

10523/24

D-10427/24



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the Document is Admitted to Registration the Signature Sheet and the Endorsements Attached with this Documents are the Part of this Document.

K 371871

10:10 AM
04.10.24
C.R.O. (27) 2045442/24
[Signature]

A.D.S.R. Durgapur
Paschim Bardhaman
04 OCT 2024

DEVELOPMENT AGREEMENT

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

[Signature]
Adv

✓

Sr No. 150 Date 01/10/24
Sold to Sayak Developer & Builder
Address Dnr-12.
Value of Stamp 500/-
Date of Purchase of the stamp
Paper from Treasury 26 SEP 2024
Name of the Treasury from
Durgapur

Chatterjee
Somnath Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur-19
Licence No.-1/2016-17



Adml. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

04 OCT 2024

BETWEEN

Mrs. BIDISHA BANERJEE [Pan No-APPPB3079N], wife of Rahul Banerjee ,by faith: Hindu, By Nationality: Indian, By Occupation: House Wife, residing at B-7 Park Avenue, Bidhannagar H F C Community Centre, Sector-2B, P.O-Bidhannagar, Durgapur-12,, P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal.

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

AND

SAYAK DEVELOPER & BUILDER [Pan No-AEYFS1934B] being a Partnership Firm, having its registered office at D-118, Prem Residency, Shastri Avenue, Bidhannagar, P.O-Durgapur-12, Dist-Paschim Bardhaman, West Bengal represented by

[1] Sri MUKUL BHATTACHARJEE[Pan No-AJOPB0563C] Son of Madhusudan Bhattacharjee, by faith-Hindu, by Occupation-Business residing at Vill+P.O-Bamunara, Roy Para, Dharmaraj Mandir, Via Durgapur-12, P.S-Kanksa, Dist: Paschim Bardhaman, West Bengal.

(2) SRI BUDDHADEV ROY [Pan No-AMTPR5589G] Son of Lakshmi Kanta Roy by faith-Hindu, by Occupation-Business residing at Vill+P.O-Bamunara, Via Durgapur-12, P.S-Kanksa, Dist: Paschim Bardhaman, West Bengal

(3) SRI PRASENJIT PAUL[Pan No-BCGPP5049H] son of Basudeb Paul by faith-Hindu, by Occupation-Business, residing Vill+P.O-Bamunara, Via Durgapur-12, P.S-Kanksa, Dist: Paschim Bardhaman, West Bengal.

(4) AMITAVA SHYAM [Pan No-BIVPS1932H] son of Laxmi Kanta Shyam by faith- Hindu By Occupation – Business residing at Vill+P.O-Bamunara, Via Durgapur-12, P.S-Kanksa, Dist: Paschim Bardhaman, West Bengal.

 Adv

✓

[5] Sri RANJIT ROY [Pan No-AQQPR4684P] son of Ajoy Roy by faith- Hindu By Occupation – Business residing at Vill+P.O-Bamunara, Via Durgapur-12, P.S-Kanksa, Dist: Paschim Bardhaman, West Bengal.

[6] TANMOY KARMAKAR [Pan No-DVYPK1450E] son of Arup Karmakar by faith- Hindu By Occupation – Business residing at Vill+P.O-Bamunara, Via Durgapur-12, P.S-Kanksa, Dist: Paschim Bardhaman, West Bengal.

[7] SWAPAN MISHRA [Pan No-AOEPM4682G] son of Sasanka Mishra by faith- Hindu By Occupation – Business residing at 3/60 Sreenagar Pally, P.S-Durgapur, P.O.- Durgapur-13, Dist: Paschim Bardhaman, West Bengal.

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

AND WHEREAS the schedule below Land originally belongs to Gopal Gobinda Chattapadhyay which he acquired by way of regd deed of sale being no- 166 of 1959. And name of Gopal Gobinda Chattapadhyay duly recorded in BL & LRO. And after demise of Gopal Gobinda Chattapadhyay devolve upon his legal heirs namely Sumitra Dey, Suchitra Dey, Sudipa Mukherjee, Sudeshna Chatterjee, Somnath Chattapadhyay & Alok Chattapadhyay.

And thereafter Somnath Chattapadhyay execute a regd. general power of attorney being no- 11 of 2001 in favour of his mother Alok Chattapadhyay.

And thereafter Sumitra Dey, Suchitra Dey, Sudipa Mukherjee, Sudeshna Chatterjee, Alok Chattapadhyay self and constituted attorney of Somnath Chattapadhyay jointly transfer the scheduled below land by way regd deed of sale being no-272 of 2009 in favour of present LANDOWNER i.e. Mrs. Bidisha Banerjee. And the name Mrs. Bidisha Banerjee duly recorded her in the role of BL & LRO being LR Khatian no-791 and presently she



- is owning, possessing and seizing the schedule below land without any encumbrances.

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

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

I-DEFINITION

- 1. LANDOWNER/LANDLORDS:-** Shall mean **Mrs. BIDISHA BANERJEE [Pan No-APPPB3079N]**, wife of Rahul Banerjee , by faith: Hindu, By Nationality: Indian, By Occupation: Housewife, residing at B-7 Park Avenue, H F C Community Centre, Sector-2B, P.O-Bidhannagar, Durgapur-12,, P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal.
- 2. DEVELOPER:-** Shall mean **SAYAK DEVELOPER & BUILDER [Pan No-AEYFS1934B]** being a Partnership Firm, having its registered office at D-118, Prem Residency, Shastri Avenue, Bidhannagar, P.O-Durgapur-12, Dist-Paschim Bardhaman, West Bengal.
- 3. LAND:-** Shall mean **Danga Land** measuring area of **43 Decimal or more or less 26 Katha** comprising in **Plot No-RS & LR- 982, under LR Khatian No- 791**, under Mouza- Rupganj, J.L No-054, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal.
- 4. BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Developer herein in the Land mentioned in the **FIRST SCHEDULE**.



5. **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
6. **Gram Panchayat:-** Shall mean the Malandighi Gram Panchayat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
7. **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Malandighi Gram Panchayat and shall also include variations/modifications, alterations therein that may be made by the LANDOWNER herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
8. **UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.
9. **PROJECT:** Shall mean the work of development undertake and to be done by the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/ Flat/ s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.
10. **FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockdown, transport strike, notice or prohibitory order from Gram Panchayat or any other statutory Body or any Court, Government Regulations, new and/or changes in any law or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.

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



- A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- B) If it be a Hindu Undivided Family then its members of the time being and she respective heirs, executors, administrators, legal representatives, and/or permitted assigns.
- C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
- D) If it be a Partnership Firm then its partners for the time being and she respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- E) If it be a Trust then is Trustees for the time being and she successor(s)-in-interest and assigns.

1. **Masculine gender:** Shall include the feminine and neuter gender and vice versa.

2. **Singular number:** Shall include the plural and vice-versa.

II- COMENCMENT:- This agreement has commenced and shall be deemed to has commenced on and from the date of registration of development agreement.

III- EFFECTIVENESS: - This agreement shall become effective from the date of registration of Development Agreement.

IV: - DURATION: - This agreement is made for a period of 48 months which starts from the date of Registration of Development Agreement with a grace period of 6 months .

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

VI: - LANDOWNER DUTY & LIABILITY:-



1. The LANDOWNER will delivered the First Schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That LANDOWNER hereby declare that the Schedule mentioned land is free from all encumbrances and if any question regarding ownership of the land is arises on that score the LANDOWNER is answerable for the same and if any land related dispute is found in future that also shall be meet up by the LANDOWNER at his own cost and if the Developer agrees to bear the cost or expenses for the same on that score that will be deducted from the LANDOWNER's Allocation.
3. That the LANDOWNER shall handover the peaceful possession of the first Schedule property in the hands of the developer as and when required by the developer .
4. **The LANDOWNER hereby declared that :-**
 - a) No acquisition proceedings has been initiated in respect of the schedule mentioned plot.
 - b) There is no agreement between the LANDOWNER and any other party except **"SAYAK DEVELOPER & BUILDER"** either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
 - c) Sec-202 of Indian contract Act will be taken into consideration in case of death of any of the LANDOWNER after execution of Development Agreement & Development Power of Attorney.
 - d) That GST, stamp duty and registration fees in relation to the LANDOWNER' allocation Flat shall be borne by the LANDOWNER herself , if she intends to sale the flat in favour of any third party purchaser.
 - e) That it is agreed by the LANDOWNER that she will paid development charges in the hands of the developer in relation to the LANDOWNER' allocation Flat shall be borne by the LANDOWNER herself.
5. That the LANDOWNER also agreed that she will execute a power of attorney and appointed the Developer party to do & execute all lawful acts,



7 | Page

- deeds things for the LANDOWNER and on she behalf in respect of all activities related to developing and construction of a housing complex on the said land i.e receive sanctioned plan from the Malandighi Gram Panchayat, such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against LANDOWNER in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers and accept booking money, advance and consideration money.
6. That in no case ownership is transferred in favour of the developer by force of this development agreement.

VIII- DEVELOPER DUTY, LIABILITY &Responsibility:-

1. The developer “**SAYAK DEVELOPER & BUILDER [Pan No-AEYFS1934B]**being a Partnership Firm, having its registered office at D-118, Prem Residency, Shastri Avenue, Bidhannagar, P.O-Durgapur-12, Dist-Paschim Bardhaman, West Bengal”is fully acquainted with, aware of the process/formalities related to similar project in this area.
2. The developer confirms and assures the LANDOWNER that she has the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the LANDOWNER do not has any liability and or responsibility to finance and execute the project or part thereof.
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Gram Panchayat/Govt. agencies. Any variation/alteration/ modification from the original approved drawing/plan needs



- approval of the LANDOWNER & the Architect before submission to the Gram Panchayat/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on the developer only. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the LANDOWNER and Developer.
4. That the Developer shall not raise any question regarding the measurement of the First schedule mentioned property and second party shall take the entire necessary step to save the property from any kind of encroachment by the adjacent LANDOWNER.
 5. That the Developer shall be responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
 6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the LANDOWNER shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement. The LANDOWNER shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible the said incident or damage or loss during construction.
 7. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan.
 8. That the Developer shall not make LANDOWNER responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers.



X-Cancellation :

1. The LANDOWNER or in his/her /their absence , his/her/their legal heirs has no right to cancel and/or rescind this agreement after getting all the statutory permission by the Developer and all the legal heirs is/are same liable to proceed with the terms of development agreement and also entertain to get the allotted share as stipulated in this development agreement.

2. XI-Miscellaneous :-

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- b) **Confidentiality & non-disclosure-** Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) **Dispute-** That all disputes and differences arising out of this development agreement and power of attorney and incase of death of any one of the parties shall be referred to Arbitrator for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.
- d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the LANDOWNER time to time.
- e) The LANDOWNER can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor and the decision will be held after discussion with the developer.
- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.



- g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney but the LANDOWNER is not liable to make payment of any kind of loan liability of the developer.
- h) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- k) The LANDOWNER and the developer has entered into the agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- l) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the LANDOWNER without reimbursement of the same and the LANDOWNER shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

ALL THAT piece and parcel of **Danga Land** measuring area of **43 Decimal or more or less 26 Katha** comprising in **Plot No-RS& LR- 982, under LR Khatian No- 791**, under Mouza-Rupganj, J.L No-054, P.S-Kanksa, Dist- Paschim Bardhaman, West Bengal which is butted and bounded as follows :North: 40 Feet Wide Metal Road. East :Land of R.N. Roy. West: Land of Mr. Hazra. South: Land of Madhai Gope.



SECOND SCHEDULE ABOVE REFERRED TO

(LANDOWNER'S ALLOCATION)

The LANDOWNER will get 24% of the super built up and the same will be allotted in all the constructed floor and Rs. 10,00,000/- | Rupees Ten Lakh | only will be paid as adjustable advance out of which Rs. 1,00,000/- | Rupees OneLakh |only will be paid at the time of signing of this Agreement and Rs. 9,00,000/- | Rupees Nine Lakh | only at the time of starting of Construction.

AND together with the undivided importable proportionate share and/or interest in the said land and the common portions as specified in schedule below.

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

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

THE FOURTH SCHEDULE ABOVE REFERRED TO : **(GENERAL SPECIFICATION)**

1. STRUCTURE: R.C.C. Column foundation and R.C.C. Framed structure based on individual columns from ground to top floor.
2. ROOF: RCC Slab with proper Water Proofing Treatment.
3. WATER SUPPLY :water supply will be provided by deep tube well with pumps through PVC overhead reservoir.
4. WALLS :Conventional brickwork of 200mm, 125mm.
5. WALL FINISH :Interior – Putty Finish. Exterior – Quality weather coat colour paint. .



6. FLOORING :Vitrified / Ceramic tiles in all bed room, living, dining & balcony. .
7. KITCHEN :Kitchen Platform made of Granite stone. Local Glazed tiles, up to the height of 30" from the platform, Vitrified tiles in floor, Stainless steel sink & local white Basin at dining..
8. Toilet : Anti-Skid tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 7 Feet. ISI/ISO mark sanitary fittings and ISI/ISO mark CP fittings, and western type commode with PVC lowdown white cistern, Concealed plumbing and pipe work, one C.P. Babcock point Provision of geyser point with hot & cold water option in common toilet, Shower point & one corner wash basin shall be provided in common toilet, **loft** will be provided on extra cost basis, one plumbing provision of **washing** machine at balcony..
9. DOORS :Door frame made of Wood, Main Door Flush Door, Other Solid Core Flush Doors with ISI made Fittings, Bathroom and Kitchen PVC Doors.
10. WINDOWS : M.S. Windows with Glass and M.S Grill with box.
11. ELECTRIC : Individual electric connection for flat by own cost. In case of installation of Transformer, the costs of the same are also to be borne by all flat owners and LANDOWNER and all the charges for the same will be paid proportionately, Drawing/Dinning : 2 light points, 2 fan points, one 15 amps, and 5 amp plug point, Bed Rooms : 2 light points, 1 fan point, one 5 amp-plug point on switch board, one 15 amp pt. for AC per flat in master Bedroom, Kitchen : 1 light point, 1 exhaust/chimney point, one 5 amps plug point one aqua guard point, Toilet : 1 light point, 1 exhaust fan point, 1 Geiger point at common toilet only, T.V point: 1 point for living/ dining area, Balcony: One light and one 5 amps plug point, Doorbell point, Concealed copper wiring, Standard/Semi Modular Switches /MCB of ISI/ISO mark.
12. AMENITIES :Standby generator for common areas, lift and Two light & Two Fan Points for all flats, CC TV only Ground floor area, Services Lift (Four Passengers) provided for every floor in the building, Fire Fighting equipment, Water Supply, Transformer for extra load all the charges for the same will be paid proportionately borne by all flat owners and LANDOWNER.

13. EXTRA WORK :Any extra work viz. difference costs of site Tiles and enable, 3/4th part of balcony grill, costs of collapsible gate and other works then our standard specification given, hereinabove shall be treated as extra work and such amount will be paid by the LANDOWNER and/or all flat owners before the execution of the work. The rates of extra work will be at per prevailing market price to be decided by the Developer. No outside will be allowed for doing the said extra work (s).

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

IN WITNESS WHEREOF the parties hereto has executed these presents on this 4th day of **October 2024** before the office of the ADSR Durgapur.

WITNESSES: -

1) Bharti Pal.
A/o - Brindya Pal.
Durgam Chowk - 16

Rishika Banerjee

Signature of LANDOWNER

2.7 Ranjit Pal
Dgl-16

SAYAK DEVELOPER AND BUILDER

Mukul Bhattachajee
Partner

SAYAK DEVELOPER AND BUILDER

Buddha Dev Gy.
Partner

SAYAK DEVELOPER AND BUILDER

Ranjit Pal.
Partner



SAYAK DEVELOPER AND BUILDER

Amitava Sengupta
Partner

SAYAK DEVELOPER AND BUILDER

Ranjit Kumar
Partner

SAYAK DEVELOPER AND BUILDER

Tamara Karmakar
Partner

SAYAK DEVELOPER AND BUILDER

Swapan Mishra
Partner

Signature of the Developer

Drafted by me and Typed at my
office & I read over & Explained in
Mother Languages to the
LANDOWNER and she admit that
the same has been correctly written
as per her instruction.

Prasanta Ranjithapadhyay
Advocate, Durgapur Court
WB-333 of 2011

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিহ্ন বিবরণ)

1. NAME (নাম)

Bhakti Lal

2. FATHER/ HUSBAND NAME

(পিতা/ স্বামীর নাম)

Bindyanti Lal

3. OCCUPATION (পেশা)

Law Clerk

4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)

VILLAGE/TOWN (গ্রাম)

Gourbehazm

POST OFFICE (পোস্ট অফিস)

Gourbehazm

POLICE STATION (থানা)

Fairdipur

PIN

713377 -

DISTRICT (জেলা)

f. Bu

STATE (রাজ্য)

W. B -

5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক)

6. AADHAR NO

469709749013

PAN

EPIC NO

আমি (শনাক্তকারী)

অএ দলিলের (Query No.)

বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, _____ as identifier identifying the executants
of the concerned deed (Query No.) _____

ছবি সহ দশ আঙ্গুলের টিপছাপ

LEFT HAND					
RIGHT HAND					



Bhakti Lal

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)



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



192024250239820128

GRN Details

GRN:	192024250239820128	Payment Mode:	SBI Epay
GRN Date:	03/10/2024 18:30:28	Bank/Gateway:	SBlePay Payment Gateway
BRN :	3265948986617	BRN Date:	03/10/2024 18:30:55
Gateway Ref ID:	CHR2571614	Method:	State Bank of India NB
GRIPS Payment ID:	031020242023982011	Payment Init. Date:	03/10/2024 18:30:28
Payment Status:	Successful	Payment Ref. No:	2002615942/2/2024
[Query No * Query Year]			

Depositor Details

Depositor's Name:	Mr BUDDHADEV ROY
Address:	DURGAPUR- 713212
Mobile:	7908751059
Period From (dd/mm/yyyy):	03/10/2024
Period To (dd/mm/yyyy):	03/10/2024
Payment Ref ID:	2002615942/2/2024
Dept Ref ID/DRN:	2002615942/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002615942/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	5011
2	2002615942/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	10014
Total				15025

IN WORDS: FIFTEEN THOUSAND TWENTY FIVE ONLY.

FINGER PRINT & PHOTOCOPY

Left hand						 <i>Bidisha Banerjee</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Bidisha Banerjee*

Left hand						 <i>Mukul Bhattacharjee</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Mukul Bhattacharjee*

Left hand						 <i>Buddha dier G.</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Buddha dier G.*

Left hand						 <i>Ansenjit Pant</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Ansenjit Pant*

FINGER PRINT & PHOTOCOPY

Left hand						 <i>Anirban Saha</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Anirban Saha*

Left hand						 <i>Ranjit Roy</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Ranjit Roy

Left hand						 <i>Tannoy Karmakar</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Tannoy Karmakar

Left hand						 <i>Swapam Mishra</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Swapam Mishra

Major Information of the Deed

Deed No :	I-2306-10429/2024	Date of Registration	04/10/2024
Query No / Year	2306-2002615942/2024	Office where deed is registered	
Query Date	01/10/2024 9:14:03 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 7908751059, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
	Rs. 63,53,895/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,011/- (Article:48(g))	Rs. 10,014/- (Article:E, E, B)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Rupganj, JI No: 54, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-982 (RS -982)	LR-791	Bastu Danga	43 Dec		63,53,895/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
Grand Total :				43Dec	0/-	63,53,895 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
	Name Photo Finger Print Signature
1	Mrs Bidisha Banerjee (Presentant) Wife of Mr Rahul Banerjee Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office   04/10/2024 LT1 04/10/2024 04/10/2024

B-7 Park Avenue, Bidhannagar H F C Community Centre, Sector 2B, City:- Not Specified, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212
 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX0
 , PAN No.: apxxxxxx9n, Aadhaar No: 24xxxxxxxx8893, Status :Individual, Executed by: Self,
 Date of Execution: 04/10/2024
 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Sayak Developer And Builder D-118, Prem Residency, Shastri Avenue, Bidhannagar, City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Date of Incorporation:XX-XX-2XX3 , PAN No.: aexxxxxx4b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :			
Sl No	Name,Address,Photo,Finger print and Signature		
1	Name	Photo	Signature
	Mr Buddhadev Roy Son of Mr Lakshmi Kanta Roy Date of Execution - 04/10/2024, , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office	 Oct 4 2024 11:45AM	 Captured LTI 04/10/2024
	Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: amxxxxxx9g, Aadhaar No: 69xxxxxxxx9909 Status : Representative, Representative of : Sayak Developer And Builder (as Partner)		
2	Name	Photo	Signature
	Mr Mukul Bhattacharjee Son of Mr Madhusudan Bhattacharjee Date of Execution - 04/10/2024, , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office	 Oct 4 2024 11:46AM	 Captured LTI 04/10/2024
	Bamunara, Roy Para, Dharmaraj Mandir, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: ajxxxxxx3c, Aadhaar No: 53xxxxxxxx0924 Status : Representative, Representative of : Sayak Developer And Builder (as Partner)		

	Name	Photo	Finger Print	Signature
3	Mr Amitava Shyam Son of Mr. Laxmi Kanla Shyam Date of Execution - 04/10/2024, , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office	 Oct 4 2024 11:47AM	 LT1 04/10/2024	 04/10/2024
Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: bixxxxxx2h, Aadhaar No: 47xxxxxxxx0846 Status : Representative, Representative of : Sayak Developer And Builder (as Partner)				
4	Mr Prasenjit Paul Son of Mr. Basudeb Paul Date of Execution - 04/10/2024, , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office	 Oct 4 2024 11:47AM	 LT1 04/10/2024	 04/10/2024
Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bcxxxxxx9h,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sayak Developer And Builder (as Partner)				
5	Mr Tanmoy Karmakar Son of Mr. Arup Karmakar Date of Execution - 04/10/2024, , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office	 Oct 4 2024 11:48AM	 LT1 04/10/2024	 04/10/2024
Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: dvxxxxxx0e, Aadhaar No: 40xxxxxxxx7716 Status : Representative, Representative of : Sayak Developer And Builder (as Partner)				
6	Mr Ranjit Roy Son of Mr. Ajoy Roy Date of Execution - 04/10/2024, , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office	 Oct 4 2024 11:48AM	 LT1 04/10/2024	 04/10/2024
Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: aqxxxxxx4p, Aadhaar No: 50xxxxxxxx9964 Status : Representative, Representative of : Sayak Developer And Builder (as Partner)				

Name	Photo	Finger Print	Signature
Mr Swapan Mishra Son of Mr Sasanka Mishra Date of Execution - 04/10/2024, , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office	 Oct 4 2024 11:55AM	 Captured L1 04/10/2024	 04/10/2024
3/60, Sreenagar Pally, 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, Date of Birth:XX-XX-1XX1 , PAN No.: aoxxxxxx2g, Aadhaar No: 48xxxxxxxx0662 Status : Representative, Representative of : Sayak Developer And Builder (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr Baidynath Pal Durgapur Court, City Centre, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216	 04/10/2024	 Captured 04/10/2024	 04/10/2024

Identifier Of Mrs Bidisha Banerjee, Mr Buddhadev Roy, Mr Mukul Bhattacharjee, Mr Amitava Shyam, Mr Prasenjit Paul, Mr Tanmoy Karmakar, Mr Ranjit Roy, Mr Swapan Mishra

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Bidisha Banerjee	Sayak Developer And Builder-43 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Rugganj, JI No: 54, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 982, LR Khatian No:- 791	Owner:বিনয় বাসারী, Gurdian:রাস্তা বাসারী, Address:বিল, Classification:ভাঙ্গা, Area:0.43000000 Acre,	Mrs Bidisha Banerjee

On 04-10-2024

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 10:10 hrs on 04-10-2024, at the Office of the A.D.S.R. DURGAPUR by Mrs Bidisha Banerjee .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 63,53,895/-

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

Execution is admitted on 04/10/2024 by Mrs Bidisha Banerjee, Wife of Mr Rahul Banerjee, B-7 Park Avenue, Bidhannagar H F C Community Centre, Sector 2B, P.O: Bidhannagar, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife

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

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

Execution is admitted on 04-10-2024 by Mr Swapan Mishra, Partner, Sayak Developer And Builder (Partnership Firm), D-118, Prem Residency, Shastri Avenue, Bidhannagar, City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

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

Execution is admitted on 04-10-2024 by Mr Buddhadev Roy, Partner, Sayak Developer And Builder (Partnership Firm), D-118, Prem Residency, Shastri Avenue, Bidhannagar, City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

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

Execution is admitted on 04-10-2024 by Mr Mukul Bhattacharjee, Partner, Sayak Developer And Builder (Partnership Firm), D-118, Prem Residency, Shastri Avenue, Bidhannagar, City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

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

Execution is admitted on 04-10-2024 by Mr Amitava Shyam, Partner, Sayak Developer And Builder (Partnership Firm), D-118, Prem Residency, Shastri Avenue, Bidhannagar, City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

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

Execution is admitted on 04-10-2024 by Mr Prasenjit Paul, Partner, Sayak Developer And Builder (Partnership Firm), D-118, Prem Residency, Shastri Avenue, Bidhannagar, City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

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

Execution is admitted on 04-10-2024 by Mr Tanmoy Karmakar, Partner, Sayak Developer And Builder (Partnership Firm), D-118, Prem Residency, Shastri Avenue, Bidhannagar, City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

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

Execution is admitted on 04-10-2024 by Mr Ranjit Roy, Partner, Sayak Developer And Builder (Partnership Firm), D-
118, Prem Residency, Shastri Avenue, Bidhannagar, City:- Not Specified, P.O:- Durgapur, P.S:-New Township,
District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,014.00/- (B = Rs 10,000.00/- ,E = Rs
14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 10,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/10/2024 6:30PM with Govt. Ref. No: 192024250239820128 on 03-10-2024, Amount Rs: 10,014/-, Bank:
SBI EPay (SBiePay), Ref. No. 3265948986617 on 03-10-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,011/- and Stamp Duty paid by Stamp Rs
5,000.00/-, by online = Rs 5,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 150, Amount: Rs.5,000.00/-, Date of Purchase: 01/10/2024, Vendor name:

SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/10/2024 6:30PM with Govt. Ref. No: 192024250239820128 on 03-10-2024, Amount Rs: 5,011/-, Bank:
SBI EPay (SBiePay), Ref. No. 3265948986617 on 03-10-2024, 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 2306-2024, Page from 190031 to 190057

being No 230610429 for the year 2024.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2024.10.04 17:45:52 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 04/10/2024

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.