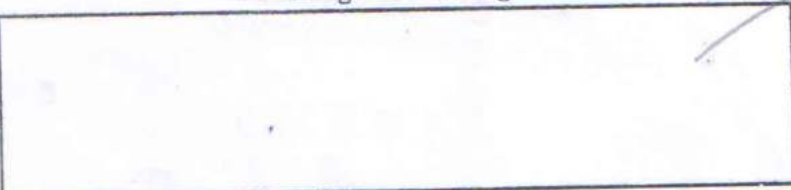
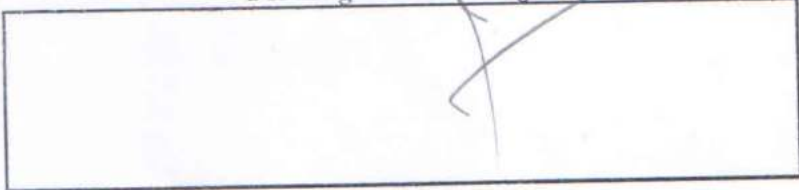


Finger Print attested by me : Rajan Chakraborty

	Thumb	Littlefinger to forefinger			
Left Hand					
	Thumb	Forefinger to Littlefinger			
Right Hand					

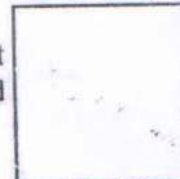
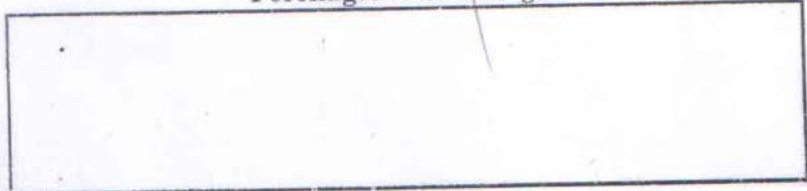


Finger Print attested by me : Rusant Chakraborty

	Thumb	Littlefinger to forefinger			
Left Hand					
	Thumb	Forefinger to Littlefinger			
Right Hand					



Finger Print attested by me :

	Thumb	Littlefinger to forefinger			
Left Hand					
	Thumb	Forefinger to Littlefinger			
Right Hand					



Finger Print attested by me :



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



192024250455773208

GRN Details

GRN:	192024250455773208	Payment Mode:	SBI Epay
GRN Date:	21/03/2025 14:20:09	Bank/Gateway:	SBlePay Payment Gateway
BRN :	0326883295146	BRN Date:	21/03/2025 14:20:54
Gateway Ref ID:	100123968380	Method:	State Bank of India UPI
GRIPS Payment ID:	210320252045577318	Payment Init. Date:	21/03/2025 14:20:09
Payment Status:	Successful	Payment Ref. No:	2000789950/7/2025
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Utsav Mukherjee
Address:	Asansol cout
Mobile:	8250942170
Period From (dd/mm/yyyy):	21/03/2025
Period To (dd/mm/yyyy):	21/03/2025
Payment Ref ID:	2000789950/7/2025
Dept Ref ID/DRN:	2000789950/7/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000789950/7/2025	Property Registration- Registration Fees	0030-03-104-001-16	393
Total				393

IN WORDS: THREE HUNDRED NINETY THREE ONLY.



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



192024250454570798

GRN Details

GRN:	192024250454570798	Payment Mode:	SBI Epay
GRN Date:	20/03/2025 21:03:41	Bank/Gateway:	SBIPay Payment Gateway
BRN :	9760714697233	BRN Date:	20/03/2025 21:03:59
Gateway Ref ID:	507963662039	Method:	State Bank of India UPI
GRIPS Payment ID:	200320252045457078	Payment Init. Date:	20/03/2025 21:03:41
Payment Status:	Successful	Payment Ref. No:	2000789950/2/2025
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr UTSAV MUKHERJEE
Address:	ASANSOL DISTRICT COURT
Mobile:	8250942170
Period From (dd/mm/yyyy):	20/03/2025
Period To (dd/mm/yyyy):	20/03/2025
Payment Ref ID:	2000789950/2/2025
Dept Ref ID/DRN:	2000789950/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000789950/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	39971
2	2000789950/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	628
Total				40599

IN WORDS: FORTY THOUSAND FIVE HUNDRED NINETY NINE ONLY.

Major Information of the Deed

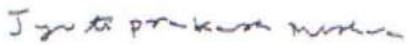
Deed No :	I-2324-01093/2025	Date of Registration	21/03/2025
Query No / Year	2324-2000789950/2025	Office where deed is registered	
Query Date	19/03/2025 12:36:51 PM	A.D.S.R. KULTI, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	UTSAV MUKHERJEE DISTRICT JUDGES COURT PASCHIM BARDHAMAN AT ASANSOL, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 8250942170, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,69,18,771/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,071/- (Article:48(g))	Rs. 1,021/- (Article:E, E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Kulti, Municipality: ASANSOL MC, Road: G. T. Road Badirchak, Mouza: Badirchak, JI No: 23, Pin Code : 713343

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-364 (RS :-364)	LR-785	Other Commercial Usage	Baid	3 Dec		14,50,180/-	Width of Approach Road: 160 Ft., Adjacent to Metal Road,
L2	LR-364 (RS :-364)	LR-786	Other Commercial Usage	Baid	2 Dec		9,66,787/-	Width of Approach Road: 160 Ft., Adjacent to Metal Road,
L3	LR-364 (RS :-364)	LR-787	Other Commercial Usage	Baid	2 Dec		9,66,787/-	Width of Approach Road: 160 Ft., Adjacent to Metal Road,
L4	LR-364 (RS :-364)	LR-2260	Other Commercial Usage	Baid	28 Dec		1,35,35,017/-	Width of Approach Road: 160 Ft., Adjacent to Metal Road,
		TOTAL :			35Dec	0 /-	169,18,771 /-	
	Grand Total :				35Dec	0 /-	169,18,771 /-	

Land Lord Details :

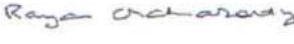
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr JYOTI PRAKASH MISHRA (Presentant) Son of Late KRIPA SHANKAR MISHRA Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office	Photo  21/03/2025	Finger Print  Captured LTI 21/03/2025	Signature  21/03/2025
	G T ROAD, HANUMAN CHARAI, OPPOSITE UTSAV LODGE, City:- Not Specified, P.O:- BARAKAR, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713324 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: AFxxxxxx1P, Aadhaar No: 72xxxxxxxx6398, Status :Individual, Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office			
2	Name Mr SATYA PRAKASH MISHRA Son of Late KRIPA SHANKAR MISHRA Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office	Photo  21/03/2025	Finger Print  Captured LTI 21/03/2025	Signature  21/03/2025
	HANUMAN CHARAI, OPP UTSAV LODGE, City:- Not Specified, P.O:- BARAKAR, P.S:-Kulti, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713324 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: ARxxxxxx1R, Aadhaar No: 49xxxxxxxx5143, Status :Individual, Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office			
3	Name Mr PREM PRAKASH MISHRA Son of Late KRIPA SHANKAR MISHRA Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office	Photo  21/03/2025	Finger Print  Captured LTI 21/03/2025	Signature  21/03/2025
	G T ROAD, HANUMAN CHARAI, OPP UTSAV LODGE, City:- Not Specified, P.O:- BARAKAR, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713324 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: AQxxxxxx8H, Aadhaar No: 81xxxxxxxx6986, Status :Individual, Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office			

4	Name Mrs RINI DAS CHAKRABORTY Daughter of Late RABINDRANATH DAS ALIAS RABIN DAS Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office	Photo  21/03/2025	Finger Print  Captured LTI 21/03/2025	Signature  21/03/2025
KULTORA, City:- Not Specified, P.O:- SITARAMPUR, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.: AKxxxxxx0A, Aadhaar No: 43xxxxxxxx3073, Status :Individual, Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RAYAN DEVELOPERS NEAMATPUR KULTORA, City:- Not Specified, P.O:- SITARAMPUR, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359 Date of Incorporation:XX-XX-2XX5 , PAN No.: ABxxxxxx3C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RAYAN CHAKRABORTY Son of Mr SUSHANTA CHAKRABORTY Date of Execution - 21/03/2025, , Admitted by: Self, Date of Admission: 21/03/2025, Place of Admission of Execution: Office	Photo  Mar 21 2025 2:20PM	Finger Print  Captured LTI 21/03/2025	Signature  21/03/2025
KULTORA, City:- Not Specified, P.O:- SITARAMPUR, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX6 , PAN No.: DHxxxxxx5Q, Aadhaar No: 43xxxxxxxx5578 Status : Representative, Representative of : RAYAN DEVELOPERS (as PARTNER)				

2

Name	Photo	Finger Print	Signature
Mr PRASANTA CHAKRABORTY Son of GANESH CHAKRABORTY Date of Execution - 21/03/2025, , Admitted by: Self, Date of Admission: 21/03/2025, Place of Admission of Execution: Office	 Mar 21 2025 2:20PM	 Captured LTI 21/03/2025	 21/03/2025
KULTORA, City:- Not Specified, P.O:- SITARAMPUR, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: AGxxxxxx3N, Aadhaar No: 41xxxxxxxx6943 Status : Representative, Representative of : RAYAN DEVELOPERS (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr USHER BANERJEE Son of HARADHAN BANERJEE GANGUTIYA ROAD, City:- Not Specified, P.O:- RASHUNPUR, P.S:-Kulti, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713333	 21/03/2025	 Captured 21/03/2025	 21/03/2025
Identifier Of Mr JYOTI PRAKASH MISHRA, Mr SATYA PRAKASH MISHRA, Mr PREM PRAKASH MISHRA, Mrs RINI DAS CHAKRABORTY, Mr RAYAN CHAKRABORTY, Mr PRASANTA CHAKRABORTY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr JYOTI PRAKASH MISHRA	RAYAN DEVELOPERS-3 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SATYA PRAKASH MISHRA	RAYAN DEVELOPERS-2 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr PREM PRAKASH MISHRA	RAYAN DEVELOPERS-2 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mrs RINI DAS CHAKRABORTY	RAYAN DEVELOPERS-28 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kulti, Municipality: ASANSOL MC, Road: G. T. Road Badirchak, Mouza: Badirchak,
 JI No: 23, Pin Code : 713343

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 364, LR Khatian No:- 785	Owner:জ্যোতি প্রকাশ মিশ্র, Gurdian:কৃপা শংকর, Address:বরাকর , Classification:বাইদ, Area:0.03000000 Acre,	Mr JYOTI PRAKASH MISHRA
L2	LR Plot No:- 364, LR Khatian No:- 786	Owner:সত্য প্রকাশ মিশ্র, Gurdian:কৃপা শংকর, Address:বরাকর , Classification:বাইদ, Area:0.02000000 Acre,	Mr SATYA PRAKASH MISHRA
L3	LR Plot No:- 364, LR Khatian No:- 787	Owner:প্রেম প্রকাশ মিশ্র, Gurdian:কৃপা শংকর, Address:বরাকর , Classification:বাইদ, Area:0.02000000 Acre,	Mr PREM PRAKASH MISHRA
L4	LR Plot No:- 364, LR Khatian No:- 2260	Owner:রিনি দাস চক্রবর্তী, Gurdian:সুশান্ত চক্রবর্তী, Address:মিড , Classification:বাইদ, Area:0.28000000 Acre,	Mrs RINI DAS CHAKRABORTY

Endorsement For Deed Number : I - 232401093 / 2025

On 21-03-2025

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

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

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

Presented for registration at 13:46 hrs on 21-03-2025, at the Office of the A.D.S.R. KULTI by Mr JYOTI PRAKASH MISHRA , 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 1,69,18,771/-

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

Execution is admitted on 21/03/2025 by 1. Mr JYOTI PRAKASH MISHRA, Son of Late KRIPA SHANKAR MISHRA, G T ROAD, HANUMAN CHARAI, OPPOSITE UTSAV LODGE, P.O: BARAKAR, Thana: Kulti, Paschim Bardhaman, WEST BENGAL, India, PIN - 713324, by caste Hindu, by Profession Business, 2. Mr SATYA PRAKASH MISHRA, Son of Late KRIPA SHANKAR MISHRA, HANUMAN CHARAI, OPP UTSAV LODGE, P.O: BARAKAR, Thana: Kulti, Paschim Bardhaman, WEST BENGAL, India, PIN - 713324, by caste Hindu, by Profession Business, 3. Mr PREM PRAKASH MISHRA, Son of Late KRIPA SHANKAR MISHRA, G T ROAD, HANUMAN CHARAI, OPP UTSAV LODGE, P.O: BARAKAR, Thana: Kulti, Paschim Bardhaman, WEST BENGAL, India, PIN - 713324, by caste Hindu, by Profession Business, 4. Mrs RINI DAS CHAKRABORTY, Daughter of Late RABINDRANATH DAS ALIAS RABIN DAS, KULTORA, P.O: SITARAMPUR, Thana: Kulti, Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, by caste Hindu, by Profession Others

Indetified by Mr USHER BANERJEE, , Son of HARADHAN BANERJEE, GANGUTIYA ROAD, P.O: RASHUNPUR, Thana: Kulti, Paschim Bardhaman, WEST BENGAL, India, PIN - 713333, by caste Hindu, by profession Others

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

Execution is admitted on 21-03-2025 by Mr RAYAN CHAKRABORTY, PARTNER, RAYAN DEVELOPERS (Partnership Firm), NEAMATPUR KULTORA, City:- Not Specified, P.O:- SITARAMPUR, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359

Indetified by Mr USHER BANERJEE, , Son of HARADHAN BANERJEE, GANGUTIYA ROAD, P.O: RASHUNPUR, Thana: Kulti, Paschim Bardhaman, WEST BENGAL, India, PIN - 713333, by caste Hindu, by profession Others

Execution is admitted on 21-03-2025 by Mr PRASANTA CHAKRABORTY, PARTNER, RAYAN DEVELOPERS (Partnership Firm), NEAMATPUR KULTORA, City:- Not Specified, P.O:- SITARAMPUR, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359

Indetified by Mr USHER BANERJEE, , Son of HARADHAN BANERJEE, GANGUTIYA ROAD, P.O: RASHUNPUR, Thana: Kulti, Paschim Bardhaman, WEST BENGAL, India, PIN - 713333, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,021.00/- (B = Rs 1,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/03/2025 9:03PM with Govt. Ref. No: 192024250454570798 on 20-03-2025, Amount Rs: 628/-, Bank: SBI EPay (SBlePay), Ref. No. 9760714697233 on 20-03-2025, Head of Account 0030-03-104-001-16
Online on 21/03/2025 2:20PM with Govt. Ref. No: 192024250455773208 on 21-03-2025, Amount Rs: 393/-, Bank: SBI EPay (SBlePay), Ref. No. 0326883295146 on 21-03-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3729, Amount: Rs.100.00/-, Date of Purchase: 19/03/2025, Vendor name: P Ghanty

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

Online on 20/03/2025 9:03PM with Govt. Ref. No: 192024250454570798 on 20-03-2025, Amount Rs: 39,971/-, Bank:

SBI EPay (SBlePay), Ref. No. 9760714697233 on 20-03-2025, Head of Account 0030-02-103-003-02

Online on 21/03/2025 2:20PM with Govt. Ref. No: 192024250455773208 on 21-03-2025, Amount Rs: 0/-, Bank: SBI

EPay (SBlePay), Ref. No. 0326883295146 on 21-03-2025, Head of Account



Debasish Sahoo
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
Paschim Bardhaman, West Bengal

* Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

* Volume number 2324-2025, Page from 21301 to 21328

being No 232401093 for the year 2025.



Debasish Sahoo

Digitally signed by DEBASISH SAHOO
Date: 2025.03.24 15:43:18 +05:30
Reason: Digital Signing of Deed.

(Debasish Sahoo) 24/03/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.