



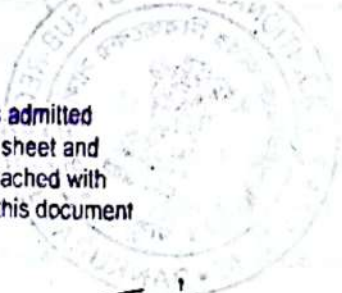
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 959418 H 959418

04.05.23 . D-2001129434/23  
 15.50  
 b1

**DEVELOPMENT AGREEMENT**

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



*b1*  
 Additional District Sub-Registrar  
 Bankura

04 MAY 2023

*(Rev)*

THIS DEVELOPMENT AGREEMENT is made on the 04<sup>th</sup> Day of  
 MAY; 2023 (Two Thousand Twenty Three).

Contd.....P/2

P/2

BETWEEN

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

AND

" M/S JOYMAA BAISHINODEBI CONSTRUCTION " ( PAN – ABWFM0497Q) having its registered office at Gobindanagar, Ailakundi Road, Srinagar, P.O. Kenduadihi, P.S. & Dist. Bankura, Pin – 722102 represented by its Partners 1) **MR. SANJIB LAHA, son of Late Ashwini Kumar Laha**, resident of Cinema Road, Bankura, P.O., P.S. & Dist. Bankura, Pin – 722101, in the State of West Bengal, 2) **MRS. RADHA LAHA, D/O Late Nemai Char**, residing at Ailakundi, P.O. Kenduadihi, P.S. & Dist. Bankura, Pin – 722102 both are by faith Hindu, by Nationality Indian, by occupation Business, hereinafter called the "DEVELOPER(S)" (Which expression unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the SECOND PART.

*(Handwritten signature)*  
**WHEREAS** the landed property as has been mentioned and described in details in the schedule below was previously belonged to Nokul Chandra Mandal appertaining to Mouza Ailakundi, J.L. No. 217 of C.S. Khatian No. 88 under C.S. Khatian No. 87 under C.S. Khatian No. 85, admeasuring an area of 08 Decimal specifically butted and bounded by. Having his exclusive, right, title, interest and possession over his said landed property he transferred his said landed property by virtue of a registered Deed of Gift of the District Sub-Registry Office at Bankura duly been executed and registered on 30/05/1985 vide Deed No. 5382 in favour of Dhirendranth Mandal & Others resident of Vill. & P.O. Salboni, P.S. & Dist. Bankura. And said Nakul Chandra Mandal lost his every right, title, interest and possession over the said land. Henceforth said Dhirendranath Mandal & Others acquired the absolute and exclusive right, title, interest and possession relating to their said gifted landed property and having their separate entity and specific demarcation they began to enjoy and occupy the said landed property without any kind of hindrances or interruptions at all. Subsequently they sold their said gifted land in favour the purchaser Smt. Anuradha Mukherjee resident of Bankura Lalbazar, Dipogara, by virtue of a registered title Deed of Sale being No. 5035 of the District Sub – Registry Office at Bankura duly been executed and registered on the 7<sup>th</sup> day of July 1993 and simultaneously said Dhirendranath Mandal & Others lost their every right, title, interest and possession therein, on the other hand said Smt. Anuradha Mukherjee acquired her every\*

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right, title, interest and possession over her said purchased land and began to enjoy and occupy the same having her absolute right, title, interest and possession therein, having no hindrance or interruption at all.

**AND WHEREAS** subsequently said Smt. Anuradha Mukherjee gifted her said purchased land in favour of her younger full blooded brother Anshuman Chakraborty son of Tara Prasanna Chakraborty an inhabitant of Vill. & P.O. Saltora, P.S. Saltora, Dist. Bankura, by virtue of a registered title Deed of Gift being No. 710 executed on 7/03/2002 and registered on 08/03/2002 at the District Sub- Registry Office at Bankura, transcribed in Volume No. 12 at Pages 59 to 62 in the Book - I, index of said office. Accordingly said Anshuman Chakraborty began to enjoy and occupy his said gifted landed property having his exclusive right, title, interest and possession therein without any kind of hindrance of interruption at all. And the said gifted land of said Anshuman Chakraborty has already been recorded in separate L.R. Khatian in his own name under the provision of the West Bengal Land Reforms Act, 1955 vide L.R, Khatian No. 483, vide L.R. Plot No. 391 admeasuring an area of 0.0800 Acre.

*Amended  
1. 2017*

**AND WHEREAS** to purchase the valuable landed property elsewhere said Anshuman Chakraborty being in urgent need of money announced to sell his said landed property with building and the purchaser Sri Sanjib Kumar Laha Son of Late Aswini Kumar Laha resident of Bankura Cinema Road, Kripasindhu Lane P.S. & Dist. Bankura, by virtue of a registered title Deed of Sale being No. 882 in the year of 2008 at the Additional District Sub- Registry Office at Bankura, and thus the said Anshuman Chakraborty lost his every right, title, interest and possession over the said land on and from this day, on the other hand Sri Sanjib Kumar Laha become the absolute owner of his said purchased landed property having his absolute and exclusive right, title, interest and possession over the same also having clear and marketable title whatsoever. Said Sanjib Kumar Laha has already been recorded in separate L.R. Khatian in his own name under the provision of the West Bengal Land Reforms Act, 1955 vide L.R, Khatian No. 1149, vide L.R. Plot No. 391 admeasuring an area of 0.0800 Acre.

**AND WHEREAS** the schedule below mentioned land has already been converted from **BAID** class of land to **BASTU** ( Homestead) class of land vide Conversion Case No. 672/12 with effect in term of section 4C of WBLR Act, 1955 ( Amended 1981) by the collector U/S 4C of the WBLR Act.

**AND WHERAS** the land owners herein have right to sale, convey, transfer etc. the said property as absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said property is free from all encumbrances charges liens, lis-pendents,

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attachments, trust whatsoever and paying the BL&LRO taxes as absolute owners and occupier time to time.

**AND WHEREAS** the First Part desire to develop the First schedule property by construction of a multi storied building up to maximum limit of floor consisting of so many flats and parking space to as approved by Anchuri Gram Panchayet or any other competent authority and for this reason First part could not able to take any steps for the said development and the First Part approached the Second Part.

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

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

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

1. **DEFINITION:**

1.1 **OWNER/LANDLORD:-** Shall mean **MR. SANJIB LAHA S/O Late Ashwini Kumar Laha**, by faith Hindu, by Nationality Indian, by occupation Business, resident of Cinema Road, Bankura, P.O., P.S. & Dist. Bankura, Pin – 722101, in the State of West Bengal.

1.2 **DEVELOPER:-** Shall mean “ **M/S JOYMAA BAISHNODEBI CONSTRUCTION** ” (**PAN – ABWFM0497Q**) having its registered office at Gobindanagar, Ailakundi Road, Srinagar, P.O. Kenduadihi, P.S. & Dist. Bankura, Pin – 722102 represented by its Partners 1) **MR. SANJIB LAHA**, son of Late Ashwini Kumar Laha, resident of Cinema Road, Bankura, P.O., P.S. & Dist. Bankura, Pin – 722101, in the State of West Bengal, 2) **MRS. RADHA LAHA**, D/O Late Nemai Char, residing at Ailakundi, P.O. Kenduadihi, P.S. & Dist. Bankura, Pin – 722102.

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- 1.3 **LAND:** - Shall mean all the "BASTU" Vacant Land measuring an area of 0.0525 acres comprising to L.R. Khatian No. 1149, R.S. & L.R. Plot No. 391 within District & P.S. - Bankura, Mouza Ailakundi, and J.L. No. 217.
- 1.4 **BUILDING:** - Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the land mentioned in the **FIRST SCHEDULE**.
- 1.5 **ARCHITECT (S) ENGINEER :-** Shall mean such Architect whom the Developer may from time to time, appoint as the Architect(s) / Engineer of the Building.
- 1.6 **PANCHAYET:** - Shall mean the Anchuri Gram Panchayet and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.7 **PLAN :-** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Anchuri Gram Panchayet and shall also include variations/modifications, alternations therein that may be made by the Owners herein or the Developer herein, if any as well as all revisions, renewals and extensions thereof, if any.
- 1.8 **OWNER'S AREA:** - The LAND OWNER herein will get of the said apartment in the total First Floor and 25% of Parking lot at Ground Floor
- 1.9 **DEVELOPER'S AREA:-** Shall mean entire super built area of building together with the undivided proportionate interest in the said land and the common portions after providing owners allocation in the Second Schedule and mentioned in the Third Schedule.
- 1.10 **UNIT/FLAT:** - Shall mean any Unit/ Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat, and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/flat.
- 1.11 **PROJECT:** - Shall mean the work to development undertake and to be done by the Owners herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/Flat(s)/Car Parking space/s and others be taken over the Unit/Flat and occupiers.
- 1.12 **FORCE MAJURE:-** Shall include natural calamities, at of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air strike, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws

or polices affecting or likely to affect the project or any part or portion thereof shortage of essential commodities and/or any circumstances beyond the control or estimation of the Developer.

**I. COMMENCEMENT:-**This agreement has commenced and shall be deemed to have commenced on and with effect from the date as hereinabove at the commencement of this agreement.

**II. DURATION: -** This agreement is made for a period of 36 months from the date of it become effective with a grace period of 6 months.

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

**IV. OWNER DUTY & LIABILITY:-**

- 1) The owners have offered total bare land of 0.0525 acres for development and construction of a housing complex consisting of Flats/ Apartments & Parking space at the instance of the developers respect of which the entire development cost of all the construction till finishing touch and sale of The owner will not have to bear that any financial liability.

**V. OWNERS ALLOCATIONS OR CONSIDERATION: -**

Considering that the owners having agreed to enter in to the Agreement with the developer on the said property described in the First Schedule hereunder written and knowing the developers rights, powers, privileges and benefits, as mentioned herein, and 75% of total flats and car parkings.

**VI. DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-**

The developer mean "M/S JOYMAA BAISHNODEBI CONSTRUCTION" ( PAN – ABWFM0497Q) having its registered office at Gobindanagar, Ailakundi Road, Srinagar, P.O. Kenduadihi, P.S. & Dist. Bankura, Pin – 722102 represented by its Partners 1) MR. SANJIB LAHA, son of Late Ashwini Kumar Laha, resident of Cinema Road, Bankura, P.O., P.S. & Dist. Bankura, Pin – 722101, in the State of West Bengal, 2) MRS. RADHA LAHA, D/O Late Nemai Char, residing at Ailakundi, P.O. Kenduadihi, P.S. & Dist. Bankura, Pin – 722102.

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P/7

1. The developer confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and obligations made for execution of the total project within schedule time under this agreement and the owners will not have any liability and/or responsibility of finance for execution of the project as the developers will take all financial and/or Bank liability at their own shoulder.
2. The developer will preserve the right to mortgage the land to any financial institution or Bank for any purpose but the entire liability of the borrowed loan will be shouldered by himself. The landowner could not be liable for any liabilities regarding the mortgage or loan taken by the developer in this purpose of this Agreement.
3. The developer has agreed to carry out the total project at his own entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized Licensed by appropriate authority. The building plan should comply with the standard norms of the sanctioned authority.
4. That the second party shall not raise any question regarding the measurement of the 1<sup>st</sup> Schedule mentioned property and second shall take all the necessary step to save the property from any kind of encroachment by the adjacent land owner.
5. That the Developer shall be responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer proposed flats.
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 tune to time during the currency of this Agreement.
7. The First part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building, The Second part shall alone be responsible the said incident or damage or loss during construction.

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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 the Developer to correctly construct the Flats and / or to deliver correctly the same to the intending purchasers.

**VIII. DEVELOPER ALLOCATION:-**

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

**IX. CANCELLATION:-**

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

**X. Miscellaneous:-**

- a) Indian Law-This agreement shall be subject to India Law and under the Jurisdiction of Bankura Court.
- b) Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) Disputes - Differences in opinion in relation to or arising out during execution of the housing project under this agreement shall be intimated by a registered letter Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996 with modification made from time to time. The arbitral shall consist of one arbitrator who shall be an Advocate to be nominated by both the parties and their legal advisors.
- d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/ connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owners time to time.
- e) The owners can visit the construction site any time with intimation to the developer/ site supervisor and discuss with the site supervisor but will not disrupt or interrupt the

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construction work. However any unusual and non-permissible actions operations observed at site can be brought to the notice of the developer and the ar6 for discussion and necessary corrective action.

- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risk and hazards whatsoever related to the project.
- g) The second party or the developer shall have the right and/or authority to deal with and negotiate with any person and or enter into any deal with the contract and agreement and/or borrow money and/or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the frame work of Power of Attorney.
- h) A successful project completion certificate from the Engineer or any competent technical body with specific observations/ comments on the design, quality of materials and workmanship of the water supply system, sewerage system, electric supply system and to be obtained by the developer and will responsible for any defect and rectification thereof at their cost/expenses for a guarantee period of next six months after handing over of physical possession of the flats.
- i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fees for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- j) The owners shall have no claim whatsoever in the consideration received by the developers or its nominees out of the developer's allocation similarly the developer shall have no right, title, interest, claim whatsoever in the consideration received by the owner or its nominees out of owner allocation.
- k) That all applications, building plan along with alteration, modification and addition thereof and other papers and document, if any needed by the developer for the purpose of the sanctioned of

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**P/10**

the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner subject to written consent of the owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

- l) Save and except the conditions and stipulations as mentioned herein the owner shall have every right to terminate the agreement at any moment if any condition and stipulations is violated and in case of termination of agreement the developer cannot claim any damages from the land owner the cost incurred in construction of project, First Schedule above referred to.
- m) If any further construction can be extended after getting permission, form the component authority, the extended construction divided among the land owner and the developer at a same proportionate as the above mentioned ration of present proposed construction area is divided.

**DESCRIPTION OF LAND (FIRST SCHEDULE)**

*Sanjib (LAHA)*  
All that piece and parcel of "BASTU" vacant Land measuring total area of 0.0525 acre in comprising to L.R Khatian No. 1149, R.S. & L.R Plot No. 391 Area Measuring 0.0525 Acre of J.L No. 217, Mouza Ailakundi, under P.S. & Dist. Bankura, Pin – 722102 under Anchuri Gram Panchayet.

**BUTTED AND BOUNDED AS UNDER**

**ON THE NORTH:** 30' - 00'' ft wide Pucca Road.

**ON THE SOUTH:** Plot No, 391.

**ON THE EAST:** Land of Soma Samanta.

**ON THE WEST:** House of Land Owner Sanjib Laha.

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

**Details of flat to be allotted to Landowner (SANJIB LAHA)**

- i) Entire 1<sup>st</sup> Floor of the Building and 25% of Parking lot in Ground Floor.

Contd.....P/11



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

**Details of flat to be allotted to Developer ( M/S JOYMAA BAISHNODEBI**

**CONSTRUCTION)**

- i) Total 2<sup>nd</sup> Floor of the said Apartment / Building. ✓
  - ii) Total 3<sup>rd</sup> Floor of the said Apartment / Building. ✓
  - iii) Total 4<sup>th</sup> Floor of the said Apartment / Building. ✓
- Balance 75% of Parking at Ground Floor. ✓

**SPECIFICATION**

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

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

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

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

**Internal Wall** White Cement Based Wall Putty with a coat of primer in all common areas.

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

**Windows** Anodized aluminium sliding windows.

**Lift** Passenger lift of Standard Make.

**Electrical** Copper wiring with modular switch. One AC point master Bedroom, one 15 amp point of fridge in Dining area, one 16 amp point for Geyser in one bathroom, MCB and changeover switches for standard Brand (CISL).

**Water** Deep tube well with overhead reservoir for 24 hour.

**Generator** 24 hours power back up for all common services specific back up Power for each fiat, all at extra charges of the maintained by the Society formed the flat owner.

**Security** 24 hours security for the entire complex, video screen& door phone facility as per delivery of Society formed by the land owner.

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

WITNESS

Subhas Ranu.

S/O Lt. K. S. Prasad Ranu.

At. VIL. Ruybanch

PO. Manikuli

P.S. D159. Bankura.

Pin. 722175

Debasish Chattaraj

SP late Anilbaran Chattaraj

WILL P.O. - Purandarpur

DIST. P.S. - Bankura

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

Drafted by:

Abhishek Chaudhuri

(ADVOCATE)

Bankura District Court

**ABHISHEK CHAUDHURI**

Advocate

Judge Court, Bankura

Enrol. No. - F/140/652/2017

Typed by:

Koushik Banerjee

Koushik Banerjee  
Bankura Court Compound

*Sarmistha Laha*

Signature of the LAND OWNER

JOYMAA BAISHNODEBI CONSTRUCTION

*Sarmistha Laha*

Partner











JOYMAA BAISHNODEBI CONSTRUCTION

*Shobha Laha*

Partner

Signature of the DEVELOPER





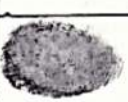





SPECIMEN FROM FOR TEN FINGERPRINTS

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



*[Handwritten signature]*











Signature :- ..... *[Handwritten signature]*

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



*[Handwritten signature]*

Signature :- ..... *[Handwritten signature]*  
 JOYMAA BAIASHNODEBI CONSTRUCTION  
 Partner

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



*[Handwritten signature]*

Signature :- ..... *[Handwritten signature]*  
 JOYMAA BAIASHNODEBI CONSTRUCTION  
 Partner

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

PHOTO

Signature :- .....

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



192023240040476911

GRIPS Details

GRN: 192023240040476911 Payment Mode: Online Payment  
GRN Date: 04/05/2023 13:13:48 Bank/Gateway: State Bank of India  
BRN : CKW8202414 BRN Date: 04/05/2023 13:14:40  
GRIPS Payment ID: 040520232004047690 Payment Init. Date: 04/05/2023 13:13:48  
Payment Status: Successful Payment Ref. No: 2001129434/1/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Sanjib Laha  
Address: Bankura Bankura , West Bengal, 722101  
Mobile: 7908975013  
Contact No: 9332679822  
Depositor Status: Buyer/Claimants  
Query No: 2001129434  
Applicant's Name: Mr Subhas Rana  
Identification No: 2001129434/1/2023  
Remarks: Sale, Development Agreement or Construction agreement  
Period From (dd/mm/yyyy): 04/05/2023  
Period To (dd/mm/yyyy): 04/05/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001129434/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	30
2	2001129434/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	28
			<b>Total</b>	<b>58</b>

IN WORDS: FIFTY EIGHT ONLY.



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

**ABWFM0497Q**



नाम / Name  
M/S JOYMAA BAISHNODEBI CONSTRUCTION

09012023

निगमन/गठन की तारीख  
Date of Incorporation/Formation  
08/12/2022

JOYMAA BAISHNODEBI CONSTRUCTION

*Sansib Lda*  
Partner

JOYMAA BAISHNODEBI CONSTRUCTION

*Ankur Kumar*  
Partner



## Major Information of the Deed




	I-0102-02270/2023	Date of Registration	04/05/2023
/ Year	0102-2001129434/2023	Office where deed is registered	
Date	04/05/2023 12:55:27 PM	A.D.S.R. BANKURA, District: Bankura	
Grantor Name, Address and other Details	Subhas Rana Cinema Road Bankura, Thana : Bankura, District : Bankura, WEST BENGAL, Mobile No. : 9332679822, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 3]		
Set Forth value	Market Value		
	Rs. 16,65,563/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,030/- (Article:48(g))	Rs. 28/- (Article:E, E)		
Remarks			

### Land Details :

District: Bankura, P.S:- Bankura, Gram Panchayat: ANCHURI, Mouza: Ailakundi, JI No: 217, Pin Code : 722102

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-391 (RS :-)	LR-1149	Bastu	Baide	0.0525 Acre		16,65,563/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>5.25Dec</b>	<b>0 /-</b>	<b>16,65,563 /-</b>	

### Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr Sanjib Laha (Presentant)</b> Son of Late Ashwini Kumar Laha Executed by: Self, Date of Execution: 04/05/2023 , Admitted by: Self, Date of Admission: 04/05/2023 ,Place : Office			
		04/05/2023	LTI 04/05/2023	04/05/2023



oad Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West  
 India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,  
 .: ABxxxxxx2J, Aadhaar No: 34xxxxxxxx0443, Status :Individual, Executed by: Self, Date  
 : 04/05/2023  
 mitted by: Self, Date of Admission: 04/05/2023 ,Place : Office







**oper Details :**

Name,Address,Photo,Finger print and Signature

**M S JOYMAA BAIASHNODEBI CONSTRUCTION**

Gobindanagar Ailakundi Road Srinagar, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 , PAN No.:: ABxxxxxx7Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mr Sanjib Laha</b>            Son of Late Ashwini Kumar Laha            Date of Execution - 04/05/2023, , Admitted by: Self, Date of Admission: 04/05/2023, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>May 4 2023 7:00PM</p>	<p><b>Finger Print</b></p>  <p>LTI 04/05/2023</p>	<p><b>Signature</b></p>  <p>04/05/2023</p>
<p>Cinema Road Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx2j, Aadhaar No: 34xxxxxxxx0443 Status : Representative, Representative of : M S JOYMAA BAIASHNODEBI CONSTRUCTION (as Partner)</p>				
2	<p><b>Name</b></p> <p><b>Mrs Radha Laha</b>            Wife of Mr Sanjib Laha            Date of Execution - 04/05/2023, , Admitted by: Self, Date of Admission: 04/05/2023, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>May 4 2023 7:01PM</p>	<p><b>Finger Print</b></p>  <p>LTI 04/05/2023</p>	<p><b>Signature</b></p>  <p>04/05/2023</p>
<p>Ailakundi, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx7N, Aadhaar No: 41xxxxxxxx6614 Status : Representative, Representative of : M S JOYMAA BAIASHNODEBI CONSTRUCTION (as Partner)</p>				



23

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

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

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

Presented for registration at 13:52 hrs on 04-05-2023, at the Office of the A.D.S.R. BANKURA by Mr Sanjib Laha  
Executant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs  
16,65,563/-

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

Execution is admitted on 04/05/2023 by Mr Sanjib Laha, Son of Late Ashwini Kumar Laha, Cinema Road Bankura,  
P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste  
Hindu, by Profession Business

Identified by Mr Subhas Rana, , Son of Late Kushapti Rana, P.O: Mankanali, Thana: Bankura, , Bankura, WEST  
BENGAL, India, PIN - 722175, by caste Hindu, by profession Business

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

Execution is admitted on 04-05-2023 by Mr Sanjib Laha, Partner, M S JOYMAA BAISHNODEBI CONSTRUCTION,  
Gobindanagar Ailakundi Road Srinagar, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal,  
India, PIN:- 722101

Identified by Mr Subhas Rana, , Son of Late Kushapti Rana, P.O: Mankanali, Thana: Bankura, , Bankura, WEST  
BENGAL, India, PIN - 722175, by caste Hindu, by profession Business

Execution is admitted on 04-05-2023 by Mrs Radha Laha, Partner, M S JOYMAA BAISHNODEBI CONSTRUCTION,  
Gobindanagar Ailakundi Road Srinagar, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal,  
India, PIN:- 722101

Identified by Mr Subhas Rana, , Son of Late Kushapti Rana, P.O: Mankanali, Thana: Bankura, , Bankura, WEST  
BENGAL, India, PIN - 722175, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 28.00/- ( E = Rs 28.00/- ) and Registration  
Fees paid by Cash Rs 0.00/-, by online = Rs 28/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 04/05/2023 1:14PM with Govt. Ref. No: 192023240040476911 on 04-05-2023, Amount Rs: 28/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. CKW8202414 on 04-05-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,030/- and Stamp Duty paid by Stamp Rs  
5,000.00/-, by online = Rs 30/-  
Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 601, Amount: Rs.5,000.00/-, Date of Purchase: 04/05/2023, Vendor name:  
Debdas Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 04/05/2023 1:14PM with Govt. Ref. No: 192023240040476911 on 04-05-2023, Amount Rs: 30/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. CKW8202414 on 04-05-2023, Head of Account 0030-02-103-003-02



Partha Bairagya

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BANKURA

Bankura, West Bengal

ertificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 010202270 for the year 2023.



Digitally signed by PARTHA BAIRAGGYA  
Date: 2023.05.08 20:53:12 +05:30  
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2023/05/08 08:53:12 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BANKURA  
West Bengal.

(This document is digitally signed.)

