

9304

P 3045/21



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 804147

22.11.21
B.O.E.
Lest

certified that the Document
is Admitted to Registration the
Signature Sheet and the End-
orsements Attached with this
Document are the Part of this
Document.

[Signature]
A.D.R. Dargan
Registrar

22 NOV 2021

DEVELOPMENT AGREEMENT

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

Contd...P/2

S/N 7237 Date 18/11/2021
S/N Shree Krishna Developers
A/P DGB-12
V/S 5000
D/S 1000
P/S 1000
R/S 1000
01 NOV 2021

Chatterjee

Registrar, Durgapur

Registrar, Durgapur

A.D.S. No. 1000 Durgapur-16

Licence No. 1/2016-17



4
Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

22 NOV 2021

BETWEEN

[1] **RINA LAL** [PAN No--**BHIPL0691N**] [AADHAAR No-**248878073559**], wife of Late Bijay Lal, by Occupation- Housewife,

[2] **BINOY LAL** [PAN No--**ADOPL4060G**] [AADHAAR No-- **264745402331**], Son of Late Bijay Lal, by Occupation- Business, Both are by faith: Hindu, by nationality: Indian, residing at 9/6 Arraha Kalinagar, P.O-Durgapur-12, P.S-Kanksa, Dist- Paschim Bardhaman, West Bengal.

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

AND

SHREE KRISHNA DEVELOPERS [Pan No-AELFS5907F] being a Partnership Firm, having its registered office at Shankarpur Saptarshi Park, P.S-Newtownship, P.O-Durgapur-06, District-Paschim Bardhaman, West Bengal **represented by its Partners**

[1] **ARUP CHATTRAJ** [PAN- **AVPPC2819K**] [AADHAAR- **355965106463**], Son of Late Subhas Chattaraj, by faith: Hindu, by Occupation- Business, by nationality: Indian, residing at Vill & P.O- Bamunara, P.S- Kanksa, Durgapur-12, Dist- Paschhim Bardhaman, West Bengal.

[2] **UJJAL GOSWAMI** [PAN- **ARCPG1410H**] [AADHAAR- **850027235903**], Son of Chandra Sekhar Goswami, by faith Hindu, by Occupation- Business, by nationality: Indian, residing at Vill & P.O- Bamunara, P.S- Kanksa, Durgapur-12, Dist- Paschhim Bardhaman, West Bengal,

[3] **TAMASISH DUTTA** [PAN- **AHMPD5024A**] [AADHAAR-**750584557472**], Son of Tarit Kumar Dutta , by faith Hindu, by Occupation- Business, residing at G T Road, Vill & P.O- Khanyan, P.S+Dist-Hooghly, West Bengal,

[Hereinafter referred to and called as "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, legal representatives, administrators, executors and assigns) of the OTHER PART.

WHEREAS the schedule described property originally belongs to Santana Pada Ganguly which he acquired by way of Regd deed of sale being no-3930 of 1969 and whereas Santana Pada Ganguly died leaving behind Ashes Ganguly as his only legal heir and thereafter Ashes Ganguly transferred an area of 4 decimal in respect of plot no-RS-1596 by way of Regd Deed of Sale being no-6039 of 2021 in favour of Rina Lal & Binoy Lal and their names duly recorded in LR records of rights and under Khatian no-LR-5306,5307 and from the date of purchase they are owning, possessing and seizing the schedule below land without any encumbrances.

And whereas a piece of land in respect of plot no-LR-2139 originally belongs to Manik Chattaraj and thereafter transferred an area of 5 decimal by way of Regd Deed of Sale being no-7413 of 1991 in favour of Bijoy Lal and after demise of Bijoy Lal his property devolves upon his legal heirs namely Rina Lal & Binoy Lal and their names duly recorded in LR records of rights and under Khatian no-LR-5182,5209.

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

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

I-DEFINITION

1. **LANDOWNERS/LANDLORDS:-** Shall mean [1] **RINA LAL [PAN PAN No--BHIPL0691N] [AADHAAR No-248878073559]**, wife of Late Bijay Lal, by Occupation- Housewife, [2] **BINOY LAL [PAN No--ADOPL4060G] [AADHAAR No--264745402331]**, Son of Late Bijay Lal, by Occupation- Business, Both are by faith: Hindu, by nationality: Indian, residing at 9/6 Arraha Kalinagar, P.O-Durgapur-12, P.S-Kanksa, Dist- Paschim Bardhaman, West Bengal.
2. **DEVELOPER:-** Shall mean **SHREE KRISHNA DEVELOPERS [Pan No-AELFS5907F]** being a Partnership Firm, having its registered office at Shankarpur Saptarshi Park, P.S- Newtownship, P.O-Durgapur-06, District-Paschim Bardhaman, West Bengal having its partners namely [1] **ARUP CHATTRAJ [PAN- AVPPC2819K] [AADHAAR- 355965106463]**, Son of Subhas Chattaraj, by faith: Hindu, by Occupation- Business, by nationality: Indian, residing at Vill & P.O- Bamunara, P.S- Kanksa, Durgapur-12, Dist- Paschhim Bardhaman, West Bengal.[2] **UJJAL GOSWAMI [PAN- ARCPG1410H] [AADHAAR- 850027235903]**, Son of Chandra Sekhar Goswami, by faith Hindu, by Occupation- Business, by nationality: Indian, residing at Vill & P.O- Bamunara, P.S- Kanksa, Durgapur-12, Dist- Paschhim Bardhaman, West Bengal,[3] **SRI SANTANU BHANDARI [PAN- BOYPB7248L] [AADHAAR- 4357 7541 1855]**, Son of Sri Angad Bhandari, by faith Hindu, by Occupation- Business, residing at Vill & P.O- Bamunara, P.S- Kanksa, Durgapur-12, Dist- Paschhim Bardhaman, West Bengal [4] **MRS. CHHANDA MUKHERJEE [PAN- AUVPG8638D]**, Wife of Mr. Amit Kumar Mukherjee, by faith Hindu, by Occupation- Business, residing at 3/20, H.F.C. Township, Bidhannagar, P.O- Durgapur, P.S.- New Township, Dist.-Paschim Bardhaman, West Bengal, Pin-713212[5] **SRI DEBABRATA ROY [PAN- AVPPR3915H] [AADHAAR- 8202 5967 3931]**, Son of Sri Lakshmikanta Roy, by faith Hindu, by Occupation- Business, residing at Vill & P.O- Bamunara, P.S- Kanksa, Durgapur-12, Dist- Paschhim Bardhaman, West Bengal,[6] **TAMASISH DUTTA [PAN- AHMPD5024A] [AADHAAR-750584557472]**, Son of Tarit Kumar Dutta , by faith Hindu, by Occupation- Business, residing at G T Road, Vill & P.O- Khanyan, P.S+Dist-Hooghly, West Bengal,
3. **LAND:-** Shall mean All that piece and parcel of Land which is described as in schedule.



4. **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Developer herein in the Land mentioned in the FIRST SCHEDULE.
5. **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
6. **Gram Panchayat :-** Shall mean the Molandighi Gram Panchayat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
7. **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Molandighi Gram Panchayat & Paschim Bardhaman Zilla Parishad and shall also include variations/ modifications, alterations therein that may be made by the LANDOWNERS herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
8. **UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.
9. **PROJECT:** Shall mean the work of development undertake and to be done by the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/ Flat/ s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.
10. **Force Majeure:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockdown, transport strike, notice or prohibitory order from 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.
11. **PURCHASER/S** shall mean and include:
 - A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
 - B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns.
 - C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
 - D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
 - E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.
 1. **Masculine gender:** Shall include the feminine and neuter gender and vice versa.
 2. **Singular number:** Shall include the plural and vice-versa.

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.

IV: DURATION:- This agreement is made for a period of **48 months** which starts from the date of getting approved sanction plan of Molandighi Gram Panchayat & Paschim Bardhaman Zilla Parishad with a grace period of **6 month**.

V:- SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of Molandighi Gram Panchayat & Paschim Bardhaman Zilla Parishad over and above the Land as described in First Schedule.

VI: - LANDOWNERS DUTY & LIABILITY:-

1. The LANDOWNERS will deliver the First Schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That LANDOWNERS hereby declare that the Schedule mentioned land is free from all encumbrances and if any question regarding ownership of the land is arises on that score the LANDOWNERS are answerable for the same and if any land related disputes are found in future that also shall be meet up by the LANDOWNERS at their own cost and if the Developer agrees to bear the cost or expenses for the same on that score that will be deducted from the LANDOWNERS's Allocation.
3. That the LANDOWNERS shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the first Schedule property in the hands of the developer and also shall supply all the original land related documents and Uptodate Khazna Receipt .
4. **The LANDOWNERS hereby declared that :-**
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no agreement between the LANDOWNERS and any other party except **"SHREE KRISHNA DEVELOPERS"** either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
 - c) **Sec-202 of Indian contract Act will be taken into consideration in case of death of the LANDOWNERS.**
 - d) That land related dispute shall be resolved by the LANDOWNERS.
5. That the LANDOWNERS also agreed that they will execute a power of attorney and appointed the Developer party to do & execute all lawful acts, deeds things for the LANDOWNERS and on their behalf in respect of all activities related to developing and construction of a housing complex on the said land i.e receive sanctioned plan from the Molandighi Gram Panchayat, such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against LANDOWNERS in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed in favour of intending customer.


Adv

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

VIII- DEVELOPER DUTY, LIABILITY & Responsibility:-

1. The developer "SHREE KRISHNA DEVELOPERS" is fully acquainted with, aware of the process/formalities related to similar project in this area.
2. The developer confirms and assures the LANDOWNERS that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the LANDOWNERS 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 LANDOWNERS & 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 the developer only. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the LANDOWNERS and DEVELOPER.
4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and second party shall take the entire necessary step to save the property from any kind of encroachment by the adjacent LANDOWNERS.
5. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the LANDOWNERS shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement. The LANDOWNERS shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible the said incident or damage or loss during construction.
7. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan.
8. That the Developer shall not make LANDOWNERS responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers.

X-Cancellation :

1. The LANDOWNERS has no right to cancel and/or rescind this agreement after getting all the statutory permission by the Developer.

2. XI-Miscellaneous :-

- a) **Indian Law-** This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- b) **Confidentiality & non-disclosure-** Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) **Dispute-** That all disputes and differences arising out of this agreement shall be referred to Arbitrator for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.
- d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the DEVELOPER to the LANDOWNERS time to time.
- e) The LANDOWNERS can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor and the decision will be held after discussion with the developer. 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.
- g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney but the LANDOWNERS is not liable to make payment of any kind of loan liability of the developer.
- h) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- k) The LANDOWNERS 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.
- 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 LANDOWNERS without reimbursement of the same and the LANDOWNERS shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

FIRST SCHEDULE ABOVE REFERRED TO**(Description of Land)**

All that Piece and Parcel of Land measuring an area of **7 Decimal** comprising in Plot no-RS-1596 within the Mouza of Arraha, J.L No-91, P.S-Kanksa, District Paschim Bardhaman, West Bengal comprising in Plot no & Khatian no are as follows:

Plot no-LR	Khatian no	Area	Nature of Land
2171	5307	2 decimal	Danga
2171	5306	2 decimal	Danga
2139	5209	2 decimal	Garlayek Patit
2139	5210	1 decimal	Garlayek Patit

Total land is butted and bounded as follows:

South: Land of Avijit Ghosh.

East : 12 ft wide Metal road & RS Plot no-1596.

North : 16 ft wide Metal Road,

West: Land of Manoranjan Dey.

Which is specifically shown in Red Colour in annexed plan map also part and parcel of this deed.

SECOND SCHEDULE ABOVE REFERRED TO**(LANDOWNERS' ALLOCATION)**

LANDOWNERS will get **Two [2] numbers of 2BHK Flat** measuring area **750 sq ft to 800 sq ft** and **One [1] Car parking space** and **One [1] number of 3BHK Flat** measuring an area of **1000 sq ft to 1100 sq ft** which will be allocated as per mutual discussion between the LANDOWNERS and developer together with the undivided importable proportionate share and/or interest in the schedule mentioned land and the common portions and **Rs. 1,50,000/- [Rupees One Lakh Fifty Thousand]** only at the time of registration of development agreement, and Developer pay amount of **Rupees 2,50,000/- [Rupees Two Lakh Fifty Thousand]** only at the time of starting construction of the building after getting construction permission from sanction authority, which will be adjustable with LANDOWNERS's allocation but in no case the LANDOWNERS shall have any right to claim the allocated flats in each floor constructed over the first schedule property.

It is agreed by the LANDOWNERS, he will not claim any other consideration/claim in any manner whatsoever except the above or never raise any dispute in any manner whatsoever.

THIRD SCHEDULE ABOVE REFERRED TO**(DEVELOPER'S ALLOCATION)**

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

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

IN WITNESS WHEREOF the parties hereto have executed these presents on this 22nd day of November 2021 before the office of the ADSR Durgapur.

WITNESSES: -

1.

Bismita Pal.
for Bidyut Pal.
Dumpan Cerat 16

Rinjal

Binay Pal

2. Gopal Chandra Pal.
vill - Bina 2 pur
P.O - Gaur Barer
Dist - P. Bowhomen
(w-B)

Signature of LANDOWNERS

Shree Krishna Developers
Arad Chatterjee
Partner

Shree Krishna Developers
Vijal Goswami
Partner

Shree Krishna Developers
Rameshi Datta
Partner

Signature of the Developer

Drafted and typed by me

Prasanta Bandyopadhyay

Advocate, Durgapur Court

En No-WB-733 of 2011

आयकर विभाग
INCOME TAX DEPARTMENT

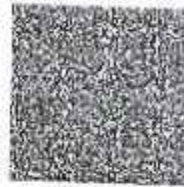


भारत सरकार
GOVT. OF INDIA



ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number Card

BHIPL0691N



नाम / Name
RINA LAL

पिता का नाम / Father's Name
KANAI BAURI

जन्म की तारीख /
Date of Birth
01/07/1960


हस्ताक्षर / Signature



In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTTISI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खाने/पान का कृपया सूचित करें/लौटायें :
भाषाफन पैल सेवा यूनिट, UTTISI,
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४

Rina Lal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BINOY LAL
BIJOY LAL

02/02/1983

Participation Account Number

ADOPL4060G

Binoj Lal
Signature



1501 VOW S S

Binoj Lal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARUP CHATTARAJ
SUBHAS CHATTARAJ
22/05/1986

Permanent Account Number

AVPPC2819K

Arup Chattaraj

Signature



10/10/2018 11:58

Arup Chattaraj



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TAMASHIS DATTA

TARIT KUMAR DATTA

02/03/1974

Permanently Authorized Representative

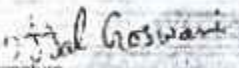
AHMPD5024A

Tamashis Datta
Signature



Tamashis Datta

—

आयकर विभाग		भारत सरकार
INCOME TAX DEPARTMENT		GOVT. OF INDIA
UJJAL GOSWAMI		
CHANDRA SEKHAR GOSWAMI		
03/09/1986		
Permanent Account Number		
ARCPG1410H		
		
Signature		

Ujjal Goswami



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

GRN Details

GRN:	192021220117891821	Payment Mode:	Online Payment
GRN Date:	22/11/2021 10:03:27	Bank/Gateway:	State Bank of India
BRN :	CKS0304732	BRN Date:	22/11/2021 10:11:20
Payment Status:	Successful	Payment Ref. No:	2002370598/2/2021
			[Query No*/Query Year]

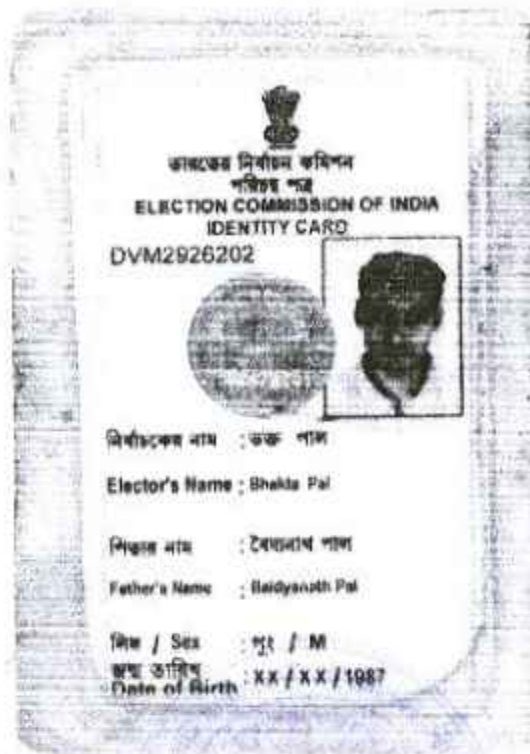
Depositor Details

Depositor's Name:	SHREE KRISHNA DEVELOPERS
Address:	BAMUNARA DURGAPUR 713212
Mobile:	8250537504
Depositor Status:	Others
Query No:	2002370598
Applicant's Name:	Mr Prasanta Bandyopadhyay
Identification No:	2002370598/2/2021
Remarks:	Sale, Development Agreement or Construction agreement

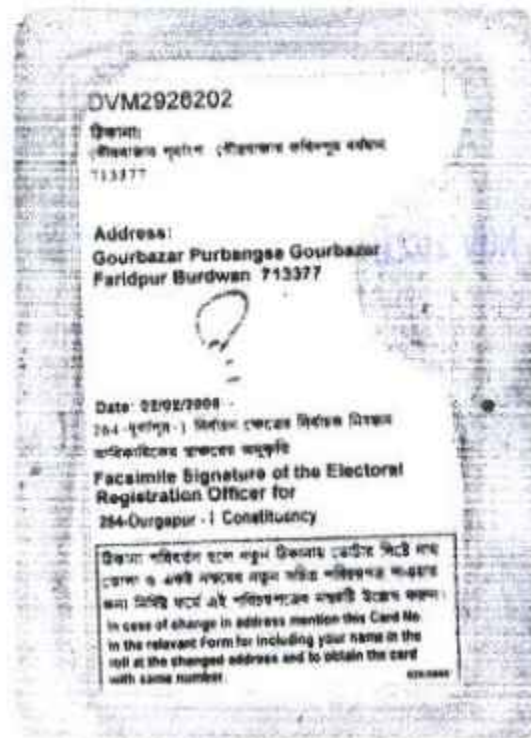
Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002370598/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	11
2	2002370598/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	4014
			Total	4025

IN WORDS: FOUR THOUSAND TWENTY FIVE ONLY.



*for
Bhakta Pal*



হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



Rimzal

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature

Rimzal

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



Binyal

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature

Binyal

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



Arup Chatterjee

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature

Arup Chatterjee

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



Ujjal Dasgupta

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature

Ujjal Dasgupta

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



Signature

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature

Major Information of the Deed

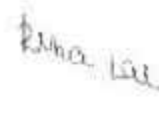
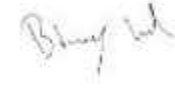
Deed No :	I-2306-09045/2021	Date of Registration	22/11/2021
Query No / Year	2306-2002370598/2021	Office where deed is registered	
Query Date	16/11/2021 11:33:09 PM	2306-2002370598/2021	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WLSI BENGAL, PIN - 713216, Mobile No. : 8250537504, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 4,00,000/-]		
Set Forth value	Market Value		
	Rs. 16,06,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 4,014/- (Article:E, E, B)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code 713212

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-2171 (RS :-)	LR-5307	Vastu	Danga	2 Dec	4,59,000/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
L2	LR-2171 (RS :-)	LR-5306	Vastu	Danga	2 Dec	4,59,000/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
L3	LR-2139 (RS :-)	LR-5209	Vastu	Garh Layek Patit	2 Dec	4,59,000/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
L4	LR-2139 (RS :-)	LR-5210	Vastu	Garh Layek Patit	1 Dec	2,29,500/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
TOTAL :				7Dec	0 /-	16,06,500 /-	
Grand Total :				7Dec	0 /-	16,06,500 /-	

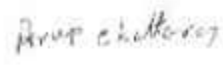
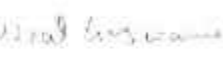
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Rina Lal Wife of Late Bijay Lal Executed by: Self, Date of Execution: 22/11/2021 , Admitted by: Self, Date of Admission: 22/11/2021 ,Place : Office	Photo  22/11/2021	Finger Print  LTI 22/11/2021	Signature  22/11/2021
9/6 Arrah Kalinagar, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BHxxxxxx1N, Aadhaar No: 24xxxxxxxx3559, Status :Individual, Executed by Self, Date of Execution: 22/11/2021 , Admitted by: Self, Date of Admission: 22/11/2021 ,Place : Office				
2	Name Mr Binoy Lal (Presentant) Son of Late Bijay Lal Executed by: Self, Date of Execution: 22/11/2021 , Admitted by: Self, Date of Admission: 22/11/2021 ,Place : Office	Photo  22/11/2021	Finger Print  LTI 22/11/2021	Signature  22/11/2021
9/6 Arrah Kalinagar, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx0G, Aadhaar No: 26xxxxxxxx2331, Status :Individual, Executed by: Self, Date of Execution: 22/11/2021 , Admitted by: Self, Date of Admission: 22/11/2021 ,Place : Office				

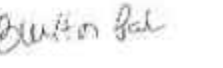
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHREE KRISHNA DEVELOPERS Sankarpur Saptarshi Park, City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 , PAN No.: AExxxxxx7F,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 Arup Chattaraj Son of Late Subhas Chattaraj Date of Execution - 22/11/2021, , Admitted by: Self, Date of Admission: 22/11/2021, Place of Admission of Execution: Office	Photo  Nov 22 2021 2:48PM	Finger Print  LTI 22/11/2021	Signature  22/11/2021
Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AVxxxxxx9K, Aadhaar No: 35xxxxxxxx6463 Status : Representative, Representative of : SHREE KRISHNA DEVELOPERS (as Partner)				
2	Name Mr Ujjal Goswami Son of Mr Chandra Sekhar Goswami Date of Execution - 22/11/2021, , Admitted by: Self, Date of Admission: 22/11/2021, Place of Admission of Execution: Office	Photo  Nov 22 2021 2:48PM	Finger Print  LTI 22/11/2021	Signature  22/11/2021
Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ARxxxxxx0H, Aadhaar No: 85xxxxxxxx5903 Status : Representative, Representative of : SHREE KRISHNA DEVELOPERS (as Partner)				
3	Name Mr Tamasish Dutta Son of Mr Tarit Kumar Dutta Date of Execution - 22/11/2021, , Admitted by: Self, Date of Admission: 22/11/2021, Place of Admission of Execution: Office	Photo  Nov 22 2021 2:49PM	Finger Print  LTI 22/11/2021	Signature  22/11/2021
G T Road, Khanyan, City:- Not Specified, P.O:- Khanyan, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712147, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxxx4A, Aadhaar No: 75xxxxxxxx7472 Status : Representative, Representative of : SHREE KRISHNA DEVELOPERS (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr Baidyanath Pal Durgapur Court, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN - 713216	 22/11/2021	 22/11/2021	 22/11/2021

Identifier Of Mrs Rina Lal, Mr Binoy Lal, Mr Arup Chattaraj, Mr Ujjal Goswami, Mr Tamasish Dutta

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Rina Lal	SHREE KRISHNA DEVELOPERS-2 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Binoy Lal	SHREE KRISHNA DEVELOPERS-2 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs Rina Lal	SHREE KRISHNA DEVELOPERS-2 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Binoy Lal	SHREE KRISHNA DEVELOPERS-1 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2171, LR Khatian No:- 5307	Owner:রীনা লাল, Gurdian:বিজয় , Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Mrs Rina Lal
L2	LR Plot No:- 2171, LR Khatian No:- 5306	Owner:বিনয় লাল, Gurdian:বিজয় , Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Mr Binoy Lal
L3	LR Plot No:- 2139, LR Khatian No:- 5209	Owner:রীনা লাল, Gurdian:বিজয় লাল, Address:নিজ , Classification:গড়নায়েক পতিত, Area:0.02000000 Acre,	Mrs Rina Lal
L4	LR Plot No:- 2139, LR Khatian No:- 5210	Owner:বিনয় লাল, Gurdian:বিজয় লাল, Address:নিজ , Classification:গড়নায়েক পতিত, Area:0.01000000 Acre,	Mr Binoy Lal

On 22-11-2021

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 : 42 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:08 hrs on 22-11-2021, at the Office of the A.D.S.R. DURGAPUR by Mr Binoy Lal, 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 16,06,500/-

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

Execution is admitted on 22/11/2021 by 1. Mrs Rina Lal, Wife of Late Bijay Lal, 9/6 Arrah Kalinagar, P.O: Arrah, Thana: Kanksa, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife, 2. Mr Binoy Lal, Son of Late Bijay Lal, 9/6 Arrah Kalinagar, P.O: Arrah, Thana: Kanksa, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

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

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

Execution is admitted on 22-11-2021 by Mr Arup Chattaraj, Partner, SHREE KRISHNA DEVELOPERS, Sankarpur Saptarshi Park,, City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206

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

Execution is admitted on 22-11-2021 by Mr Ujjal Goswami, Partner, SHREE KRISHNA DEVELOPERS, Sankarpur Saptarshi Park,, City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206

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

Execution is admitted on 22-11-2021 by Mr Tamasish Dutta, Partner, SHREE KRISHNA DEVELOPERS, Sankarpur Saptarshi Park,, City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,014/- (B = Rs 4,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2021 10:06AM with Govt. Ref. No: 192021220117891821 on 22-11-2021, Amount Rs: 4,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS0304732 on 22-11-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 11/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 7237, Amount: Rs.5,000/-, Date of Purchase: 18/11/2021, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2021 10:06AM with Govt. Ref. No: 192021220117891821 on 22-11-2021, Amount Rs: 11/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS0304732 on 22-11-2021, Head of Account 0030-02-103-003-02



Partha Bairaggya

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 2306-2022, Page from 5155 to 5180

being No 230609045 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA
Date: 2022.01.06 15:48:31 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2022/01/06 03:48:31 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)