

7821

B-7717/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 179929

Notarized that the Documents
is Admitted to Registration the
Sign are Sheet and the End
assessments are the Part of this
Documents

A. S. K. Dasgupta
Notary

08 AUG 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this

8TH day of August, 2023

(Two Thousand and Twenty Three)

BETWEEN

1. **Prasenjit Sarkar** [PAN:- AXPPS5280A] S/o Sri Sasanka Sekhar Sarkar by Religion Hindu, by Occupation Business, by Nationality Indian,

2. **Moumita Sarkar** [PAN:- BOMPS8289A] W/o **Prasenjit Sarkar**, by Religion Hindu, Housewife , by Nationality Indian **Both** are residing at A-2/2 Tapoban Abasan Faridpur , P.O- Durgapur -713213, Police Station- Durgapur, District :- Paschim Bardhaman, hereinafter called and referred to as the "**OWNERS**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heirs, successors, executors, administrators, legal representatives and/or assigns) of the **ONE PART.**

AND

R.U.P. Developers [PAN:-ABHFR0818D] a Partnership having its Office at 117, MAMRA , Bidhan Pally, Durgapur-6, .P.S.-New Township, PIN-713206, Dist-Paschim Bardhaman represented by its by its Partner

1. **Prakash Saha** [PAN:-AVXPS6134R] S/o Late Narayan Chandra Saha By faith Hindu, by Occupation Business, Indian Citizen,

2. **Ruma Saha** [PAN:-AWAPS9108B] W/o **Prakash Saha**, By faith Hindu, by Occupation Business, Indian Citizen, Both are Resident of 117, MAMRA , Bidhan Pally, Durgapur-6, .P.S.-New Township, PIN-713206, Dist-Paschim Bardhaman hereinafter called and referred to as the "**DEVELOPER**" (which expression shall Unless otherwise excluded by and/or repugnant to the subject or context mean and include the said Firm its Partners, successors-in-office and/or representatives, executors and assigns) of the **OTHER PART.**



WHEREAS the property as describe in the schedule is being owned and possessed by Land owner above name which was acquired by them through a registered **Deed of Sale** being Deed No rights 4409 for the year 2018, registered at ADSR Durgapur From Sayan Chakrabarty S/o Rupankar Chakrabarty

And Whereas while the said **Land Owners** was in possession of the schedule mention land recorded their name in the records of rights under separate L.R. Khatian 2901,2866.

AND WHEREAS while enjoying the right title and interest of the aforesaid property and for better enjoyment and benefit of the said property the owners herein decided to develop the said property by raising **G+3** storied building over the said property in accordance with the building Rules of the **Durgapur Municipal Corporation which is more fully and particularly described in the Schedule A hereunder written hereinafter called and referred to 'said PROPERTY'.**

AND WHEREAS due to paucity of funds, lack of working knowledge and **pre-occupation** the FIRST PARTY herein approached the Developer herein to develop the said property for commercial housing complex

AND

WHEREAS the Developer consider the aforesaid offer of the FIRST PARTY herein as viable.



AND WHEREAS it has further been agreed by and between the parties herein that immediately on execution of these presents the Owner/s herein shall hand over vacant possession of the said property and the Developer herein shall start construction works after getting sanctioned building plan from the appropriate authority i.e **Durgapur Municipal Corporation**

AND WHEREAS to avoid any misunderstanding or future disputes it has been agreed by and between the parties hereto that the mutual terms of construction of proposed building on the said property more fully described in the Schedule A hereunder written.

NOW THIS INDENTURE WITNESSETH and it is hereby agreed by and between the parties hereto as follows:

ARTICLE -1

(Definition)

OWNERS: Shall mean **1. Prasenjit Sarkar [PAN:- AXPPS5280A]** S/o Sri Sasanka Sekhar Sarkar by Religion Hindu, by Occupation Business, by Nationality Indian,

2. Moumita Sarkar [PAN:- BOMPS8289A] W/o Prasenjit Sarkar, by Religion Hindu, Housewife, by Nationality Indian **Both are** residing at A-2/2Tapoban Abasan Faridpur, P.O- Durgapur -713213, Police Station- Durgapur, District :- Paschim Bardhaman.

DEVELOPER: shall mean **R.U.P. Developers [PAN:-ABHFR0818D]** a Partnership Firm having its Office at 117, MAMRA, Bidhan Pally, Durgapur-6, P.S.-New Township, PIN-713206, Dist-Paschim Bardhaman represented by its by its Partner

1. **Prakash Saha [PAN:-AVXPS6134R]** S/o Late Narayan Chandra Saha By faith Hindu, by Occupation Business, Indian Citizen,

2. **Ruma Saha [PAN:-AWAPS9108B]** W/o **Prakash Saha**, By faith Hindu, by Occupation Business, Indian Citizen, Both are Resident of 117, MAMRA , Bidhan Pally, Durgapur-6, .P.S.-New Township, PIN-713206, Dist-Paschim Bardhaman,

1. **THE SAID PROPERTY:** shall mean ALL THAT piece and parcel of Land measuring an area of **4.125Decimal** or 2.5 Kattas within **Mouza Faridpur**, J.L. No.74,Khatian No. **L.R.- 2901, 2866**, comprised in **Dag No. R.S. 738, L.R. 512, ADSR- Durgapur**, within the ambit of **Durgapur Municipal Corporation**, Police Station :- Durgapur , in the District of Paschim Bardhaman in the State of West Bengal morefully and particularly described in the Schedule 'A' hereunder written.

BUILDING: shall mean **G+3** storied building to be constructed at the said premises with the maximum Floor Area Ratio (FAR) available or permissible under the Rules and Regulations of the **Durgapur Municipal Corporation** for the time being prevailing as per the plan or plans to be sanctioned by the **Durgapur Municipal Corporation**.

ARCHITECT/ENGINEER: shall mean any person/s or Firm appointed or nominated by the Developer as Architect/Engineer of the building.

BUILDING PLAN: shall mean the plan to be sanctioned by the Durgapur Municipal Corporation and any such addition or alteration thereof as may be necessary for better economic advantage and beautification and/or to



confirm with the building Rules as may be required from time to time and shall include renewal thereof.

7. **SUPER BUILT-UP AREA:** shall mean the total constructed area which will include corridors, passage ways, walls, water tanks, reservoirs, manager/caretaker's room together with the width of the walls and such other areas used for accommodating common services to the building to be constructed at the said premises.

8. **SALEABLE AREA:** shall mean the space or spaces in the new building available for independent use and occupation after making due provisions for common facilities and the space required thereof save and except the Owner's Allocation.

9. **OWNER'S ALLOCATION:** Shall mean on Completion of the proposed building the Owner shall be at the First Instance is entitled to get Two numbers of Two BHK Flat on the second Floor measuring Super Built Up Area 650sqft Each more or less as per mutual Discussion between the Builder and Land owner above named and Two numbers of Four Wheeler Parking Space in ground floor of the proposed new building to be constructed (G+3) as per Sanction plan to be sanctioned by the Durgapur Municipal Corporation together with Common facilities and all amenities to be allotted to the owners

10. **DEVELOPER'S ALLOCATION:** shall mean the remaining all floors/flats, car parking spaces and other spaces of the proposed building as per the Building Plan to be sanctioned by the Durgapur Municipal Corporation for the new building to be constructed at the said premises including the common facilities which shall absolutely belong to the



Developer after providing for the owner's allocation as aforesaid under this agreement it being expressly agreed that will not prevent the developer from entering into any agreement for sale and transfer in respect of the Developer's Allocation morefully and particularly described in the Schedule-"C" hereunder written.

11. **TRANSFER:** with the grammatical variations shall include a transfer by possession by any other means adapted for affecting what is understood as a transfer of space in multi-storied building to the Purchasers thereof.

12. **TRANSFeree:** shall mean a person to whom any space in building has been transferred or is proposed to be transferred.

13. **FORCE MAJURE:** shall mean flood, earthquake war, riot, storm, tempest, civil commotion, strike, lockout, local hazards or any other act or commission beyond the control of party of the OTHER PART, i.e. Developer.

1. The Developer shall build or to be constructed the proposed building on the said premises in accordance with the plan to be sanctioned by the competent Authority i.e. **Durgapur Municipal Corporation** with the maximum F. A. R. available or permissible under the Rules and Regulations under the Authority and shall make all changes and/or modification in the plan as shall be required by the **Durgapur Municipal Corporation** and/or any other competent authority having jurisdiction over the said premises.



2. The Developer shall pay and bear all expenses relating to the construction work, include the sanction of the building plan on other words, the Developer shall not demand any money relating to the construction work whether the same is connected directly or indirectly.
3. All application, other papers, documents and plans in connection with the construction shall be submitted by the Developer in the names of the Owners but otherwise at the cost and expenses in all respect of the Developer and the Developer shall pay and bear all fees, charges and expenses required to be paid or deposited provided always that the Developer shall be exclusively entitled to all refunds of any and all payments and/or deposit made by the Developer.

ARTICLE- III

(Developer)

1. Developer shall at its own costs or with advance money procured from the intending transferees construct the new Building according to Sanction Building plan.
2. Developer shall be authorized in the name of the Owners in so far as may be necessary to apply and obtain quotas, entitlements and other allocation of or for steel cement brick and other materials allocable to the owner for and obtain temporary and/or permanent construction of water electricity power and/or gas to the building and other inputs and facilities required for the construction or enjoyment of the building for which purpose the Owners shall execute in favour of the



Developer and/or its nominee/nominees any and all such power of authority and other authorities as shall be required for the purpose of otherwise for or in Connection with the construction of the building.

ARTICLE- IV

(Building Allocation)

1. The Developer shall on completion of the new building put the Owners first in undisputed possession of the Owner's Allocation together with all rights in common in the common portions and common facilities.
2. Subject or as aforesaid, the common portion of the said new building and open spaces including the entire roof of the building shall belong to the Owners and Developer in proportion to their sharing ratios.
3. The Developer shall subject to the provisions in contained, be exclusively entitled to the Developer's Allocation in the new building exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest whatsoever from the Owners and the owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

ARTICLE- V

(Common Items)

- a) The foundations, columns, grinders, beams, supports, main walls, roof, corridors, lobbies, stairs, stairways and entrances and exits of the building.

- b) The yards and open spaces;
- c) Installations of common services, such as power, light, sewerage etc.
- d) The water reservoir and overhead tank, pumps, motors, pipes etc. and in general all apparatus and installations existing for common use.
- e) Such other common facilities may be specially provided for;
- f) All other parts of the property necessary or convenient to its existence, maintenance and safety or normally in common use.

ARTICLE- VI

(Owners Obligations)

1. That the owners have given out that property is free from all encumbrances, attachments, lien, and other defects in title and not subject to any suit and/or charge whatsoever. The Owners shall be responsible if any defect in title will ultimately revealed though the Developer herein entering in this Agreement after prima facie satisfying the title of the Owners.
2. That the Owners shall hand over the vacant possession of the site simultaneously from the date of execution of this presents.
3. That the owners shall execute necessary indemnity Bond for the purpose of construction of the aforesaid building to the **Durgapur Municipal Corporation**

4. That the Owners shall make payment of all taxes and outgoings upto the date of handing over of possession to the Developer.
5. In order to facilitate and manage all affairs relating to construction at the aforesaid premises including drawing up of plans to the **Durgapur Municipal Corporation** in the name of the Owners for such purpose owners shall execute and register irrevocable General power of Attorney.
6. That the Owners shall handover all **original** documents of title and other papers relating to the property within **30** days from the date of execution of these presents against proper accountable receipt.
7. That the Owners shall by way of answer to the interrogatories confirm that the property is free from all encumbrances and that the Owners have absolute and indefeasible right to deal with the same.
8. That the Owners shall not be entitled to encumber the property hereby offered to the Developer for commercial exploitation as herein stated in the event of any breach of these covenant made by the Owners the Developer shall be at liberty to pay off such encumbrances under intimations to the owners and to hold Owner's Allocation as security for the amount to have to be repaid by the owners in the matter of paying off such encumbrances and costs and incidentals including interest thereon.



9. That the owners shall join with the Developer in the matter of execution and registration of necessary conveyances and/or documents of transfer of title in respect of the flats, car parking spaces and other spaces in the Developer's Allotment. In the event of any neglect and/or failure to complete documentation the Developer shall be entitled to execute and register the conveyances and other documents of transfer of Developer's Allotment in favour of the Purchaser/s of different flats, car parking spaces and other spaces on behalf of the owner as his constituted attorney and agent to which the owners shall not raise any objection whatsoever and also the owner shall keep the Developer fully indemnified in all respect.
10. Owners shall bear all costs and expenses for installations of individual electric meter.

ARTICLE- VII

(Developers Obligation)

1. That the Developer shall at its costs and responsibility complete building plan for submission to the Durgapur Municipal Corporation within the period from the date of receiving mutation certificate, upto date khazna receipt, any levy or due bills of any Authority and Assessment Roll of the said property from the OWNER/S.
2. That the Developer shall start construction of the new building within 12months from the date of registration of Development Agreement And Power of Attorney and after receiving of the



sanctioned building plan from the Durgapur Municipal Corporation .

3. That unless prevented by force majeure the Developer shall complete the construction of the new building ready for occupation in all respects within a period of 30 months from the date of commencement of construction work.
4. That the Developer shall strictly comply with the specification of materials morefully described in the Schedule- hereunder written and use only standard quality building materials and maintain high quality of workmanship.
5. For the purpose of aforesaid construction the Developer undertakes to indemnify and to keep the Owners harmless from all proceedings in Civil and Criminal Courts or any other Courts or statutory authorities and other proceeding of any kinds.
6. That the Owner/s shall not be responsible for any latches/or dispute in the matter of compliance with statutory building rules and regulations in any manner whatsoever.
7. That the Developer shall make payment of all taxes and outgoings from the date of receiving the possession of the said property till the date of handing over of possession of the Owner's Allocation to the Owners herein.



8. That from the date of this agreement the developer has taken over the possession of this land as per this deed of agreement.
9. That the Developer on failure to complete the entire building within Schedule time which are described in the Serial Nos. 1 to 3 shall be liable to pay Rs. 5,000/- per month against each delayed month till the date of handing over the possession of the Owner's Allocation to the Owners herein

ARTICLE-VIII

(Common Restrictions)

1. The Owners/Developer shall not use or permit use the owner's Allocation/Developer's Allocation in the new building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazard to the other occupier of the new building or buildings.
2. Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural alteration.
3. Both the parties shall abide by all laws bye-laws, Rules and Regulations of the Government, Local Bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, Bye-laws, Rules and Regulations.



4. The respective Allottees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in good working condition and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep other occupiers of the building indemnified from and against the consequences of any breach.
5. No goods or other items materials shall be kept by the Owners or by the Developer for display or otherwise in the corridors or other places for the common use in new building or buildings and no hindrance shall be caused in any manner in the free movement in the corridors and other places for common use in the new building or buildings and in case any such hindrance is caused, the Developer or the owners, as the case may be shall be entitled to remove the same at the risk and cost of the other.
6. Neither party shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the new building or buildings or in the compounds corridors or any other portion or portions of the new building.

ARTICLE- IX

(Miscellaneous)

1. Owners and Developer have entered into this agreement purely on principle to principle basis and nothing stated herein shall be deemed to constitute a partnership between the Owners and the Developer.



2. Owners and Developer as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligations is prevented by the existence of force majeure with a view that obligation of the party affected by the force majeure shall be suspended during duration of the period such force majeure exists.
3. It is understood that from time to time during the construction of the building by the Developer various acts, deeds matters and things not therein specifically referred to may be required to be done by the Developer for which the Developer may require the authority of the owner and various applications and other documents may be required to be signed or made by owner relating to which no specific provisions has been made herein, owners hereby permit authorize and empower the developer do all such acts, matter and things in this behalf will be done, signed or made by the owners relating to which no specific provision has been made herein. The owners hereby authorize the Developer to do all such acts deeds matters and things in this behalf and to execute any additional power of attorney and/or other authorization as may be required for the aforesaid purpose.
4. Any notice required to be given by the Developer shall without prejudices to any other mode of service available, be deemed to have been duly serve done the owners if delivered by hand or sent under prepaid registered post with acknowledgement due to the owners at their address herein above given and the



owners may serve any notice to the Developer in the manner aforesaid if sent to the Developer at the address herein above given.

That it has been agreed between the parties that if the authority concerns permit to allows to construct another extra floor after submission of revised plan for approval then the allocation for Extra Floor will be decided after mutual discussion with the land Owner And the Developer

AMALGAMATION:-

That the Developer shall have exclusive right to amalgamate the schedule mention property with any other adjacent plot of land /lands situated around the property without prior permission from the land owner in the manner whatsoever as the developer may deem fit and proper . The Landowners shall sign and execute all necessary agreement(s)/Documents of Deed of Amalgamation and other paper/papers in whatsoever manner without raising any objection and demands from the above said land owners. The Landowner's Allocation will remain the same as written in this agreement . That it is also agreed that the landowner will not claim any further allocation on the amalgamated land.

SCHEDULE "A"

(Description Of Property)

ALL THAT piece and parcel of Land measuring an area of **4.125 Decimal** within Mouza :- **Faridpur** , J.L. No. R.S.-74, Khatian No. L.R.- 2901,2866, **Dag No. R.S. 738, L.R. 512**, Police Station: - Durgapur, in the District of



Paschim Bardhaman, ADSR- City Centre Durgapur-16, within the ambit of Durgapur Municipal Corporation, Ward No- 21, Holding No- 57

The Land is Butted And Bounded By

ON THE NORTH : Maji Babu .

ON THE SOUTH : P.K. Mukherjee.

ON THE EAST : 20 ft Wide Road .

ON THE WEST : Subhas Roy .

**SCHEDULE "B"-
(Common Areas and Facilities)**

1. The land on which the building is located all easements rights and appurtenances belonging to land and building.
2. The foundation, columns, girders, beams, supports, main wall, roof, lobbies, corridors, stair, staircase, lift ways, entrances and exits of the building.
3. The easements, wards, storage space.
4. Installation of common services such as powers, lights, water sewerages.
5. Tanks, pump meters, compressors, pipes and tubes and general apparatus and installation existing for common use and passage and paths etc.
6. All other parts of this property necessary for convenience to the existence, maintenance and safety of the building and common enjoyment or normally in common use.
7. Boundary walls.
8. Electrical meter rooms, main electric meters, pumps and switches fixed in the common areas.



SCHEDULE -C
(Type of Construction and specification)

1. Foundation - Reinforcement concrete M-20 Grade.
2. Super structure - R.C.C. frame structure with column beams and slab with M-15/M-20 Grade concrete Reinforcement -ISI Marked.
3. Plinth - Brick work with c.m. (1:6) & Sand/Morrum filling.
4. Walls - External wall 200 mm. thick B/W, internal partition wall 125/75mm. thick B/W with c.m.(1:4).
5. Finishing walls - Finishing initially all walls and ceiling shall plaster cover which shall be finished internal all plaster work with POP.
6. Flooring - Ceramic tiles flooring & 4" skirting at the bed rooms, drawing cum dining room, Balcony, toilet and kitchen and kota stone /marble in stair case/common area.
7. Toilet - ceramic tiles do up to door height.
8. Kitchen - 2ft. height glazed tiles on the wall over the kitchen slab. Kitchen slab will be made of Green Marble& steel sink will be provided.



9. Door's - All door frames will be made of Hard wood and all door shutter's are made by flash door and S.S. Hardware fittings.
10. Windows - Aluminium anodizing sliding window with glass and MS Grill.
11. Painting & Coloring-Outside building weather coat finish, all door's & window Grill shall be finished with paint.
12. Sanitary fittings - White glazed sanitary ware with P.V.C. cistern & best quality C.P. fittings, one Indian style pan & one Western style commode.
13. Plumbing and drainage - I.S.I, marked concealed plumbing line and drainage system for smooth outlet of waste water. One white glazed Sanitary Ware basin with all fittings. PVC concealed pipe line with hot & cold water line for one toilet.
14. Electrical installation - I.S.I, standard concealed wiring (copper wire) up to point but without light & fan fittings.
 - a) 30-nos. point & 5-amp. Plug point per flat.
 - b) 5-nos. 15-amp. Plug point per flat.
 - c) 01- T.V. Point per flat at drawing room.
 - d) 01- Bell point per flat.
16. Roof of the building to be finished with net cement.



In the witness whereof the Parties above named put their respective signatures and execute this present in the manner aforesaid on the day month and year as mentioned above.

Witness:-

- 1) Aloke kr. Saha
S/o. Lt. Radha Krishna Saha
B-4/15 Tapovan Abasen
Durgapur - 13
Dt. - Paschim Bardhaman
- 2) Uday Pratap Mishra
S/o Kanhaiya Mishra
3/10 Tagore Place
Durgapur. 4

Prasenjit Sankar

Mounita Sankar

**Signature of the First Party
(Owners)**

R.U.P. Developers

Prakash Saha.

R.U.P. Developers

Reema Saha.
Partner

**Signature of the Second Party
(Developers)**

Drafted & prepared by me

Uday Pratap Mishra

Advocate

Durgapur Court

Enrolment No. WB/629/96

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Prasenjit Sarker</i>					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature:- <i>Prasenjit Sarker</i>					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Mounika Sarker</i>					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature:- <i>Mounika Sarker</i>					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Prakash Saha</i>					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature:- <i>Prakash Saha</i> <i>R.U.P. Developers</i> <i>Partner</i>					

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
 Ruma Saha	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature:- Ruma Saha.					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
Signature:-					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
Signature:-					

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিব বিবরণ)

1. NAME (নাম) : Aloke Kumar Saha
2. FATHER/ HUSBAND NAME : Lute Radha Krishna Saha
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Retiered Person
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) : 4/15 Tapabon Abasan Durgapur-13
POST OFFICE (পোস্ট অফিস) : Durgapur-13
POLICE STATION (থানা) : Durgapur PIN : 713213
DISTRICT (জেলা) : P. Bardhaman (রাজ্য) : W. B.
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) : _____
6. AADHAR NO : 9800 7612 5275
PAN : _____
EPIC NO : _____

আমি (শনাক্তকারী) : _____ অএ দলিলের (Query No.) _____
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Aloke Kumar Saha as identifier identifying the executants of the concerned deed (Query No.) 2001867224/2023

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						 <u>Aloke Kumar Saha</u>
RIGHT HAND						

Aloke Kumar Saha

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



080820232016075811

GRIPS Payment Detail

GRIPS Payment ID:	080820232016075811	Payment Init. Date:	08/08/2023 10:40:36
Total Amount:	24	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5058338925818	BRN Date:	08/08/2023 10:42:40
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

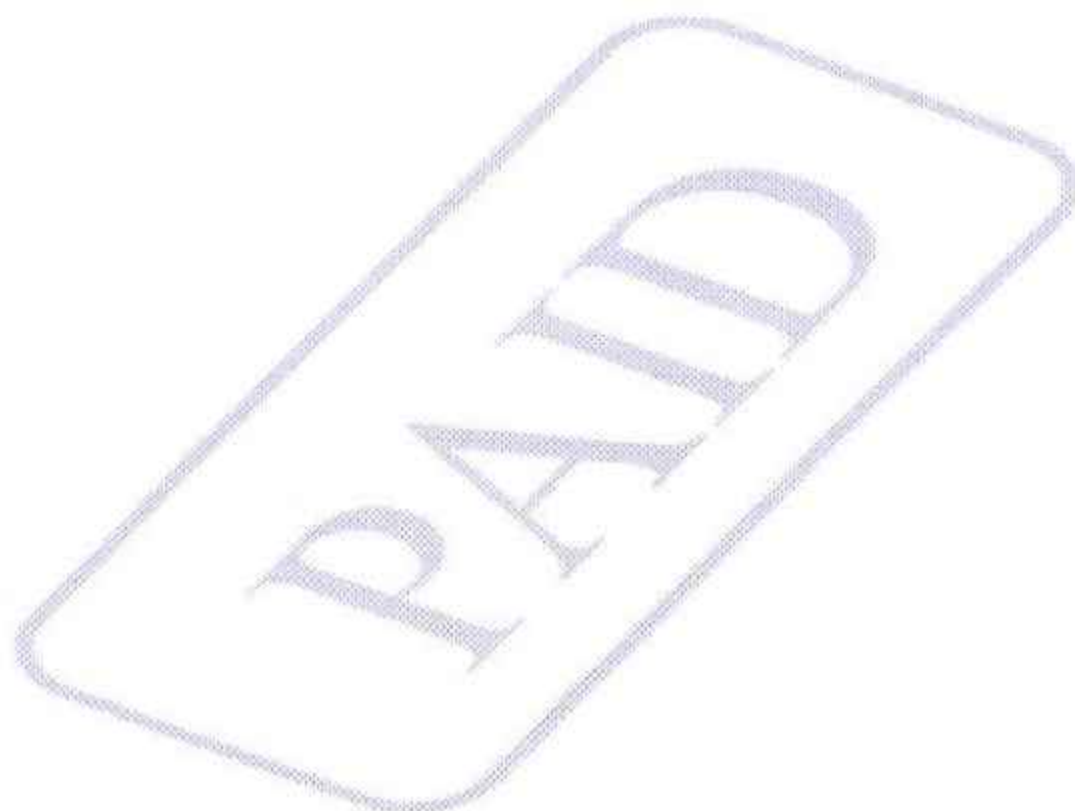
Depositor's Name: Mr BISWAJIT CHATTARAJ
Mobile: 9434250525

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240160758128	Directorate of Registration & Stamp Revenue	24
Total			24

IN WORDS: TWENTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192023240160758128

GRN Details

GRN:	192023240160758128	Payment Mode:	SBI Epay
GRN Date:	08/08/2023 10:40:36	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	5058338925818	BRN Date:	08/08/2023 10:42:40
Gateway Ref ID:	202322064203880	Method:	State Bank of India New PG DC
GRIPS Payment ID:	080820232016075811	Payment Init. Date:	08/08/2023 10:40:36
Payment Status:	Successful	Payment Ref. No:	2001867224/1/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr BISWAJIT CHATTARAJ
Address:	CITY CENTRE DURGAPUR
Mobile:	9434250525
Period From (dd/mm/yyyy):	08/08/2023
Period To (dd/mm/yyyy):	08/08/2023
Payment Ref ID:	2001867224/1/2023
Dept Ref ID/DRN:	2001867224/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001867224/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	10
2	2001867224/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				24

IN WORDS: TWENTY FOUR ONLY.

PAID

Major Information of the Deed

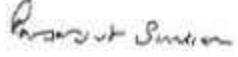
Deed No :	I-2306-07717/2023	Date of Registration	08/08/2023
Query No / Year	2306-2001867224/2023	Office where deed is registered	
Query Date	22/07/2023 10:51:39 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	UDAY PRATAP MISHRA DURGAPUR COURT,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL. Mobile No. : 9832264391, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
		Rs. 27,00,002/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,010/- (Article:48(g))		Rs. 14/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Tapaban Pally Road, Mouza: Faridpur, JI No: 74, Pin Code : 713213

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-512 (RS :-738)	LR-2866	Vastu	Kanali	1.25 Katha		13,50,001/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-512 (RS :-738)	LR-2901	Vastu	Kanali	1.25 Katha		13,50,001/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		TOTAL :			4.125Dec	0 /-	27,00,002 /-	
	Grand Total :				4.125Dec	0 /-	27,00,002 /-	

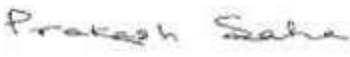
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Prasenjit Sarkar (Presentant) Son of Mr Sasanka Sekhar Sarkar Executed by: Self, Date of Execution: 08/08/2023 , Admitted by: Self, Date of Admission: 08/08/2023 ,Place : Office	 08/08/2023	 LTI 08/08/2023	 08/08/2023
	A-2/2, Tapoban Abasan, Faridpur, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: axxxxxxx0a, Aadhaar No: 60xxxxxxxx1366, Status :Individual, Executed by: Self, Date of Execution: 08/08/2023 , Admitted by: Self, Date of Admission: 08/08/2023 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mrs Moumita Sarkar Wife of Mr Prasenjit Sarkar Executed by: Self, Date of Execution: 08/08/2023 , Admitted by: Self, Date of Admission: 08/08/2023 ,Place : Office	 08/08/2023	 LTI 08/08/2023	 08/08/2023
	A-2/2, Tapoban Abasan, Faridpur, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: boxxxxxx9a, Aadhaar No: 47xxxxxxxx8387, Status :Individual, Executed by: Self, Date of Execution: 08/08/2023 , Admitted by: Self, Date of Admission: 08/08/2023 ,Place : Office			

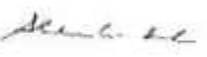
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	R U P Developers 117, Mamra, Bidhan Pally, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 , PAN No.:: abxxxxxx8d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Prakash Saha Son of Late Narayan Chandra Saha Date of Execution - 08/08/2023, , Admitted by: Self, Date of Admission: 08/08/2023, Place of Admission of Execution: Office	 Aug 8 2023 3:50PM	 LTI 08/08/2023	 08/08/2023
	117, Mamra Bidhan Pally, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District-Paschim Bardhaman, West Bengal, India, PIN:- 713206, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: avxxxxxx4r, Aadhaar No: 56xxxxxxx4475 Status : Representative, Representative of : R U P Developers (as Partner)			
2	Name	Photo	Finger Print	Signature
	Mrs Ruma Saha Wife of Mr Prakash Saha Date of Execution - 08/08/2023, , Admitted by: Self, Date of Admission: 08/08/2023, Place of Admission of Execution: Office	 Aug 8 2023 3:52PM	 LTI 08/08/2023	 08/08/2023
	117, Mamra Bidhan Pally, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District-Paschim Bardhaman, West Bengal, India, PIN:- 713206, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: awxxxxxx8b, Aadhaar No: 74xxxxxxx1353 Status : Representative, Representative of : R U P Developers (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Aloke Kumar Saha Son of Radhakrishna Saha B-4/15, Tapaban Abasan, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213	 08/08/2023	 08/08/2023	 08/08/2023
Identifier Of Mr Prasenjit Sarkar, Mr Prakash Saha, Mrs Ruma Saha, Mrs Moumita Sarkar			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Prasenjit Sarkar	R U P Developers-1.25 Katha
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Moumita Sarkar	R U P Developers-1.25 Katha

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Tapaban Pally Road, Mouza: Faridpur, JI No: 74, Pin Code : 713213

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 512, LR Khatian No:- 2866	Owner:প্রসেনজিত সরকার, Gurdian:শশাঙ্ক শেখর, Address:ভদ্রাবন আবাসন দুর্গাপুর ৭১৩২১৩ পশ্চিম বর্ধমান, Classification:কানালী, Area:0.02000000 Acre,	Mr Prasenjit Sarkar
L2	LR Plot No:- 512, LR Khatian No:- 2901	Owner:মৌমিতা সরকার, Gurdian:প্রসেনজিত , Address:ভদ্রাবন আবাসন ফরিদপুর দুর্গাপুর ৭১৩২১৩ পশ্চিম বর্ধমান, Classification:কানালী, Area:0.02000000 Acre,	Mrs Moumita Sarkar

On 08-08-2023

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

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

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

Presented for registration at 13:14 hrs on 08-08-2023, at the Office of the A.D.S.R. DURGAPUR by Mr Prasenjit Sarkar , 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 27,00,002/-

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

Execution is admitted on 08/08/2023 by 1. Mr Prasenjit Sarkar, Son of Mr Sasanka Sekhar Sarkar, A-2/2, Tapoban Abasan, Faridpur, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business, 2. Mrs Moumita Sarkar, Wife of Mr Prasenjit Sarkar, A-2/2, Tapoban Abasan, Faridpur, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession House wife

Indetified by Mr Aloke Kumar Saha, , Son of Radhakrishna Saha, B-4/15, Tapaban Abasan, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Others

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

Execution is admitted on 08-08-2023 by Mr Prakash Saha, Partner, R U P Developers, 117, Mamra, Bidhan Pally, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206

Indetified by Mr Aloke Kumar Saha, , Son of Radhakrishna Saha, B-4/15, Tapaban Abasan, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Others

Execution is admitted on 08-08-2023 by Mrs Ruma Saha, Partner, R U P Developers, 117, Mamra, Bidhan Pally, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206

Indetified by Mr Aloke Kumar Saha, , Son of Radhakrishna Saha, B-4/15, Tapaban Abasan, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Others

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/08/2023 10:42AM with Govt. Ref. No: 192023240160758128 on 08-08-2023, Amount Rs: 14/-, Bank: SBI EPay (SBIPay), Ref. No. 5058338925818 on 08-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 10/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 410, Amount: Rs.5,000.00/-, Date of Purchase: 04/08/2023, Vendor name: SUBRATA KUMAR CHAKRABORTY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/08/2023 10:42AM with Govt. Ref. No: 192023240160758128 on 08-08-2023, Amount Rs: 10/-, Bank: SBI
EPay (SBIPay), Ref. No. 5058338925818 on 08-08-2023, Head of Account 0030-02-103-003-02

Santanu Pal

Santanu Pal

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2023, Page from 127456 to 127489

being No 230607717 for the year 2023.



Digitally signed by SANTANU PAL
Date: 2023.08.08 16:32:23 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2023/08/08 04:32:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)