

S L No- 4781/2025

MAA SARADA

T-010204798/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

M 230567

14.11.25
15.10

P: 2003019418/25

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:

Additional District Sub-Registrar
Bankura

14 NOV 2025

THIS DEVELOPMENT AGREEMENT is made on the 14th Day of NOVEMBER, 2025 (Two Thousand Twenty Five).

Contd.....P/2

[Handwritten signature]

2629

ক্রমিক নং-.....

Deno

14/11/2025

2029 M - 52222

ইং তার.....

Sudam

নাম Raghu Nathjee mittal

বাসস্থান.....

Lokesh

থানা Purn জেলা Purn

মূল্য 5000 Sudam

শ্রী দেবদাস মুখার্জী

বাকুল স্ট্র শ্যাম্প ভেড়া



Handwritten signature and date: 14/11/25

Additional District Sub-Registrar
Bankura

14 NOV 2025

Sumantra Dutta
S/o Sasanka Dutta
Rajgram Bankura
722146

P/2

BETWEEN

MRS. KALYANI KUNDU PAN – BPXPK8110C, Aadhaar No. 3717 9819 6393 Wife of **Goutam Kundu**, by faith Hindu, by Nationality Indian, by occupation Housewife, residing at Vill. & P.O. Rajgram, P.S. & Dist. Bankura, Pin – 722146 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

RAGHUNATHJEE CONSTRUCTION (PAN AMAPK1015H), having registered office at stall no 5 & 6, Sammilani Bipani Sambhar, Lokepur, P.O.- Kenduadihi, P.S. & District - Bankura, Pin – 722102 represented by its sole Proprietor MR. SAUGAT KUNDU (PAN AMAPK1015H), Aadhar No - 2270 2378 2202, son of Late Mahadeb Kundu, residing at Lokepur Bankura, P.O.- Kenduadihi, P.S.& District - Bankura., Pin - 722102 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.

The proportionate share of the landed property of **LAND OWNER** in District and Police Station Bankura; Mouza Rajgram; J.L. NO. – 183; L.R. Plot No. 1453 has been Purchased by the land owner in a sale Deed being No. 383/2014, dated 14/02/2014 registered at the office of D.S.R. Bankura.

And said purchased land has already been recorded in her own name in the present L.R. Khatian under the provisions of the West Bengal Land Reforms Act 1955 with final publication and preparation of his right there in 0.1240 Acres vide L.R. Khatian No. 3146; Vide L.R Plot No 1453 appertaining to Mouza Rajgram , J.L. No 183 within the District and P.S. Bankura, under Bankura Municipality.

AND WHEREAS the schedule below mentioned land has already been converted from class of land **KANALI** to **BASTU** vide **Conversion Case No. CN/2018/0101/641** 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, attachments, trust whatsoever and paying the Municipal taxes as absolute owners and occupier time to time.

Contd.....P/3

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 Bankura Municipality or any other competent authority but the owner have not the sufficient time and experience for the development work 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 OWNERS/LANDLORDS:- Shall mean **MRS. KALYANI KUNDU PAN – BPXPK8110C, Aadhaar No. 3717 9819 6393 Wife of Goutam Kundu**, by faith Hindu, by Nationality Indian, by occupation Housewife, residing at Vill. & P.O. Rajgram, P.S. & Dist. Bankura, Pin – 722146.

2 DEVELOPER:- RAGHUNATHJEE CONSTRUCTION having registered office at stall no 5&6, Sammilani Bipani Sambhar, Lokepur, P.O.- Kenduadihi, P.S. & District - Bankura, Pin - 722102 represented by its sole Proprietor **MR. SAUGAT KUNDU (PAN AMAPK1015H), Aadhar No - 2270 2378 2202**, son of Late Mahadeb Kundu, residing at Lokepur Bankura, P.O.- Kenduadihi, P.S.& District - Bankura,, Pin – 722102.

2.1 LAND:- Shall mean all the "**BASTU**" Vacant Land adjoining the lands of all of the **LAND OWNER** measuring an area of 0.1240 acres comprising L.R. Khatian No 3146, R.S. & L.R. Plot No. 1453 within District, P.S.- Bankura, Mouza Rajgram, J.L. No. 183, at Ward No. 13 under Bankura Municipality.

2.2 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**.

2.3 ARCHITECT(S) :- Shall mean such Architect whom the Developer may from time to time, appoint as the Architect(s) of the Building.

2.4 MUNICIPALITY :- Shall mean the Bankura Municipality and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.

2.5 **PLAN :-** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Bankura Municipality 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.

2.6 **OWNER'S ALLOCATION CONSIDERATION :-** Owners allocation and consideration has been described in the second schedule of this Agreement.

2.7 **DEVELOPER'S AREA :- AND WHEREAS** the Developers allocation shall be given rest portion of the Total construction Area.

2.8 **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.

2.9 **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.

2.10 **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 24 months from the date of it become effective with a grace period of 6 months.

III. **SCOPE OF WORK: -** The Developer shall constructed a multi-storied building according to sanctioned plan of Bankura Municipality over and above the First Schedule Land.

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

1) The owners have offered total bare land of 0.1240 acres for development and construction of a housing complex consisting of Flats/ Apartments, Commercial Stalls & Parking space at the instance of the developers respect of which the entire development cost from A to Z construction till finishing touch for placing offer as ready for use and sale the owner will not have to pay any furthering or shoulder any Bank or other financial liability.

P/5

- 2) That the Owner shall within 60 (Sixty) days from this agreement shall vacate and deliver the vacant and peaceful possession of the 1st schedule property to the second party.
- 3) The Land owner will pay the amenities fees for her residential and commercial share before she take the possession of her share flats and commercial stall at the rate the developer receive that fees from other residential flats and commercial stall purchasers.
- 4) The land owner will refund the advance payment of **Rs. 27,00,000/- (Twenty Seven Lakh)** which has been paid by the developer i.e. Raghunathjee Construction to the land owner Kalyani Kundu before taking possession.
- 5) The land owner will pay GST & IT of their share as per Government land.
- 6) The land owner has to pay for 309 Sq. Ft. Residential Flat area they are getting additionally as per their share of 33% of the total construction area at the rate developers sell rate at that time.
- 7) The land owner has to pay for commercial area they are getting 98 Sq. Ft. excess of their 33% share of total construction at the rate developers sell rate at that time.

V. DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-

The developer mean 1) **RAGHUNATHJEE CONSTRUCTION** having registered office at stall no 5&6, Sammilani Bipani Sambhar, Lokepur, P.O.- Kenduadihi, P.S. & Dist.- Bankura, Pin Code- 722102 Proprietor **MR. SAUGAT KUNDU**, son of Late Mahadeb Kundu, residing at Lokepur, Bankura, P.O.- Kenduadihi, P.S.& District - Bankura,, Pin - 722102. West Bengal confirms, accepts and assure the owners that they are fully satisfied with the paper/documents related to the ownership, physical measurement of the said land and litigation free possession, suitability of the said land ,viability of the said project and will not raise any objection with thereto.

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 funding of the proposed building Construction but the entire liability of the borrowed loan will be shouldered by himself. The land owner 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

P/6

should comply with the standard norms of the multi-storied 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 owners & the Architect before submission to the Corporation/appropriate authority for 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 owners 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 owners and developers.

4. That the Second Part or the Developer shall not raise any question regarding the measurement of the 1st 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 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.
8. That the developer shall be complete the Development work/construction of building/flat at his own cost and expenses in pursuance of the sanctioned plan within 30 months.
9. 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.

Contd.....P/7

VI. 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 and Third Schedule mention in this Agreement and the **DEVELOPER ALLOCATION** has been mentioned in the Fourth Schedule.

VII. CANCELLATION:-

The Owner have every right to cancel and/or rescind this agreement 24 months, if the Developer shall unable to complete the Construction work for that Owner has to give two month clear notice to the developer.

VIII. 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 on 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.

P/8

- 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 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 Architect 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 right, title, and interest, 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.

Handwritten initials/signature

P/9

- k) The land owners and the developers have entered into their agreement purely as a construct 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 document, if any needed by the developer for the purpose of the sanctioned 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 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.
- m) 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.
- n) 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.

FIRST SCHEDULE

(DESCRIPTION OF LAND)

All that piece and parcel of "BASTU" vacant Land measuring an area of 0.1240 acres converted area of 11.85 Decimal or 0.1185 acres comprising L.R. Khatian No. 3146, R.S. & L.R. Plot No. 1453, within District, P.S.- Bankura, Mouza Rajgram, J.L. No. 183 at **Ward No. 13 under Bankura Municipality, attached Bankura Khatra Road.**

BUTTED AND BOUNDED AS UNDER

- ON THE NORTH** : 12 feet wide Kancha Road
ON THE SOUTH : Plot No. 1455 (L.R.)
ON THE EAST : 60' - 00" feet wide Bankura Khatra Main Road.
ON THE WEST : Plot No. 1455 (L.R.) and sub-plot No. 9.

Contd.....P/10

P/10

Second Schedule above referred to

Allocation to Land Owner (KALYANI KUNDU)

Flat No. 4B admeasuring an area of 860 Sq. Ft. (Super Built Up) in the Fourth Floor (2BHK),

Flat No. 3C admeasuring an area of 1309 Sq. Ft. (Super Built Up) in the Third Floor (3BHK),

Flat No. 2C admeasuring an area of 1309 Sq. Ft. (Super Built Up) in the Second Floor (3BHK),

Flat No. 1A admeasuring an area of 954 Sq. Ft. (Super Built Up) in the First Floor (2BHK),

Commercial Space C1 admeasuring an area of 776 Sq. Ft. (Super Built Up) in the Ground Floor

and 33% Car Parking Space in the Ground Floor.

Third Schedule above referred to

Allocation to Developer (Raghunathjee Construction)

The Developer herein will get Rest portion of the total construction area.

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 Plaster of Paris inside the flat Plaster of Paris 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.

Windows Anodized aluminium sliding windows.

Lift Passenger lift of reputed make.

Electrical Copper wiring with modular switch. One AC point master Bedroom. One T.V. Plug point and a telephone point in Drawing Room, one 15 amp point of fridge in Dining area, one 16 amp point for Geyser in one bathroom, MCB and changeover switches for Reputed Brand.

Water Deep tube well with overhead reservoir for 24 hour.

Contd.....P/11

P/11

Supply water supply at the entire complex.

Generator 24 hours power back up for all common services specific back up Power for each flat, all at extra charges.

Security 24 hours security for the entire complex, video screen & door phone facility.

IN WITNESS WHEREOF, 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

1/ Sumanta Dutta
S/o Sasanka Dutta
Raygram Bankura
722146

Subhas Rana.
S/O L. K. Gupta Rana.
Cinemedia col Bankura.
722101

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

Drafted by:

Abhishek Chaudhuri
ABHISHEK CHAUDHURI
Advocate
Judge Court, Bankura
Enrol. No. F. 423/652/2017
(ADVOCATE)
Bankura District Court

Typed by:

Koushik Banerjee
KOUSHIK BANERJEE
Bankura Court Compound

Kalyani Kunder

Signature of the LAND OWNER

RAGHUNATHJEE CONSTRUCTION

Rajal Kunder
Proprietor

Signature of the DEVELOPER

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুলি Thumb	তর্জনী 1 st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল

Passport size photograph & finger print of both hands attested by me

স্বাক্ষর

Signature Kalyani Kundu

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুলি Thumb	তর্জনী 1 st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



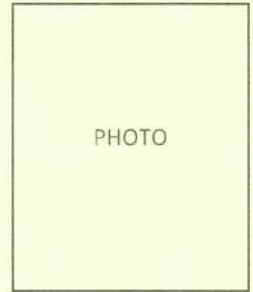
উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল

Passport size photograph & finger print of both hands attested by me

স্বাক্ষর

Signature Raghunathjee Construction
Raghunathjee Construction
Proprietor

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুলি Thumb	তর্জনী 1 st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল

Passport size photograph & finger print of both hands attested by me

স্বাক্ষর

Signature

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুলি Thumb	তর্জনী 1 st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল

Passport size photograph & finger print of both hands attested by me

স্বাক্ষর

Signature



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



192025260340210958

GRN Details

GRN:	192025260340210958	Payment Mode:	SBI Epay
GRN Date:	14/11/2025 11:46:24	Bank/Gateway:	SBIePay Payment Gateway
BRN :	2479422174533	BRN Date:	14/11/2025 11:45:59
Gateway Ref ID:	CHV2331800	Method:	State Bank of India NB
GRIPS Payment ID:	141120252034021094	Payment Init. Date:	14/11/2025 11:46:24
Payment Status:	Successful	Payment Ref. No:	2003019418/2/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Sougat Kundu
Address:	Lokepur, Bankura, West Bengal,722102
Mobile:	9332679822
Period From (dd/mm/yyyy):	14/11/2025
Period To (dd/mm/yyyy):	14/11/2025
Payment Ref ID:	2003019418/2/2025
Dept Ref ID/DRN:	2003019418/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003019418/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	15031
2	2003019418/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	27800
3	2003019418/2/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300

Total 43131

IN WORDS: FORTY THREE THOUSAND ONE HUNDRED THIRTY ONE ONLY.

Major Information of the Deed




Deed No :	I-0102-04798/2025	Date of Registration	14/11/2025
Query No / Year	0102-2003019418/2025	Office where deed is registered	
Query Date	08/11/2025 9:18:11 PM	A.D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Subhas Rana Cinema Road , Bankura, Thana : Bankura, District : Bankura, WEST BENGAL, PIN - 722101, 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], [4311] Other than Immovable Property, Receipt [Rs : 27,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,16,25,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,031/- (Article:48(g))	Rs. 27,800/- (Article:E, E, B)		
Remarks			

Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Bankura to Khatra Road, Mouza: Rajagram, , Ward No: 13 JI No: 183, Pin Code : 722146

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1453 (RS :-)	LR-3146	Commerci al	Kanali	12.4 Dec	1,16,25,000/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
Grand Total :					12.4Dec	0 /-	116,25,000 /-


Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Kalyani Kundu Wife of Goutam Kundu Executed by: Self, Date of Execution: 14/11/2025 , Admitted by: Self, Date of Admission: 14/11/2025 ,Place : Office	 14/11/2025	 LTI 14/11/2025	 14/11/2025
Rajgram, City:- Bankura, P.O:- Rajgram, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722146 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: bpxxxxx0c, Aadhaar No: 37xxxxxxxx6393, Status :Individual, Executed by: Self, Date of Execution: 14/11/2025 , Admitted by: Self, Date of Admission: 14/11/2025 ,Place : Office				


Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RAGHUNATHJEE CONSTRUCTION Stall No. 5 And 6, Sammilani Bipani Sambhar Lokepur, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:- Bankura, West Bengal, India, PIN:- 722102 Date of Incorporation:XX-XX-1XX6 , PAN No.:: amxxxxx5h,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 Saugat Kundu (Presentant) Son of Late Mahadeb Kundu Date of Execution - 14/11/2025, , Admitted by: Self, Date of Admission: 14/11/2025, Place of Admission of Execution: Office	 Nov 14 2025 4:11PM	 Captured LTI 14/11/2025	 14/11/2025
Lokepur Bankura, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: amxxxxx5h, Aadhaar No: 22xxxxxxxx2202 Status : Representative, Representative of : RAGHUNATHJEE CONSTRUCTION (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Sumanta Dutta Son of Late Sasanka Dutta Rajgram, City:- Bankura, P.O:- Rajgram, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722146	 14/11/2025	 Captured 14/11/2025	 14/11/2025
Identifier Of Mrs Kalyani Kundu, Mr Saugat Kundu			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Kalyani Kundu	RAGHUNATHJEE CONSTRUCTION-12.4 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Bankura to Khatra Road, Mouza: Rajagram, , Ward
No: 13 JI No: 183, Pin Code : 722146

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1453, LR Khatian No:- 3146	Owner: কল্যাণী কুন্ডু, Gurdian: গৌতম কুন্ডু Address: রাজগ্রাম, বাঁকুড়া Classification: কালানী, Area: 0.12400000 Acre,	Mrs Kalyani Kundu

Endorsement For Deed Number : I - 010204798 / 2025

On 14-11-2025

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

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

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

Presented for registration at 15:10 hrs on 14-11-2025, at the Office of the A.D.S.R. BANKURA by Mr Saugat Kundu ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,16,25,000/-

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

Execution is admitted on 14/11/2025 by Mrs Kalyani Kundu, Wife of Goutam Kundu, Rajgram, P.O: Rajgram, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722146, by caste Hindu, by Profession House wife

Identified by Shri Sumanta Dutta, , Son of Late Sasanka Dutta, Rajgram, P.O: Rajgram, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722146, by caste Hindu, by profession Business

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

Execution is admitted on 14-11-2025 by Mr Saugat Kundu, Proprietor, RAGHUNATHJEE CONSTRUCTION, Stall No. 5 And 6, Sammilani Bipani Sambhar Lokepur, City:- Bankura. P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102

Identified by Shri Sumanta Dutta, , Son of Late Sasanka Dutta, Rajgram, P.O: Rajgram, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722146, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 27,800.00/- (B = Rs 27,000.00/- ,E = Rs 800.00/-) and Registration Fees paid by by online = Rs 27,800/-, by POS = Rs 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/11/2025 11:45AM with Govt. Ref. No: 192025260340210958 on 14-11-2025, Amount Rs: 27,800/-,
Bank: SBI EPay (SBlePay), Ref. No. 2479422174533 on 14-11-2025, Head of Account 0030-03-104-001-16

Description of Payment
By POS on 14/11/2025 4:23PM with Govt. Ref. No: 192025260341013586 on 14-11-2025, Amount Rs: 0/-, Bank:
SBI, Ref. No. 01022003019418/01/2025 on 14-11-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,031/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 15,031/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 2629, Amount: Rs.5,000.00/-, Date of Purchase: 14/11/2025, Vendor name: DEBDAS MUKHARJEE

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/11/2025 11:45AM with Govt. Ref. No: 192025260340210958 on 14-11-2025, Amount Rs: 15,031/-,
Bank: SBI EPay (SBlePay), Ref. No. 2479422174533 on 14-11-2025, Head of Account 0030-02-103-003-02



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
Bankura, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0102-2025, Page from 81478 to 81496
being No 010204798 for the year 2025.



ba

Digitally signed by PARTHA BAIKAGGYA
Date: 2025.11.18 11:49:15 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 18/11/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
West Bengal.