

10251

I-1535/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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certified that the Document  
Admitted to Registration the  
Signature Sheet and the Endr-  
documented with the late  
Documentary Part of this  
Document

A.D.S.R. Dasgupta  
Baran

### DEVELOPMENT AGREEMENT

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

11 FEB 2022

Contd. Page-02

Adv

**BETWEEN**

[1] **DEBABRATA CHATTERJEE** [ Pan No-ABNPC4084E [ Aadhaar No-310427792732 ] son of Lakshmi Kanta Chatterjee, by Occupation: Business, By Faith : Hindu, Citizen of India, residing at Vill & P.O- Bamunara, P.S- Kanksa, Durgapur-713212, Dist- Paschhim Bardhaman, West Bengal.

[2] **SUBRATA CHATTERJEE** [ Pan No- BBQPC7389Q [ Aadhaar No-223876185361 ] son of Lakshmi Kanta Chatterjee, by Occupation: Business, By Faith : Hindu, Citizen of India, residing at Vill & P.O- Bamunara, P.S- Kanksa, Durgapur-713212, Dist- Paschhim Bardhaman, West Bengal.

[3] **JOYDEB CHATTERJEE** [ Pan No-AMNPC8191M [ Aadhaar No-426460836479 ] son of Lakshmi Kanta Chatterjee, by Occupation: Business By Faith : Hindu, Citizen of India, residing at Vill & P.O- Bamunara, P.S- Kanksa, Durgapur-713212, Dist- Paschhim Bardhaman, West Bengal.

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

**AND**

**SHREE CHAITANYA DEVELOPERS [ PAN-AEIFS6782B ]**, A Partnership Firm having its office at C/o Sandip Shyam, Vill & P.O-Bamunara, P.S-Kanksa, Durgapur-713212, Dist-Paschim Bardhaman, West Bengal represented by its **Partners either singly and jointly :-**

[1] **Mr. DEBABRATA ROY** [ Pan No- AVPPR3915H ] son of LAKSHMIKANTA ROY, by faith-Hindu, by nationality-Indian, by Occupation—Business residing at Vill+P.O-Bamunara, Durgapur-713212, P.S-Kanksa, Dist: Paschim Bardhaman, West Bengal.

[2] **Mr. SANTANU BHANDARI** [ Pan No-BOYPB7248L ] son of ANGAD BHANDARI, by faith-Hindu, by nationality-Indian, by Occupation—Business residing at Vill+P.O-Bamunara, Durgapur-713212, P.S-Kanksa, Dist: Paschim Bardhaman, West Bengal.

[4] **Mr. SOURAV GOSWAMI** [PAN- BSHPG7463B] [AADHAAR- 2116 9864 9415], Son of Sri Pranab Goswami, by faith Hindu, by nationality: Indian by Occupation- Business, residing at Vill & P.O- Bamunara, P.S- Kanksa, Durgapur-12, Dist- Paschhim Bardhaman, West Bengal.

[4] **SANDIP SHYAM** [ Pan No-BPOPS5349A [ Aadhaar No-268612409253 ] son of Narayan Das Shyam by Occupation: Business, By Faith : Hindu, Citizen of India, residing at Vill & P.O- Bamunara, P.S- Kanksa, Durgapur-713212, Dist- Paschhim Bardhaman, West Bengal.

[5] JOYDEB CHATTERJEE [ Pan No-AMNPC8191M [ Aadhaar No-426460836479 ]

son of Lakshmi Kanta Chatterjee, by Occupation: Business, By Faith : Hindu, Citizen of India, residing at Vill & P.O- Bamunara, P.S- Kanksa, Durgapur-713212, Dist- Paschim Bardhaman, West Bengal.

[6] SAMIRAN MONDAL [ Pan No-BDPPM9220H, Aadhaar No- 447072583118 ] son of Rajiblochan Mondal, by Occupation: Business, By Faith : Hindu, Citizen of India, residing at Vivekananda Road, Sagarbhanga, Ghosh Market, P.S- Coke-Oven, Durgapur-713211, Dist- Paschim Bardhaman, 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 SECOND PART.

And whereas the schedule below land originally belongs to Lakshmi Kanta Chatterjee which he acquired by way of succession & inheritance and thereafter Lakshmi Kanta Chatterjee executed a Deed of Gift in favour of the present landowners vide deed No-5307 of 2013 and their names duly recorded in LR records of rights and from the date of inheritance the present LANDOWNERS owning, possessing and seizing the "First schedule property" without any encumbrances from any persons.

AND WHEREAS the land Owner desires to develop the "First Schedule Property" by construction of multistoried building or as per sanction of Gopalpur Gram Panchayat up to maximum limit of floor and order from the office of the Paschim Bardhaman Zila Parisad and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient times the Land Owner could not be able to take any steps for the said development and as such the Land Owner are 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. **OWNER/LANDLORDS:-** Shall mean Subrata Chatterjee, Joydeb Chatterjee, Debabrata Chatterjee .
2. **DEVELOPER:-** Shall mean "SHREE CHAITANYA DEVELOPERS [ PAN-AEIFS6782B ], A Partnership Firm having its office at C/o Sandip Shyam, Vill & P.O- Bamunara, P.S-Kanksa, Durgapur-713212, Dist-Paschim Bardhaman, West Bengal.
3. **LAND:-** Shall mean land measuring an area BAID Land measuring 1.25 Acre comprising in Plot No-RS-931, Plot no-LR-725 under Khatian No-LR-6396, 6397, 6395 within the Mouja of Bamunara, J.L No-LR-58, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal.

4. **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owner herein or 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 Gopalpur 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 Gopalpur Gram Panchayat and shall also include variations/modifications, alterations therein that may be made by the Owner 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 Owner herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/ Flat/ s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.
10. **FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockdown, transport strike, notice or prohibitory order from Gram Panchayat or any other statutory Body or any Court, Government Regulations, new and/or changes in any Panchayat or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.

a. **PURCHASER/S** shall mean and include:

A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;

B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns.

C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;

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 **36 months** which starts from the date of getting approved sanction plan of Gopalpur Gram Panchayat with a grace period of **6 month**.

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

**VI: - OWNER DUTY & LIABILITY:-**

1. The owner will delivered the First Schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.

2. That owner 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 owner is answerable for the same and if any land related dispute is found in future that also shall be meet up by the LANDOWNERS at his own cost and if the Developer agrees to bear the cost or expenses for the same on that score that will be deducted from the LANDOWNERS's Allocation.

3. That the Owner 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 which includes LR Parcha, Khazna.

- a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
  - b) There is no agreement between the Owner and any other party except "SHREE CHAITANYA 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 Land owner.
  - e) That GST, stamp duty and registration fees in relation to the LANDOWNERS's allocation Flat shall be borne by the LANDOWNERS themselves.
5. That the Owner 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 Owner 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 Gopalpur 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 land owner 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.
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 CHAITANYA DEVELOPERS" is fully acquainted with, aware of the process/formalities related to similar project in this area.
- 2. The developer confirms and assures the Owner 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 owner do not have any liability and or responsibility to finance and execute the project or part thereof.

3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. agencies. Any variation/ alteration/ modification from the original approved drawing/plan needs approval of the Owner & the Architect before submission to the Corporation/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the Owner and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the Owner and Developers.
4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and second party shall take all the necessary step to save the property from any kind of encroachment by the adjacent land Owner.
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 Owner 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 Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible 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 Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers.

 **X-Cancellation :**

1. The Owner 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 developers to the Owner time to time.
- e) The Owner can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the 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 developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- l) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

**FIRST SCHEDULE ABOVE REFERRED TO**

**(Description of Land)**

A Piece and Parcel of **BAID Land measuring 1.25 Acre** comprising in Plot No-RS-931, Plot no-LR-725 under **Khatian No-LR-6396, 6397, 6395** within the Mouja of Bamunara, J.L No-LR-58, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal which is butted and bounded as follows:

North : Plot no-927,930 & 20 ft wide road.      South : Plot no-972,971,970.  
West : Plot no-790788,789,.      East : Plot no-932,933,934,939

**SECOND SCHEDULE ABOVE REFERRED TO**

**( LANDOWNERS ALLOCATION )**

Landowner will get Rs. 6,00,00,000/- [ Rupees Six Crore ] only but in no case the Landowner shall have any right to claim any other consideration in any manner whatsoever except the above.

**THIRD SCHEDULE ABOVE REFERRED TO**

**(DEVELOPER'S ALLOCATION)**

DEVELOPER'S ALLOCATION shall mean all entire building including common facilities common parties 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 14th day of December 2021 before the office of the ADSR Durgapur.

WITNESSES: -

1.

Bhanta Pal,

S/o. Binayand Pal,

Durgam Court-12

2. Prasanta Bhowmik.

Advocate

Durgam Court-16

1. Debabrata Chatterjee

2. Sebrata Chatterjee

3. Ardeb Roy

Signature of LANDOWNERS

SHREE CHAITANYA DEVELOPERS

Debabrata Roy

Partner

SHREE CHAITANYA DEVELOPERS

Santanu Bhattacharya

Partner

SHREE CHAITANYA DEVELOPERS

Souman Chatterjee

Partner

SHREE CHAITANYA DEVELOPERS

Sandip Shyam

Partner

SHREE CHAITANYA DEVELOPERS

Saurabh Mondal

Partner

SHREE CHAITANYA DEVELOPERS

Ardeb Roy

Partner

Signature of the Developer

Drafted and typed by me

Prasanta Bandyopadhyay.

Advocate, Durgapur Court

En No-WB-733 of 2011

|                                                                                   |                                                                                   |                                                                                     |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| स्थायी लेखा संख्या                                                                | /PERMANENT ACCOUNT NUMBER                                                         |  |
|  | ABNPC4084E                                                                        |                                                                                     |
| नाम /NAME                                                                         | DEBABRATA CHATTERJEE                                                              |                                                                                     |
| पिता का नाम /FATHER'S NAME                                                        | LAKSHMI KANT CHATTERJEE                                                           |                                                                                     |
| जन्म तिथि /DATE OF BIRTH                                                          | 09-03-1954                                                                        |  |
| हस्ताक्षर /SIGNATURE                                                              |  | आयकर अधिकारी, रांची<br>COMMISSIONER OF INCOME-TAX, RANCHI                           |

Debabrata Chatterjee

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUBRATA CHATTERJEE

LAKSHMI KANTA CHATTERJEE

23/01/1958

Permanent Account Number

BBQPC7389Q

*Subrata Chatterjee*  
Signature



23052014

*Subrata Chatterjee*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SANDIP SHYAM  
NARAYAN DAS SHYAM

05/12/1977

Permanent Account Number  
BPOPS5349A

*Sandip Shyam*  
Signature



*Sandip Shyam*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

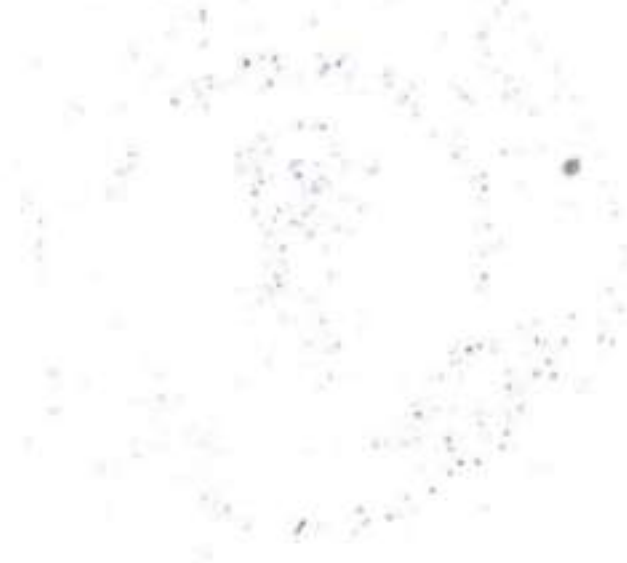
SAMIRAN MONDAL  
RAJIBLOCHAN MONDAL  
03/03/1981

Permanent Account Number  
BDPPM9220H

Signature  
Samiran Mondal



Samiran Mondal .



आयकर विभाग  
INCOME TAX DEPARTMENT  
JOYDEB CHATTERJEE  
LAKSHMI KANTA CHATTERJEE  
16/01/1972  
Permanent Account Number  
AMNPC8191M  
Joydeb Chatterjee  
Signature

भारत सरकार  
GOVT. OF INDIA



Joydeb Chatterjee

आयकर विभाग  
INCOME TAX DEPARTMENT  
SOURAV GOSWAMI  
PRANAB GOSWAMI  
14/08/1997  
Permanent Account Number  
BSHPG7463B  
Signature  
भारत सरकार  
GOVT. OF INDIA



*Sourav Goswami*



SHREE CHAITANYA DEVELOPERS  
Debabrata Ro7  
Partner

SHREE CHAITANYA DEVELOPERS  
Santanu Bhattacharya  
Partner

SHREE CHAITANYA DEVELOPERS  
Suman Chatterjee  
Partner

SHREE CHAITANYA DEVELOPERS  
Sandeep Shyam  
Partner

SHREE CHAITANYA DEVELOPERS  
Samiran Mondal  
Partner

SHREE CHAITANYA DEVELOPERS  
Sydebaty  
Partner

ভাৰতীয় নিৰ্বাচন কমিছন  
পৰিচয় কাৰ্ড  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
DVM2926202



নিৰ্বাচকৰ নাম : ভক্ত পাল

Elector's Name : Bhakta Pal

পিতাৰ নাম : বৈদ্যনাথ পাল

Father's Name : Baidyanath Pal

লিংগ / Sex : পুৰ / M

জন্ম তাৰিখ : XX / XX / 1987  
Date of Birth



Dinku Pal

DVM2926202

ঠিকানা:  
গৌৰবাজার পূৰ্বাঞ্চল (বীএলআই) পল্লীমণ্ডল বর্ডওয়ান  
713377

Address:  
Gourbazar Purbangsa Gourbazar  
Faridpur Burdwan 713377

Date: 02/02/2006  
264-দুৰ্গাপুৰ - I নিৰ্বাচন কেন্দ্ৰৰ নিৰ্বাচক অফিচৰ  
অধিকাৰিত্বত স্বাক্ষৰৰ অনুমতি

Facsimile Signature of the Electoral  
Registration Officer for  
264-Durgapur - I Constituency

প্ৰতিপালক নিৰ্বাচকৰ নাম সলনি হ'লে ইতিমধ্যে দিয়া গৈছে  
ফৰ্মত ইয়াৰে সলনি কৰা হ'লে নিৰ্বাচকৰ নাম সলনি  
কৰা ফৰ্মত ইয়াৰে সলনি কৰা হ'লে নিৰ্বাচকৰ নাম সলনি  
In case of change in address mention this Card No.  
in the relevant form for including your name in the  
roll at the changed address and to obtain the card  
with same number



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

GRN Details

GRN: 192021220134706391  
GRN Date: 13/12/2021 15:13:08  
BRN : CKS2233075  
Payment Status: Successful

Payment Mode: Online Payment  
Bank/Gateway: State Bank of India  
BRN Date: 13/12/2021 15:12:19  
Payment Ref. No: 2002578077/2/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: SHREE CHAITANYA DEVELOPERS  
Address: BAMUNARA, PS-KANKSA PIN-713212  
Mobile: 8250537504  
Depositor Status: Buyer/Claimants  
Query No: 2002578077  
Applicant's Name: Mr Prasanta Bandyopadhyay  
Identification No: 2002578077/2/2021  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

| Sl. No. | Payment ID        | Head of A/C<br>Description               | Head of A/C        | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|------------|
| 1       | 2002578077/2/2021 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 35011      |
| 2       | 2002578077/2/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 600014     |
| Total   |                   |                                          |                    | 635025     |

IN WORDS: SIX LAKH THIRTY FIVE THOUSAND TWENTY FIVE ONLY.

## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

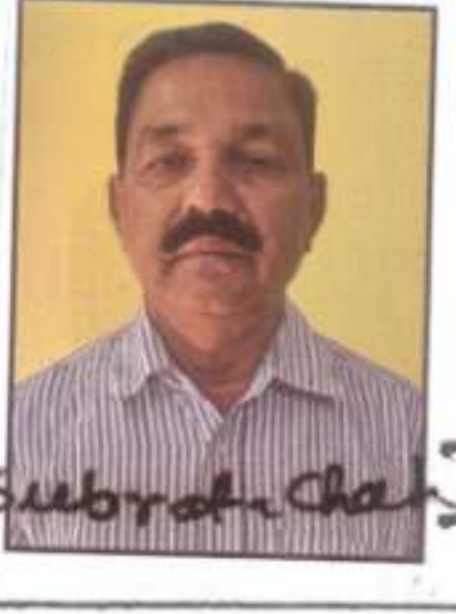
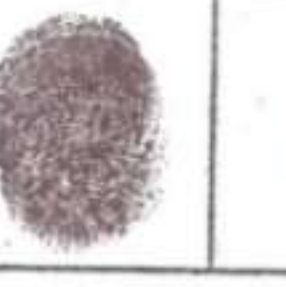
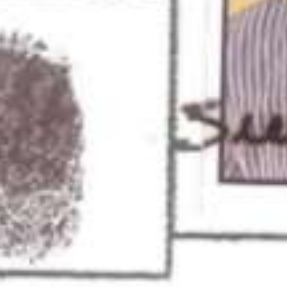
|                       |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                                                    |
|-----------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| বাম হাত<br>Left Hand  |  |  |  |  |  | <br><u>Debabrata Chatterjee</u> |
|                       | বৃদ্ধাঙ্গুল Thums                                                                 | তর্জনী 1st Finger                                                                 | মধ্যমা Middle                                                                      | অনামিকা Ring                                                                        | কনিষ্ঠা Small Finger                                                                |                                                                                                                    |
| ডান হাত<br>Right Hand |  |  |  |  |  |                                                                                                                    |

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature Debabrata Chatterjee

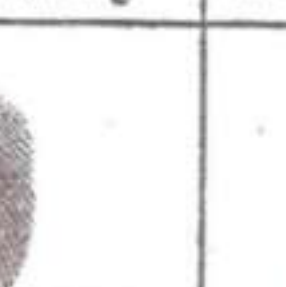
|                       |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                                                   |
|-----------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| বাম হাত<br>Left Hand  |   |   |   |   |   | <br><u>Subrata Chatterjee</u> |
|                       | বৃদ্ধাঙ্গুল Thums                                                                   | তর্জনী 1st Finger                                                                   | মধ্যমা Middle                                                                        | অনামিকা Ring                                                                          | কনিষ্ঠা Small Finger                                                                  |                                                                                                                   |
| ডান হাত<br>Right Hand |  |  |  |  |  |                                                                                                                   |

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature Subrata Chatterjee

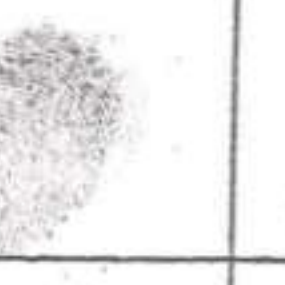
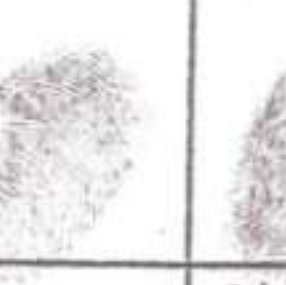
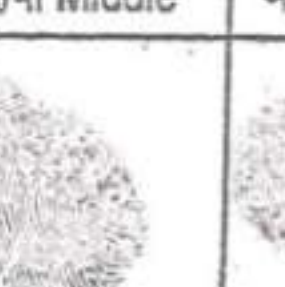
|                       |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                                                  |
|-----------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| বাম হাত<br>Left Hand  |  |  |  |  |  | <br><u>Model Chatterjee</u> |
|                       | বৃদ্ধাঙ্গুল Thums                                                                   | তর্জনী 1st Finger                                                                   | মধ্যমা Middle                                                                        | অনামিকা Ring                                                                          | কনিষ্ঠা Small Finger                                                                  |                                                                                                                  |
| ডান হাত<br>Right Hand |  |  |  |  |  |                                                                                                                  |

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature Model Chatterjee

|                       |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                                               |
|-----------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| বাম হাত<br>Left Hand  |  |  |  |  |  | <br><u>Debabrata R07</u> |
|                       | বৃদ্ধাঙ্গুল Thums                                                                   | তর্জনী 1st Finger                                                                   | মধ্যমা Middle                                                                        | অনামিকা Ring                                                                          | কনিষ্ঠা Small Finger                                                                  |                                                                                                               |
| ডান হাত<br>Right Hand |  |  |  |  |  |                                                                                                               |

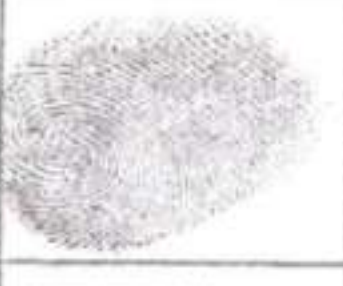
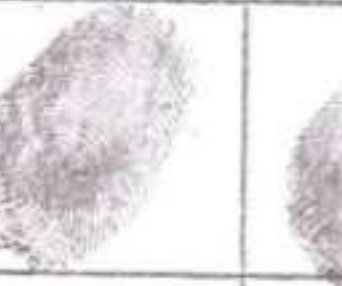
উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature Debabrata R07

## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

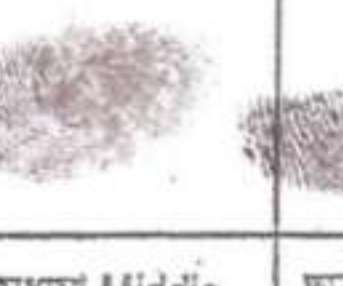
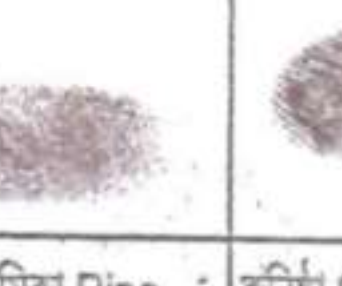
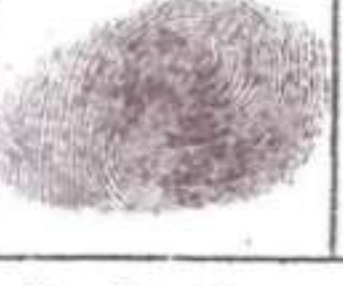
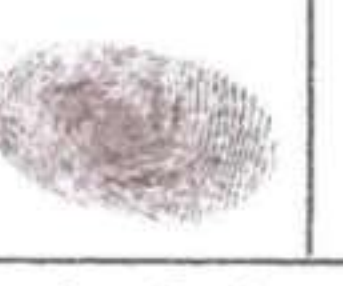
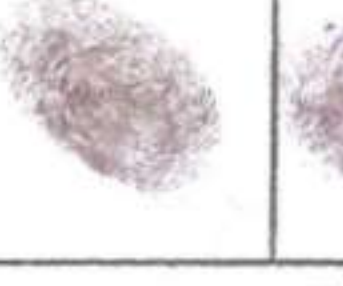
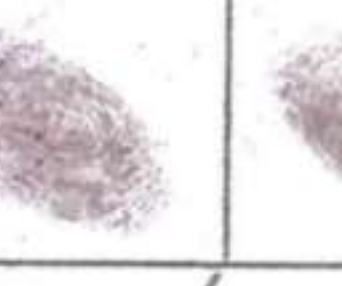
|                       |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                                                    |
|-----------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| বাম হাত<br>Left Hand  |  |  |  |  |  | <br><i>Santanu Bhattacharya</i> |
|                       | বৃদ্ধাঙ্গুল Thums                                                                 | তর্জনী 1st Finger                                                                 | মধ্যমা Middle                                                                      | অনামিকা Ring                                                                        | কনিষ্ঠা Small Finger                                                                |                                                                                                                    |
| ডান হাত<br>Right Hand |  |  |  |  |  |                                                                                                                    |

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature *Santanu Bhattacharya*

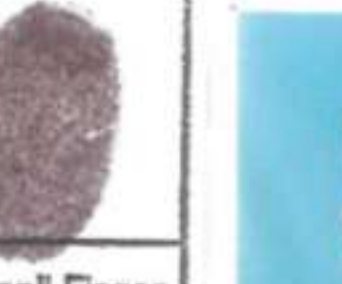
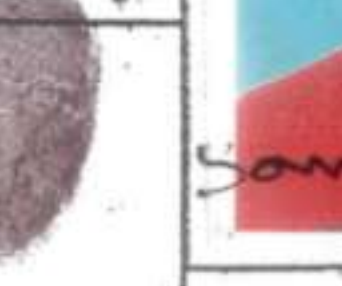
|                       |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                                             |
|-----------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| বাম হাত<br>Left Hand  |   |   |   |   |   | <br><i>Souman Ghosh</i> |
|                       | বৃদ্ধাঙ্গুল Thums                                                                   | তর্জনী 1st Finger                                                                   | মধ্যমা Middle                                                                        | অনামিকা Ring                                                                          | কনিষ্ঠা Small Finger                                                                  |                                                                                                             |
| ডান হাত<br>Right Hand |  |  |  |  |  |                                                                                                             |

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature *Souman Ghosh*

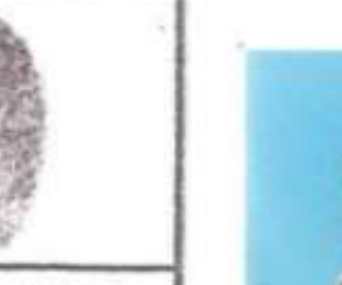
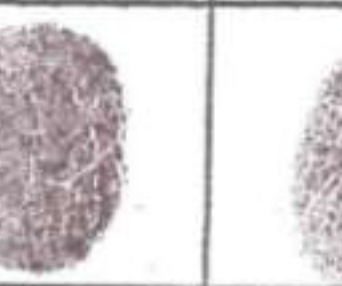
|                       |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                                              |
|-----------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| বাম হাত<br>Left Hand  |  |  |  |  |  | <br><i>Sandip Shyam</i> |
|                       | বৃদ্ধাঙ্গুল Thums                                                                   | তর্জনী 1st Finger                                                                   | মধ্যমা Middle                                                                        | অনামিকা Ring                                                                          | কনিষ্ঠা Small Finger                                                                  |                                                                                                              |
| ডান হাত<br>Right Hand |  |  |  |  |  |                                                                                                              |

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature *Sandip Shyam*

|                       |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                                                |
|-----------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| বাম হাত<br>Left Hand  |  |  |  |  |  | <br><i>Samiran Mandal</i> |
|                       | বৃদ্ধাঙ্গুল Thums                                                                   | তর্জনী 1st Finger                                                                   | মধ্যমা Middle                                                                        | অনামিকা Ring                                                                          | কনিষ্ঠা Small Finger                                                                  |                                                                                                                |
| ডান হাত<br>Right Hand |  |  |  |  |  |                                                                                                                |

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature *Samiran Mandal*

# হস্তাদুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

|                       |                    |                   |               |              |                      |
|-----------------------|--------------------|-------------------|---------------|--------------|----------------------|
| বাম হাত<br>Left Hand  |                    |                   |               |              |                      |
|                       | বৃদ্ধাঙ্গুল Thumbs | তর্জনী 1st Finger | মধ্যমা Middle | অনামিকা Ring | কনিষ্ঠা Small Finger |
| ডান হাত<br>Right Hand |                    |                   |               |              |                      |
|                       | বৃদ্ধাঙ্গুল Thumbs | তর্জনী 1st Finger | মধ্যমা Middle | অনামিকা Ring | কনিষ্ঠা Small Finger |



*Signature*

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature

*Signature*

|                       |                    |                   |               |              |                      |
|-----------------------|--------------------|-------------------|---------------|--------------|----------------------|
| বাম হাত<br>Left Hand  |                    |                   |               |              |                      |
|                       | বৃদ্ধাঙ্গুল Thumbs | তর্জনী 1st Finger | মধ্যমা Middle | অনামিকা Ring | কনিষ্ঠা Small Finger |
| ডান হাত<br>Right Hand |                    |                   |               |              |                      |
|                       | বৃদ্ধাঙ্গুল Thumbs | তর্জনী 1st Finger | মধ্যমা Middle | অনামিকা Ring | কনিষ্ঠা Small Finger |

ফটো

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature

|                       |                    |                   |               |              |                      |
|-----------------------|--------------------|-------------------|---------------|--------------|----------------------|
| বাম হাত<br>Left Hand  |                    |                   |               |              |                      |
|                       | বৃদ্ধাঙ্গুল Thumbs | তর্জনী 1st Finger | মধ্যমা Middle | অনামিকা Ring | কনিষ্ঠা Small Finger |
| ডান হাত<br>Right Hand |                    |                   |               |              |                      |
|                       | বৃদ্ধাঙ্গুল Thumbs | তর্জনী 1st Finger | মধ্যমা Middle | অনামিকা Ring | কনিষ্ঠা Small Finger |

ফটো

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature

|                       |                    |                   |               |              |                      |
|-----------------------|--------------------|-------------------|---------------|--------------|----------------------|
| বাম হাত<br>Left Hand  |                    |                   |               |              |                      |
|                       | বৃদ্ধাঙ্গুল Thumbs | তর্জনী 1st Finger | মধ্যমা Middle | অনামিকা Ring | কনিষ্ঠা Small Finger |
| ডান হাত<br>Right Hand |                    |                   |               |              |                      |
|                       | বৃদ্ধাঙ্গুল Thumbs | তর্জনী 1st Finger | মধ্যমা Middle | অনামিকা Ring | কনিষ্ঠা Small Finger |

ফটো

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature



Debabrata Roy

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SANTANU BHANDARI

ANGAD BHANDARI

05/02/1987

Permanent Account Number

BOYPE7248L

Santanu

Signature

Santanu Bhandari

## Major Information of the Deed

|                                                              |                                                                                                                                                                             |                                                                                                                                           |            |
|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Deed No :                                                    | I-2306-01535/2022                                                                                                                                                           | Date of Registration                                                                                                                      | 11/02/2022 |
| Query No / Year                                              | 2306-2002578077/2021                                                                                                                                                        | Office where deed is registered                                                                                                           |            |
| Query Date                                                   | 09/12/2021 10:23:20 PM                                                                                                                                                      | A.D.S.R. DURGAPUR, District: Paschim Bardhaman                                                                                            |            |
| Applicant Name, Address & Other Details                      | Prasanta Bandyopadhyay<br>Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST 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 : 6,00,00,000/-] |            |
| Set Forth value                                              |                                                                                                                                                                             | Market Value                                                                                                                              |            |
|                                                              |                                                                                                                                                                             | Rs. 2,25,22,698/-                                                                                                                         |            |
| Stampduty Paid(SD)                                           |                                                                                                                                                                             | Registration Fee Paid                                                                                                                     |            |
| Rs. 40,011/- (Article:48(g))                                 |                                                                                                                                                                             | Rs. 6,00,014/- (Article:E, E, B)                                                                                                          |            |
| Remarks                                                      |                                                                                                                                                                             |                                                                                                                                           |            |

### Land Details :

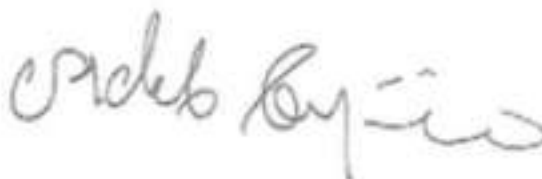
District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: GOPALPUR, Mouza: Bamunara, JI No: 58, Pin Code : 713212

| Sch No | Plot Number        | Khatian Number | Land Proposed | Use ROR | Area of Land     | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                   |
|--------|--------------------|----------------|---------------|---------|------------------|-------------------------|-----------------------|---------------------------------|
| L1     | LR-725 (RS :-931 ) | LR-6395        | Vastu         | Baid    | 41.667 Dec       |                         | 75,07,626/-           | Width of Approach Road: 20 Ft., |
| L2     | LR-725 (RS :-931 ) | LR-6396        | Vastu         | Baid    | 41.667 Dec       |                         | 75,07,626/-           | Width of Approach Road: 20 Ft., |
|        |                    | <b>TOTAL :</b> |               |         | <b>83.334Dec</b> | <b>0 /-</b>             | <b>150,15,252 /-</b>  |                                 |

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: GOPALPUR, Mouza: Bamunara, JI No: 58, Pin Code : 71322

| Sch No | Plot Number        | Khatian Number       | Land Proposed | Use ROR | Area of Land  | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details       |
|--------|--------------------|----------------------|---------------|---------|---------------|-------------------------|-----------------------|---------------------|
| L3     | LR-725 (RS :-931 ) | LR-6397              | Vastu         | Baid    | 41.666 Dec    |                         | 75,07,446/-           | Property is on Road |
|        |                    | <b>Grand Total :</b> |               |         | <b>125Dec</b> | <b>0 /-</b>             | <b>225,22,698 /-</b>  |                     |

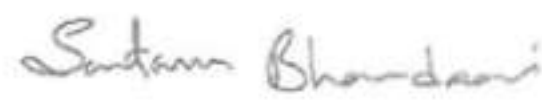
## Land Lord Details :

| Sl No                                                                                                                                                                                                                                                                                                                                                                                        | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                        |                                                                                                      |                                                                                                              |                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                            | <b>Name</b><br><b>Mr Debabrata Chatterjee</b><br><b>(Presentant)</b><br>Son of Mr Lakshmi Kanta Chatterjee<br>Executed by: Self, Date of Execution: 14/12/2021<br>, Admitted by: Self, Date of Admission: 14/12/2021 ,Place : Office | <b>Photo</b><br>   | <b>Finger Print</b><br>   | <b>Signature</b><br>   |
|                                                                                                                                                                                                                                                                                                                                                                                              | 14/12/2021                                                                                                                                                                                                                           | LTI<br>14/12/2021                                                                                    | 14/12/2021                                                                                                   |                                                                                                           |
| 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.:: ABxxxxxx4E, Aadhaar No: 42xxxxxxxx6479, Status :Individual, Executed by: Self, Date of Execution: 14/12/2021<br>, Admitted by: Self, Date of Admission: 14/12/2021 ,Place : Office |                                                                                                                                                                                                                                      |                                                                                                      |                                                                                                              |                                                                                                           |
| 2                                                                                                                                                                                                                                                                                                                                                                                            | <b>Name</b><br><b>Mr Subrata Chatterjee</b><br>Son of Mr Lakshmi Kanta Chatterjee<br>Executed by: Self, Date of Execution: 14/12/2021<br>, Admitted by: Self, Date of Admission: 14/12/2021 ,Place : Office                          | <b>Photo</b><br> | <b>Finger Print</b><br> | <b>Signature</b><br> |
|                                                                                                                                                                                                                                                                                                                                                                                              | 14/12/2021                                                                                                                                                                                                                           | LTI<br>14/12/2021                                                                                    | 14/12/2021                                                                                                   |                                                                                                           |
| 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.:: BBxxxxxx9Q, Aadhaar No: 42xxxxxxxx6479, Status :Individual, Executed by: Self, Date of Execution: 14/12/2021<br>, Admitted by: Self, Date of Admission: 14/12/2021 ,Place : Office |                                                                                                                                                                                                                                      |                                                                                                      |                                                                                                              |                                                                                                           |
| 3                                                                                                                                                                                                                                                                                                                                                                                            | <b>Name</b><br><b>Mr Joydeb Chatterjee</b><br>Son of Mr Lakshmi Kanta Chatterjee<br>Executed by: Self, Date of Execution: 14/12/2021<br>, Admitted by: Self, Date of Admission: 14/12/2021 ,Place : Office                           | <b>Photo</b><br> | <b>Finger Print</b><br> | <b>Signature</b><br> |
|                                                                                                                                                                                                                                                                                                                                                                                              | 14/12/2021                                                                                                                                                                                                                           | LTI<br>14/12/2021                                                                                    | 14/12/2021                                                                                                   |                                                                                                           |
| 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.:: AMxxxxxx1M, Aadhaar No: 42xxxxxxxx6479, Status :Individual, Executed by: Self, Date of Execution: 14/12/2021<br>, Admitted by: Self, Date of Admission: 14/12/2021 ,Place : Office |                                                                                                                                                                                                                                      |                                                                                                      |                                                                                                              |                                                                                                           |

## Developer Details :

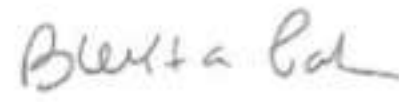
| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                               |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>SHREE CHAITANYA DEVELOPERS</b><br>C/o Sandip Shyam, Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, PAN No.:: AExxxxxx2B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

## Representative Details :

| Sl No                                                                                                                                                                                                                                                                                                                                         | Name,Address,Photo,Finger print and Signature                                                                                                                                         |                                                                                      |                                                                                       |                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                             | <b>Name</b>                                                                                                                                                                           | <b>Photo</b>                                                                         | <b>Finger Print</b>                                                                   | <b>Signature</b>                                                                      |
|                                                                                                                                                                                                                                                                                                                                               | <b>Mr Debabrata Roy</b><br>Son of Mr Lakshmi Kanta Roy<br>Date of Execution - 14/12/2021, , Admitted by: Self, Date of Admission: 14/12/2021, Place of Admission of Execution: Office |    |    |    |
|                                                                                                                                                                                                                                                                                                                                               | Dec 14 2021 4:05PM                                                                                                                                                                    | LTI<br>14/12/2021                                                                    | 14/12/2021                                                                            |                                                                                       |
| 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.:: AVxxxxxx5H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHREE CHAITANYA DEVELOPERS (as Partner) |                                                                                                                                                                                       |                                                                                      |                                                                                       |                                                                                       |
| 2                                                                                                                                                                                                                                                                                                                                             | <b>Name</b>                                                                                                                                                                           | <b>Photo</b>                                                                         | <b>Finger Print</b>                                                                   | <b>Signature</b>                                                                      |
|                                                                                                                                                                                                                                                                                                                                               | <b>Mr Santanu Bhandari</b><br>Son of Mr Angad Bhandari<br>Date of Execution - 14/12/2021, , Admitted by: Self, Date of Admission: 14/12/2021, Place of Admission of Execution: Office |  |  |  |
|                                                                                                                                                                                                                                                                                                                                               | Dec 14 2021 4:01PM                                                                                                                                                                    | LTI<br>14/12/2021                                                                    | 14/12/2021                                                                            |                                                                                       |
| 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.:: BOxxxxxx8L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHREE CHAITANYA DEVELOPERS (as Partner) |                                                                                                                                                                                       |                                                                                      |                                                                                       |                                                                                       |
| 3                                                                                                                                                                                                                                                                                                                                             | <b>Name</b>                                                                                                                                                                           | <b>Photo</b>                                                                         | <b>Finger Print</b>                                                                   | <b>Signature</b>                                                                      |
|                                                                                                                                                                                                                                                                                                                                               | <b>Mr Sourav Goswami</b><br>Son of Mr Pranab Goswami<br>Date of Execution - 14/12/2021, , Admitted by: Self, Date of Admission: 14/12/2021, Place of Admission of Execution: Office   |   |  |  |
|                                                                                                                                                                                                                                                                                                                                               | Dec 14 2021 4:06PM                                                                                                                                                                    | LTI<br>14/12/2021                                                                    | 14/12/2021                                                                            |                                                                                       |
| 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.:: BSxxxxxx3B, Aadhaar No: 21xxxxxxxx9415 Status : Representative, Representative of : SHREE CHAITANYA DEVELOPERS (as Partner)      |                                                                                                                                                                                       |                                                                                      |                                                                                       |                                                                                       |

|                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                              |                                                                                                            |                                                                                                            |                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| 4                                                                                                                                                                                                                                                                                                                                                                           | <b>Name</b>                                                                                                                                                                                                  | <b>Photo</b>                                                                                               | <b>Finger Print</b>                                                                                        | <b>Signature</b>                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                             | <b>Mr Sandip Shyam</b><br>Son of Mr Narayan Das Shyam<br>Date of Execution -<br>14/12/2021, , Admitted by:<br>Self, Date of Admission:<br>14/12/2021, Place of<br>Admission of Execution: Office             | <br>Dec 14 2021 4:01PM   | <br>LTI<br>14/12/2021   | <br>14/12/2021   |
| 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.:: BPxxxxxx9A, Aadhaar No: 26xxxxxxxx9253 Status : Representative, Representative of : SHREE CHAITANYA DEVELOPERS (as Partner)                                    |                                                                                                                                                                                                              |                                                                                                            |                                                                                                            |                                                                                                     |
| 5                                                                                                                                                                                                                                                                                                                                                                           | <b>Name</b>                                                                                                                                                                                                  | <b>Photo</b>                                                                                               | <b>Finger Print</b>                                                                                        | <b>Signature</b>                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                             | <b>Mr Samiran Mondal</b><br>Son of Mr Rabilochan Mondal<br>Date of Execution -<br>14/12/2021, , Admitted by:<br>Self, Date of Admission:<br>14/12/2021, Place of<br>Admission of Execution: Office           | <br>Dec 14 2021 4:02PM   | <br>LTI<br>14/12/2021   | <br>14/12/2021   |
| Vivekananda Road, Sagarbhanga Ghosh Market, City:- Durgapur, P.O:- Sagarbhanga, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713211, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BDxxxxxx0H, Aadhaar No: 44xxxxxxxx3118 Status : Representative, Representative of : SHREE CHAITANYA DEVELOPERS (as Partner) |                                                                                                                                                                                                              |                                                                                                            |                                                                                                            |                                                                                                     |
| 6                                                                                                                                                                                                                                                                                                                                                                           | <b>Name</b>                                                                                                                                                                                                  | <b>Photo</b>                                                                                               | <b>Finger Print</b>                                                                                        | <b>Signature</b>                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                             | <b>Mr Joydeb Chatterjee</b><br>Son of Mr Lakshmi Kanta Chatterjee<br>Date of Execution -<br>14/12/2021, , Admitted by:<br>Self, Date of Admission:<br>14/12/2021, Place of<br>Admission of Execution: Office | <br>Dec 14 2021 4:05PM | <br>LTI<br>14/12/2021 | <br>14/12/2021 |
| 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.:: AMxxxxxx1M, Aadhaar No: 42xxxxxxxx6479 Status : Representative, Representative of : SHREE CHAITANYA DEVELOPERS (as Partner)                                    |                                                                                                                                                                                                              |                                                                                                            |                                                                                                            |                                                                                                     |

#### Identifier Details :

|                                                                                                                                                                                                        |                                                                                                   |                                                                                                     |                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <b>Name</b>                                                                                                                                                                                            | <b>Photo</b>                                                                                      | <b>Finger Print</b>                                                                                 | <b>Signature</b>                                                                                    |
| <b>Mr Bhakta Pal</b><br>Son of Mr Baidyanath Pal<br>Durgapur Court, City:- Durgapur, P.O:-<br>City Centre, P.S:-Durgapur, District:-<br>Paschim Bardhaman, West Bengal, India,<br>PIN:- 713216         | <br>14/12/2021 | <br>14/12/2021 | <br>14/12/2021 |
| Identifier Of Mr Debabrata Chatterjee, Mr Subrata Chatterjee, Mr Joydeb Chatterjee, Mr Debabrata Roy, Mr Santanu Bhandari, Mr Sourav Goswami, Mr Sandip Shyam, Mr Samiran Mondal, Mr Joydeb Chatterjee |                                                                                                   |                                                                                                     |                                                                                                     |

**Transfer of property for L1**

| Sl.No | From                    | To. with area (Name-Area)             |
|-------|-------------------------|---------------------------------------|
| 1     | Mr Debabrata Chatterjee | SHREE CHAITANYA DEVELOPERS-41.667 Dec |

**Transfer of property for L2**

| Sl.No | From                  | To. with area (Name-Area)             |
|-------|-----------------------|---------------------------------------|
| 1     | Mr Subrata Chatterjee | SHREE CHAITANYA DEVELOPERS-41.667 Dec |

**Transfer of property for L3**

| Sl.No | From                 | To. with area (Name-Area)             |
|-------|----------------------|---------------------------------------|
| 1     | Mr Joydeb Chatterjee | SHREE CHAITANYA DEVELOPERS-41.666 Dec |

**Land Details as per Land Record**

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: GOPALPUR, Mouza: Bamunara, JI No: 58, Pin Code : 713212

| Sch No | Plot & Khatian Number                  | Details Of Land                                                                                                  | Owner name in English as selected by Applicant |
|--------|----------------------------------------|------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 725, LR Khatian No:- 6395 | Owner:দেবব্রত চ্যাটার্জী,<br>Gurdian:লক্ষীকান্ত , Address:নিজ ,<br>Classification:বাইদ,<br>Area:0.41000000 Acre, | Mr Debabrata Chatterjee                        |
| L2     | LR Plot No:- 725, LR Khatian No:- 6396 | Owner:সুব্রত চ্যাটার্জী, Gurdian:লক্ষীকান্ত ,<br>Address:নিজ ,<br>Classification:বাইদ,<br>Area:0.42000000 Acre,  | Mr Subrata Chatterjee                          |

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: GOPALPUR, Mouza: Bamunara, JI No: 58, Pin Code : 71322

| Sch No | Plot & Khatian Number                  | Details Of Land                                                                                                 | Owner name in English as selected by Applicant |
|--------|----------------------------------------|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L3     | LR Plot No:- 725, LR Khatian No:- 6397 | Owner:জয়দেব চ্যাটার্জী,<br>Gurdian:লক্ষীকান্ত , Address:নিজ ,<br>Classification:বাইদ,<br>Area:0.42000000 Acre, | Mr Joydeb Chatterjee                           |

On 14-12-2021

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

Presented for registration at 13:42 hrs on 14-12-2021, at the Office of the A.D.S.R. DURGAPUR by Mr Debabrata Chatterjee , 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 2,25,22,698/-

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

Execution is admitted on 14/12/2021 by 1. Mr Debabrata Chatterjee, Son of Mr Lakshmi Kanta Chatterjee, Bamunara, P.O: Bamunara, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 2. Mr Subrata Chatterjee, Son of Mr Lakshmi Kanta Chatterjee, Bamunara, P.O: Bamunara, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 3. Mr Joydeb Chatterjee, Son of Mr Lakshmi Kanta Chatterjee, Bamunara, P.O: Bamunara, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Indetified 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 14-12-2021 by Mr Samiran Mondal, Partner, SHREE CHAITANYA DEVELOPERS, C/o Sandip Shyam, Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified 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 14-12-2021 by Mr Joydeb Chatterjee, Partner, SHREE CHAITANYA DEVELOPERS, C/o Sandip Shyam, Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified 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 14-12-2021 by Mr Debabrata Roy, Partner, SHREE CHAITANYA DEVELOPERS, C/o Sandip Shyam, Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified 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 14-12-2021 by Mr Santanu Bhandari, Partner, SHREE CHAITANYA DEVELOPERS, C/o Sandip Shyam, Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified 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 14-12-2021 by Mr Sourav Goswami, Partner, SHREE CHAITANYA DEVELOPERS, C/o Sandip Shyam, Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified 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 14-12-2021 by Mr Sandip Shyam, Partner, SHREE CHAITANYA DEVELOPERS, C/o Sandip Shyam, Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified 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 6,00,014/- ( B = Rs 6,00,000/- ,E = Rs 14/- )  
and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,00,014/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/12/2021 3:17PM with Govt. Ref. No: 192021220134706391 on 13-12-2021, Amount Rs: 6,00,014/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. CKS2233075 on 13-12-2021, Head of Account 0030-03-104-001-  
16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,011/- and Stamp Duty paid by Stamp Rs 5,000/-,  
by online = Rs 35,011/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 1966, Amount: Rs.5,000/-, Date of Purchase: 08/12/2021, Vendor name:  
SOMNATH CHATTERJEE  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/12/2021 3:17PM with Govt. Ref. No: 192021220134706391 on 13-12-2021, Amount Rs: 35,011/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. CKS2233075 on 13-12-2021, 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

On 11-02-2022

#### 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.



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 82073 to 82105  
being No 230601535 for the year 2022.



Digitally signed by Santanu Pal  
Date: 2022.03.16 13:07:39 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2022/03/16 01:07:39 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)

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