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भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

K 590357

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

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

A.D.S.R. Durgapur
Paschim Bardhaman

30 JAN 2025

DEVELOPMENT AGREEMENT

THIS INDENTURE OF DEVELOPMENT AGREEMENT EXECUTED this 23rd Day of JANUARY , 2025

CONTD..

৫৬ .....নং জেলা উত্তর ২৪ পরগণা
নৈহাটি এ. ডি. সাব রেজিষ্ট্রারী অফিস
তারিখ ০১.০১.২০২৫
নাম SSB DEVELOPERS
সাং Sukanta Pally, Paschim Bardhaman
টাকা ৫০০০, টাকা
ভেন্ডার শ্রীমতি শ্যামলী ঘোষ

লাইসেন্স প্রাপ্ত স্ট্যাম্প ভেন্ডার
নৈহাটি এ. ডি. এস. আর. অফিস
জেলা উত্তর ২৪ পরগণা

"বি"
ভেন্ডারের নাম- শ্রীমতি শ্যামলী ঘোষ
ট্রেজারীর নাম- ব্যারাকপুর
টিডি নম্বর.....
স্ট্যাম্প খরিদের তারিখ 12.12.2024
এই টিডি নম্বরে মোট কত টাকা খরিদ হইয়াছে 225000/-

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

30 JAN 2025

1.Mr.DEBABRATA BHATTACHARYA (PANAAGPB2966E) S/O Late Hiren Bhattacharya residing at Qtr No.03, Type 6, GC CRPF Amaravati, P.O-Durgapur, P.S-Durgapur ,Dist-Paschim Bardhaman, Pin-713214, by occupation-Retired Govt. servant, by religion - Hindu, Nationality - Indian,

2.Mr.SANDIPAN BHOWMICK, (PANALEPB8610J) S/O Late. Nirmal Chandra Bhowmick residing at.5B/18 PARIJAT APARTMENT, Sukanta Pally, City:- Durgapur, PO-DURGAPUR, P.S-Durgapur, District-Paschim Bardhaman, West Bengal, India, PIN- 713203, by Caste - Hindu, Occupation - Business, Citizen of India,

Hereinafter, called and referred to as the **"LAND OWNER"** (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, Administrators, legal representatives and assigns etc.) **FIRST PART.**

AND

"S. S. B. DEVELOPER",(PANAEVFS1502G) a partnership firm, registered office at5 No street, Sukanta Pally, City-Durgapur, P O-Durgapur, P.S-Durgapur, District- Paschim Bardhaman, West Bengal, India, PIN-713203,represented by its partners,

1.Mr.SANDIPAN BHOWMICK, (PANALEPB8610J) S/O Late Nirmal Chandra Bhowmick residing at 5B/18 PARIJAT APARTMENT, Sukanta Pally, City- Durgapur, P.O-DURGAPUR, P.S-Durgapur, District-Paschim

Bardhaman, West Bengal, India, PIN- 713203, by religion - Hindu, occupation - Business, Citizen of India,

2.**Mr.BIDYUT PAL (PANAYOPB6343B)**S/O Late Mihir Kumar Pal residing at-Paigara, P.O &P.S – Suri, Dist-Birbhum Pin-731133,by religion - Hindu, occupation - Business, Citizen of India,

3.**Mr.SUKUMAR GHOSH (PANATOPG9318G)** S/O Mr. Shyamal Ghosh residing at Dhandabag Ration Shop, Durgapur Steel Project, P.O & P.S-Durgapur, Dist-Paschim Bardhaman, Pin – 713203, by religion Hindu, occupation - Business, Citizen of India,

4.**Mr.SUBHRAJIT SANYAL (PANAZEPS4122Q)** S/O Late Partha Sanyal, residing at3H/16,3 NO Rasta, P.O&P.S - Durgapur, Dist-Paschim Bardhaman, Pin-713213, by religion Hindu, Occupation - Business, Citizen of India, hereinafter, called and referred to as **"DEVELOPER'**(Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, Administrators, legal representatives assigns and its successors-in-office-legal representatives etc.),of the **SECOND PART.**

WHEREAS, Mr. DEBABRATA BHATTACHARYA owned a plot of land under Sale Deed No.12641 of 2022 in the Office of A.D.S.R Durgapur, **LANDPART-(I)**having area **14.50 decimal,** entire land recorded in his name in B.L.L.R.O,decided to develop by this Development Agreement under Mouza Dhandabag, P.S Durgapur, J.L No.118, R.S Dag No.805, **L.R Dag No.436,L.R Khatian-7118,**under Durgapur Municipal Corporation, and Another Plot owner namely **Mr.SANDIPAN BHOWMICK** S/O.

Late.Nirmal Chandra Bhowmick being Sale Deed No.3067 of 2023 before A.D.S.R Durgapur,**LAND PART-(II)**regarding total area **21.4375 decimal,** entire land recorded in his name in B.L.L.R.O, decided to develop by this Development Agreement under Mouza Dhandabag, P.S Durgapur, J.L No.118, R.S Dag No.805, **L.R Dag No436,L.R Khatian-7132**, regarding Land area **14.4375 decimal** and other Portion namely **Mr.SANDIPAN BHOWMICK** under Mouza Dhandabag, P.S Durgapur, J.L No.118, R.S Dag No.804,**L.R Dag No.437,L.R khatian-7132**,regarding Land area **7 decimal**,total area of Land in the name of Sandipan Bhowmick **21.4375 decimal**, both the land owner namely **Mr.Debabrata Bhattacharya** & **Mr.Sandipan Bhowmick** decided to developed the total **Land area of 35.9375 decimal or 21.7803 Katha** for the purpose residential building under Durgapur Municipal Corporation, Said land owners have acquired the absolute right, title, interest over the above-mentioned property as absolute owner thereof and has been/is still/now possessing and enjoying the said property, freely, absolutely and forever, without any claim or demand from any person or persons whatsoever and the said property is free from all encumbrances, whatsoever.

AND WHEREAS, the landowners desire to develop the described land in the schedule below by construction of a multi-storied building up to maximum limit of floor consisting of as many flats, garages, etc. as permissible by the approval of the Durgapur Municipal Corporation and/or other concerned Authority/Authorities. Due to lack of sufficient time and expertise the Landowners could not take any steps for the said development and as such the Landowner are assigning the task of development to a Developer for the said purpose on the said land mentioned in **Schedule "A".**

AND WHEREAS, for this purpose the Land owners (FIRST PART) approached **"S S B DEVELOPER"**, a partnership firm, registered office at 5 no street, Sukanta Pally, Durgapur, P.O-Durgapur, P.S-Durgapur, District-Paschim Bardhaman, West Bengal, India, PIN- 713203 as Developer and described SECOND PART herein offered to undertake the jobs of construction of a multi-storied building on the said land as per sanctioned building plan and invest necessary funds in thereof.

AND WHEREAS, the DEVELOPERS/ SECOND PART have examined the title of the FIRST PART to the 'said property' and has seen and investigated the documents of title of the FIRST PART and after full satisfaction of clear right, title and interest of the FIRST PART in the said property the **SECOND PART** desires to develop the "Said Property "by construction of Multi-storied building/s up-to maximum limit of floor, consisting of as many Flats/Apartments, Parking places etc., permissible and approved by the appropriate authority(ies), and due to paucity of funds and lack of sufficient time and experience, the Land owners are not able to take necessary steps in for the said development/ construction work, as such the LANDOWNER accepts the proposal of DEVELOPERS herein, to do the said development/ construction work at the DEVELOPER'S cost & expenses, with the permissions & approvals of the appropriate Authority(ies), and DEVELOPER herein after prolong discussion with the LAND OWNER, have agreed to do the development construction work over the property mentioned in the FIRST **-SCHEDULE.**

ANDWHEREAS, to avoid any future disputes & litigation, both the parties AGREED to prepare and execute this written agreement on terms &conditions having been settled by & between the parties after mutual discussion.

NOW THIS AGREEMENT WITNESSETH AND IT IS HERE BY DECLARED & AGREED BY THE PARTIES AS FOLLOWS: -

That this agreement shall be deemed to have commenced on and with effect from the date, month and they are above written.

GENERAL MEANING OF THE TERMS: -

BUILDING: shall means the proposed Multistoried Building/s up to maximum limit of area and floors consisting of as many as flats/units, garages etc., to be constructed according to the permissions & approvals, by the concerned authority/authorities, which will be sanctioned by the Durgapur Municipal Corporation and/or any other concern/appropriate Authority(ies), from time to time, and to be constructed on the' said property' more-fully and specifically describe in the "FIRST SCHEDULE" written herein under ,and the said building here in after referred to as the" SAID BUILDING".

PREMISES as well as SAID PROPERTY: shall mean ALL THAT piece and parcel of land **Mr.DEBABRATA BHATTACHARYA** being Sale Deed No.12641 of 2022 before A.D.S.R Durgapur, **LANDPART-(I)** regarding area **14.50 decimal** entire land recorded his name in B.L.L.R.O decided to develop by this Development Agreement under Mouza Dhandabag, P.S Durgapur, J.L No.118, R.S Dag No.805,L.R Dag No.436,L.R khatian-7118,

under Durgapur Municipal Corporation, and **LAND PART-(II)** another Plot Owner namely **Mr.SANDIPAN BHOWMICK** S/O. Late. Nirmal Chandra Bhowmick being Sale Deed No.3067 of 2023 before A.D.S.R Durgapur, regarding **total area 21.4375 decimal** entire land recorded his name in B.L.L.R.O, decided to develop by this Development Agreement under Mouza Dhandabag, P.S Durgapur, J.L No.118, R.S Dag No.805, **L.R Dag No.436,L.R khatian-7132**, regarding **Land area 14.4375 decimal** and other Portion namely **Mr.SANDIPAN BHOWMICK** under Mouza Dhandabag, P.S Durgapur, J.L No.118, R.S Dag No.804,**L.R Dag No.437,L.R khatian-7132**,regarding Land area 7 decimal, total area of Land in the name of Sandipan Bhowmick **21.4375 decimal**. Both the Land Owner namely **Mr.Debabrata Bhattacharya** & **Mr.Sandipan Bhowmick** decided to develop the total **Land area 35.9375 decimal or 21.7803 katha** for the Purpose of constructing a residential Building, more-fully and particularly mentioned,described, explained, enumerated and provided in the 'First Schedule' hereunder written and/or given, and the premises hereinafter referred to as the "SAIDPREMISES as well as SAID PROPERTY".

PLAN: shall mean the Building Plan for construction of the 'Said Building' on the 'said premises, which is approved and/or permitted by the Durgapur Municipal Corporation and/or by the concerned/appropriate authorities, by the DEVELOPERS.

DEVELOPMENT AGREEMENT: shall means the date of Execution of this Agreement Between the Landowner herein and the DEVELOPERS herein relating to the development, promotion, construction, erection of building/s at and upon the 'said premises', thereof from time to time. That the Land Owner (described in FIRST PART)ratio is calculated as follows: -

1.Mr.**DEBABRATA BHATTACHARYA** and **2.Mr.SANDIPAN BHOWMICK** both the land owners (**FIRST PART**) will get **40 percent** of either the total sale proceeds of the project with construction or Super Built up area , common area & facilities as well as Parking area calculated by equally each Land Owner & each Land Owner Owned & possessed the Sharing Super built up area equally by this Development agreement.. That is, both of them will enjoy equal profit earned by the FIRST PART. Because the first land owner owns the land near the Main arterial road and the Second land owner possesses land at further depth from the Main arterial road so the distribution of profit between them has been done on the mutually agreed basis of valuation and not on the basis of area of land recorded. This has been decided by them after prolong discussion and under mutual agreement. That the S S B Developer's total ratio 60 % of the total construction area as well as the Parking area calculated as per approved sanctioned plan as follows, the partners namely

1.Mr.SANDIPAN BHOWMICK individual ratio 15 percent of the construction or Super built up area with Parking area of the Developer Portion common area & facilities as divided equally each Developer as per approved sanctioned Plan.

2.Mr.BIDYUT PAL individual ratio 15 percent of the construction or Super built up area with Parking area of the Developer Portion, common area & facilities as divided equally each Developer as per approved sanctioned Plan.

3.Mr.SUKUMAR GHOSH individual ratio 15 percent of the construction or Super built up area with Parking area of the Developer Portion common

area & facilities as divided equally each Developer as per approved sanctioned Plan.

4. **Mr.SUBHRAJIT SANYAL** individual ratio 15 percent of the construction or Super built up area with Parking area of the Developer Portion common area & facilities as divided equally each Developer as per approved sanctioned Plan.

THEUNIT/FLAT: shall mean any Unit/Flat/ Apartment or any other covered space in the Buildings, which is capable of being exclusively owned, used and/or enjoyed, and Unit/Flat in the Buildings lying/erected at and upon the said premises, and the right of common use of the common portion apartment to the concerned Unit/Flat, and wherever the context so in tends or permit shall in clued the undivided proportionate share and/or portion at attributable to such Unit/Flat.

PARKING SPACE:-shall mean the covered parking space at the said Building/s as approved by appropriate authority. That, Land Owners shall get 40% Parking Space to be distributed equally thereafter between both of them and the Developer shall get 60% Super built up area with Parking Space as per approved sancation Plan to be equally distributed among them as per Development Agreement.

PROJECT:-shall mean the maximum limit of floors and area consisting of as many as flats, garages, or any other construction etc. i.e. the works of development, undertake and to be done by the DEVELOPERS herein, over the"said premises" in pursuance of the Development Agreement and/or any modification or extension thereof, till the completion of such

development, erect, promotion, construction of building/s at and upon the said premises. That the Developer or Land Owner divided their respective Portion of the Construction area or Super Built up area as the basis of this development Agreement by Mutually agreed. After Sancation Plan the Developer shall bound to demarked the allocated Portin of the Construction area or Super Built up area each Land Owner as their owned or mutually agreed by the all Parties.

COMMENCEMENT OF CONSTRUCTION WORK: shall mean the "DATE" on which the DEVELOPERS will start excavation of earth at the" said premises "to do the development construction work/construction of the said Building/s, receiving approved Building Plan & its allied permissions & approvals for the same, and/or registration (if required), from the concerned authority/authorities.

FORCE MAJEURE: -shall mean & include natural calamities, act of God, fire, civil commotion, riot, war, strike, lockout, notice or prohibitory order from any authority, shortage of essential commodities, and/or any other act or commission or circumstance beyond the control of the DEVELOPERS. If the Developer or Land Owner died before completion of the Project or Complete Sale proceeds of the Flat or Parking, the Developer or Land Owner legal heirs shall bound to Complete the all process of the projects or Sale Process of the flat or any other works without any delay or without any demand.

EFFECTIVENESS: - This agreement shall become effective from the date of execution of this agreement.

WORDS COMMONLY USED TO REFER THE MASCULINE GENDER: Shall include the feminine and neutral gender and vice versa.

SINGULAR NUMBER: Shall include the plural and vice-versa unless the context states otherwise.

LANDOWNER'S &DEVELOPERS'ALLOCATION:-That it has been agreed between the parties that the tune of share or division of the units/Flats/apartment to be constructed by the DEVELOPERS here in on the **'FIRST SCHEDULE'** below property, as mentioned in the **"SECOND SCHEDULE"** hereunder.

DUTIES & LIABILITIES OF THE LANDOWNER and it is here by under taken& agreed by the **LANDOWNER** as follows:-

1)That the **LANDOWNER** is now absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises, as the absolute owner with free from all encumbrance, having marketable title thereof, and without receiving any notice for acquisition and requisition from any authority having been beyond the ceiling limit under the Urban Land(CeilingandRegulationAct,1976),and being not attached with any suit, decree or order of any court of law or due Income Tax or Revenue or any public demand whatsoever, in spite of that if the reisan dispute in respect of the said property then the **LANDOWNER** shall be fully responsible, and shall be liable to solve the same at his own costs and expenses, as early as possible, from the date of raising out of the said dispute.

2)That the LANDOWNER is in pursuance of this agreement, hand-over the peaceful physical vacate possession of the 'said premises 'as mentioned in the **"FIRST SCHEDULE"** hereunder, to the **DEVELOPERS** herein, for the propose development project/construction of multistoried building/s,

simultaneously within7(seven)days from the execution of Registered Development Agreement.

3)That the **LANDOWNER** shall pay all taxes, fees, outgoings and etc. including arrears of the Government/ Durgapur Municipal Corporation and/or any other authority/authorities before the concerned authority/authorities in respect of said premises, till the date of signing of these presents.

4)That if any dispute arises regarding the title and ownership &possession in respect of the said premises of the **LANDOWNER** herein, from any person/s or any other, then the Landowner at his own costs and expenses shall clear the "said property" having establishing of right and marketable title in his name, free from all encumbrance, though the Landowner admits that no suits and /or proceedings and /or litigations are filed/pending before any court of law in connection with the said property or any part there of, and if any dispute arise in future in respect of the said property & against the development works there on, & for which if the **DEVELOPERS** became unable to continue the said project there on, then the Landowner shall always be present to assist the **DEVELOPERS** to solve the dispute/problem in respect of the**"FIRSTSCHEDULE"** her e under, and the time ,which will be/may be lapsed to settle the dispute/problem, that time, shall be added/extended to the total time period for the completion of construction work, in accordance with this agreement.

5)That the **LANDOWNER**shall not claim any manner save & except that written in the" Second Schedule "herein below in respect of their allocation in respect of the "said Building/s".That the **LANDOWNER** during the continuance of the development work, of the project shall not cause any impediment of hindrance or obstruction in what so ever nature and/or

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manner in the construction of the proposed building and/or project caused by the DEVELOPER.

6)That the **LANDOWNER** shall not sell, lease, mortgage, let-out and /or charge the said premises and/or any part thereof to wards any third party on and from the date of execution this Agreement till the date of completion of the project including sub sifting of this Agreement, and, also the landowner shall not, do any acts, deeds or things, whereby the **DEVELOPERS** may be prevented from selling, assigning and/or disposing of any portion fallen under the **DEVELOPERS'** allocation as well as **LANDOWNER'** allocation in the said proposed building. It is further-declared by the **LANDOWNER** that they did not sign and/or execute any agreement in any manner with any third party in respect of the"FIRST SCHEDULE" property, and subsequently, if any sort of agreement/ s is/are found then the same will be treated as cancelled.

7)That the **LANDOWNER** shall have no rightor power to terminate these presents,till the completion of the aforesaid development project, including to sell the **DEVELOPERS'** Allocation and/or Landowner's allocation written in the "Second Schedule" herein towards the intending purchaser/s, subject to the terms& conditions& time limit of these presents.That the Land Owner shall not transferred the rights, title, interest of the Land as per Development Agreement.

8)That the **LANDOWNER** shall hand over to the **DEVELOPERS** the Photo copy of all chain Deed sand documents of title, L.R.R.O.R and shall present original title Deeds, Parcha/land records of rights/Tax Receipts & other relevant documents /papers, what they possessing respect of the First Schedule here under, simultaneously with the signing of the represents as

and when required for the purpose of Development of the First Schedule mentioned property.

9)That after execution of this agreement, the **LANDOWNER** shall always be present to put their signatures in any document, form, application, etc., in favour of the **DEVELOPERS** herein, which are necessary for the development construction work only at the" First Schedule" hereunder.That after execution of this agreement, the **LANDOWNER** shallgrantaDevelopmentPowerofAttorneyinfavouroftheDEVELOPERSherein, as soon as possible.

OWNER'S &DEVELOPER'S ALLOCATION:-

the land owner hereto in consideration of allowing the Developer to develop the said land as stated in the "**Schedule A**" herein below by raising the construction of a multistoried building over the said land as per sanctioned building plan and will be entitled to have the allocation in the manner as follows: -

(1) That, the **Land Owners** get only respective total Sharing portion of 40% as per building sanction plan of the construction area /Super Built up area on the actual coverage / usage of the land in the project as per sanction plan duly approved by the Durgapur Municipal Corporation together with proportionate common areas and facilities of the said building and Car Parking and all other constructions on the ground floor respective sharing portion will be 40% as per approved sanctioned Plan.

(2) That, during share distribution, demarcation or allocation of flats, some tiny extra portion may be allotted to the participating PARTS of the project on mutual consent. Both the parties, whoever has been allotted tiny extra

portion, will be liable to pay the opposite party extra allocation portion @ 2000 rupees per sq.ft.as per approved Sanction Plan and Vice versa. The developer has been permitted by the owner(s)to take booking and receiving advance from the intending purchasers of his allocation. And both the land owners will sign as confirming parties in the said Agreement for sale executed by the Land owners. If required an Attorney may be appointed by the parties with due authorization. The owners will get proportionate allocation of right title and interest of the land and common areas and facilities delivered by the Developer.

DEVELOPER'S ALLOCATION: **(A)** That shall mean the remaining portion of the constructed area or Super Built up area i.e. 60% of the building of the said premises together with the proportionate right, title, interest, in the land in common facilities and amenities including the right to use thereof in the said premises upon construction of the said building after providing for owner's allocation.

(B) ALL THAT rest 60% construction area of the new building, excluding the land owner share together with proportionate common areas and facilities of the said building to be constructed as per sanctioned building plan duly approved by the Durgapur Municipal Corporation on the said land, excluding the land owner's allocation portion which was mentioned above.

(C) That, the Developer ratio of 60% of the proposed multi storied building as per building sanction plan of the construction area on the actual coverage / usage or Super built up area in the project as per sanction plan

duly approved by the Durgapur Municipal Corporation together with proportionate common areas and facilities of then said building.

(D) It is hereby specifically mentioned that the parties hereto shall be free to sell, transfer, and /or mortgage, assignor part with the possession of their respective portion at their own risk and account without any objection from the other party and to receive, accept any consideration, money in regards to their respective share. Each Party shall have rights to negotiate their respective portion with common facilities to any intending purchaser.

(E) That, the Developer ratio of 60% of the proposed multi storied building as per building sanction plan of the construction area on the actual coverage / usage of the land in the project as per sanction plan duly approved by the Durgapur Municipal Corporation together with proportionate common areas and facilities of then said building.

F) It is hereby specifically mentioned that the parties hereto shall be free to sell, transfer, and /or mortgage, assignor part with the possession of their respective portion at their own risk and account without any objection from the other party and to receive, accept any consideration, money in regards to their respective share. Each Party shall have rights to negotiate their respective portion with common facilities to any intending purchaser. Both the parties shall receive any Development charges & other charges from the intended Buyers in respect of their allocated share portion of property.

1. The Developer shall complete the proposed construction of the residential project within 4 years from the date of approval of the sanction

duly approved by the Durgapur Municipal Corporation together with proportionate common areas and facilities of then said building.

(D) It is hereby specifically mentioned that the parties hereto shall be free to sell, transfer, and /or mortgage, assignor part with the possession of their respective portion at their own risk and account without any objection from the other party and to receive, accept any consideration, money in regards to their respective share. Each Party shall have rights to negotiate their respective portion with common facilities to any intending purchaser.

(E) That, the Developer ratio of 60% of the proposed multi storied building as per building sanction plan of the construction area on the actual coverage / usage of the land in the project as per sanction plan duly approved by the Durgapur Municipal Corporation together with proportionate common areas and facilities of then said building.

F) It is hereby specifically mentioned that the parties hereto shall be free to sell, transfer, and /or mortgage, assignor part with the possession of their respective portion at their own risk and account without any objection from the other party and to receive, accept any consideration, money in regards to their respective share. Each Party shall have rights to negotiate their respective portion with common facilities to any intending purchaser. Both the parties shall receive any Development charges & other charges from the intended Buyers in respect of their allocated share portion of property.

1. The Developer shall complete the proposed construction of the residential project within 4 years from the date of approval of the sanction

sanction plan with a grace period of 6 months or unless & until control any natural calamities or any others pandemic situation. The time shall be the essence of this contract unless such time is mutually extended in writing by the parties for unforeseen reasons or circumstances beyond the control of the parties. In the event of any party to this agreement fails to perform their obligations herein. The other party shall be entitled to specific performance of this agreement.

2. That after getting vacant possession of the said land the Developer shall make necessary arrangement for sanction of the plan for the construction of a building on the said land in the name of the land owners at the Developer own costs from the Durgapur Municipal Corporation and for the same the land owners shall render all sorts of assistances including signing all the relevant necessary applications, papers and forms.

3. That the land owners shall allow the Developer to construction a residential building on the said land in according to the plan as sanctioned from the Durgapur Municipal Corporation. The land owners shall allow the Developer to Execute the work of construction smoothly without any interference and /or interruption after handing over the vacant possession of the said land, provided the developer observes and performed its obligations under this agreement.

RIGHTS, DUTIES & LIABILITIES OF THE DEVELOPERS, and it is hereby under take & agreed by the DEVELOPERS as follows:-

1)That the **DEVELOPERS** by these presents, shall have every right and power to start all kinds of development works of theproposedprojectonandfromthedateofsigningofthisagreementincluding obtaining plan &permission from the Durgapur Municipal Corporation and/or by the concerned authority, including the proper plan for

development of the said property described in the"First Schedule "written hereunder, and to submit the same to the Durgapur Municipal Corporation and/or by the concerned authority for obtaining approval of the same, and to enter upon the said property either as on or along with others to look after and to control all the affairs of the proposed development work, and to erect new building and structures by virtue of the sanctioned building plan, and to supervise the development work in respect of the new construction through contractor/s, sub- contract or/s, architect/s and survey or as may be required by the said **DEVELOPER** for construction of the proposed building.

2)That the **DEVELOPER** by these presents, shall have every right and power to sell, transfer, assign and dispose of any unit or flat, and parking space at the said proposed multi storied building's or project at the said premises, in respect of **DEVELOPERS** allocated portion, on ownership basis towards any intending purchaser's or buyer/s, and/or in any other manner as may be deemed fit and proper, and accept any consideration money in regard to the unit/flat/apartment/portion with common facilities at the said proposed project at the "First Schedule" herein, as deem fit &proper, after received Regd. Development Power of Attorney from the LANDOWNER herein. The Developer shall bear all the statutory liabilities in respect of the Sale of Developers allocated portion as mentioned in this indenture.

3)That the **DEVELOPERS** by these presents, shall have every right and power to collect and receive earnest money and/or advance or part payment off all consideration from any prospective buyer/s or lessee/s for booking and sell of such flat or flats, and parking space, and also to receive and collect or demand the rent from the tenants of the building standing on

ne said property, and for that act or purpose to make sign and execute and/or give proper and lawful discharge for the same, in respect of the allocated portion/share of the **DEVELOPERS.**

4)That the **DEVELOPERS** by these presents, shall have every right and power, to execute from time to time, agreements or agreement for sell, of such flat /s, or garages, and to transfer the same, on ownership basis by convey ancient respect of the building/s, which will be constructed on the said property, and also to execute and sign conveyance, transfer and surrender in respect of the said property, or any part thereof, and presentdocumentsordocumentsforregistration,andadmittheexecutionofany suchdocument/sbeforetheappropriateregistering authority, in respect of the allocated portion/share of the **DEVELOPERS.**

5)That by virtue of these presents, the **DEVELOPERS** are here by empowered to raise the construction of the proposed new buildings of permissible limit of floors and area, consisting of as many flats, garages and other constructions on the above mentioned property as well as on the property more elaborately mentioned in the "FIRSTSCHEDULE" hereunder by investing his own finance ,and the **DEVELOPERS** may take construction loan / project loan or take loan/ borrow money from any financial institution or any Nationalized, Private or Public Sector Banks for the proposed construction at the "FIRST SCHEDULE" hereunder, against the building to construct and the **LANDOWNER** shall not be liable in any course of incident for the same. If the Developer failed to fully close the said loan, the First Part is indemnified from any loss out of said loan.

6)That the **DEVELOPERS** shall complete the construction of the" Said Building/s" at its costs and expenses in pursuance of the sanctioned building plan & permissions within 36 months with further grace period of

6(Six) months, if needed, and the time shall be computed on and from the date of approved Sanction plan as per sanction plan, subject to the circumstances of Force Majeure.

7)That the stipulated time for construction as stated above shall be extended, if the **DEVELOPERS** is prevented to continue the Development Works of the project by any unforeseen reasons, beyond the control of the **DEVELOPERS,** and/or force majeure, and in that case, the time so to be expired, should be extended further beyond the aforesaid contractual period with out raising any objection from the part of the **LANDOWNER.**

8)That all the taxes, rates, fees, outgoings etc., which will be raised after the execution of these presents, in respect of the "said premises", shall be borne by the **DEVELOPERS**, till the date of hand-over the allocation of the **DEVELOPERS**, to the respective buyer for the same.

That the **DEVELOPERS** shall continue the development construction works of the" said Building "at the "said Premises" under the name of style of **"S S B DEVELOPER"** the building, as the **DEVELOPERS** shall choice/fix and that will be final.

9)The **DEVELOPERS** here by under take to keep the **LANDOWNER** indemnified against any third party, claim, suits, costs, proceedings and claims for any third party including and/or statutory authorities and/or adjacent neighbors, which may arise out of the **DEVELOPERS'** sections with regard to the development and/or construction of the building on the"said premises".

10)That the **LANDOWNER** will give only legal support to the **DEVELOPERS** to settle any disputes against any statutory authorities and/or adjacent labours which may arise out due to constructions purposes.

11)That the **DEVELOPERS** by virtue of these presents, shall have right &/or authority to deal with any prospective buyer/s,&/or enter into any contract, &/ or agreement with the buyer/s, to take advance and to borrow money, against any unit/flat/parking, in respect of the **DEVELOPERS** allocation, from any Nationalized, Private or Public Sector Bank &/or Financial Institution. The Developer shall be liable to pay all the applicable Taxes accrued out of any operations over First Schedule.

12)That the **DEVELOPERS** shall be responsible for any acts, deeds, or things, done towards any fund collection from any prospective buyer/s and/or any person/s and/or authority(ies),and the **LANDOWNER** shall not be liable or responsible for the same, in any circumstances.

13)That the **DEVELOPERS** shall be liable/responsible for received any booking amount/advance/full consideration amount in connection with any agreement for sale or more prospective buyer/s of the proposed flats/units in respect of the proposed project at the first schedule here under.

14)That the **DEVELOPERS** have not acquired any ownership or title ,and/or no such ownership or title has been transferred in favour of the **DEVELOPERS** herein, by virtue of this Agreement, in respect of the "FIRST SCHEDULE" hereunder.

Mutual consent of the Parties: -That all the term & conditions of this agreement shall be bound to obey by all the parties of these presents.

15)The **LANDOWNER** and the **DEVELOPERS** have entered into these presents purely as a contract, and nothing contained herein shall be deemed to constitute as a partnership between the landowner and the**DEVELOPERS**inanymannernorshallthepartiesheretobeconstitutedasAssociationofpersons.

16)That the cost of drafting of Registered Deed of Sale or any kind of Deeds/Conveyances/Indentures and Stamp Duty on the said Conveyance, charges of registration and all other expenses shall be borne by the **DEVELOPERS** and/or **PURCHASERS** of the Flats as may be agreed upon by and between the **DEVELOPERS** and the **PURCHASERS** of Flats.

That all dispute at differences arising out of these presents, shall be referred to an Advocate, as to be decided by the parties, mutually, for arbitration, who shall act, as Arbitrator having power of summary procedure & may or may not keep any record of Arbitration proceedings and shall be governed by the provisions of Indian Arbitration & Conciliation Act 1996with all modification for the time being in force & whose decision shall be final & binding upon all the parties herein.

The court under which jurisdiction the land is situated shall have the jurisdiction to entertain in Durgapur and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

FIRST SCHEDULE AS REFERRED HERE IN ABOVE

(Description of Land/Premises)

ALL THAT piece & parcel of land is in the Dist.-Paschim Bardhaman, P.S.-Durgapur, Mouza:-Dhandabag under Durgapur Municipal Corporation,

LAND PART –I (IN THE NAME OF **Mr.DEBABRATA BHATTACHARYA**)

MOUZA:-DHANDABAG under Durgapur Municipal Corporation, J.L No.118, R.S Dag No.805, **L.R Dag No.436, L.R Khatian-7118, respective Land area 14.50 decimal** recorded as Baid, Presently Bastu , butted & bounded as mentioned bellow :-

North –30 feet wide road

South- Dag No.806

East- Dag No.805

West: Dag No.805

LAND PART-II (IN THE NAME OF **Mr.SANDIPAN BHOWMICK**)

A) MOUZA -DHANDABAG, P.S Durgapur, J.L No.118, R.S Dag No.805, **L.R Dag No.436, L.R Khatian-7132**, respective **Land area 14.4375 decimal** more or less, recorded as Baid presently Bastu, butted & bounded as follow :-

North –15 feet wide road

South- Dag No.806 & 802

East- Dag No.802

West: Dag No.805

B) MOUZA DHANDABAG, P.S Durgapur, J.L No.118, R.S Dag No.804,**L.R Dag No.437,L.R Khatian-7132**,respective **Land area 7 decimal** more or less, recorded as Danga, presently Bastu, total area of Land in the name of Mr.Sandipan Bhowmick (Part A & Part B) 21.4375 decimal more or less, butted & bounded as mentioned bellow :-

North –15 feet wide road

South- Dag No.806 & 802

East- Dag No.802

West: Dag No.805

Both Land Part –I & II as follows the Land Owner namely Mr.Debabrata Bhattacharya & Mr.Sandipan Bhowmick, the **total Land area 35.9375 decimal or 21.7803 Katha**, under Durgapur Municipal Corporation,

SCHEDULE-"C" (BRIEF SPECIFICATION)

FOUNDATION	**R.C.C foundation**
STRUCTURE	**R.C.C. super structure with Grade-1 quality Materials**
BUILDING WALL	**Block wall with A-1 brickfield 6" thick in Outer wall, and 5"/3" thick partition wall inside of Room.**

EXTERNAL FINISH /	Cement based paint over plaster.
INTERNAL FINISH	Cement plastered finish with putty.
DOORS	Good quality dash board framed and Complete Teak dash board door for main entrance And Flash door inside the Flat, fittings for all
WINDOWS	Doors with locks. Aluminum sliding windows finished with good Quality glass, Steel Windows only for Both kitchen & toilet with Grill fittings.
FLOORING	Vitrified Tiles flooring with 4" skirting Glazed Tiles up to & ft. in Toilet and Marble Floor in both Kitchen and Toilets.
KITCHEN	Marble/Tiles flooring, Granite/Green Polish Top Stone Table with 3" ft Glazed tiles above Table, one sink with black stone with BIS

	Standard Tap and one aqua guard point.
SANITARY & PLUMBING	Toilet Indian type BIS standard O.T. Pan/ BIS standard E.W.C system commode, Reliance P.V.C flush, one wall setting I S I standard Shower and two BIS standard taps in the Bathroom. Flat concealed G.I Pipe lines with Two taps and basin
ELECTRICITY	Concealed copper wiring, Wires, MCB system with modular Switch, one fan point, two light points, five Amps. Plug point each in bed room and dining space, Same as extra one 15 Amp point. if required. One exhaust point, one light point in both Kitchen and bathroom, one aqua guard point And one 5 Amp. Plug point extra in kitchen. T.V point in Dining room, one bell point on Front side of the Main Door.

N WITNESS WHEREOF the parties hereto have hereunto set and subscribe their respective hands and no the day, month and year above written.

WITNESSES

1. Abhishek Chakraborty
S/O. Mukul Chakraborty
Faridpur, Durgapur,
Dist- Paschim Bardhman
Pin- 713216.

2. Abhijit Dhar
S/O Late. Parthadhar
Ad:- Dhandaboy,
P.O- Dhandaboy P.S- Durgapur
Dist- Paschim Bardhman
Pin-713203.

Debabrata Bhattacharya
SIGNATURE OF THE LAND OWNER

NAMELY. MR.DEBABRATA BHATTACHARYA

Sandipan Bhowmick
SIGNATURE OF THE LAND OWNER

NAMELY. MR.SANDIPAN BHOWMICK

SIGNATURE OF THE DEVELOPER NAME AS FOLLOWS :

1. Sandipan Bhowmick

MR.SANDIPAN BHOWMICK

2. Bidyut Pal

MR.BIDYUT PAL

3. Sukumar Ghosh

MR.SUKUMAR GHOSH

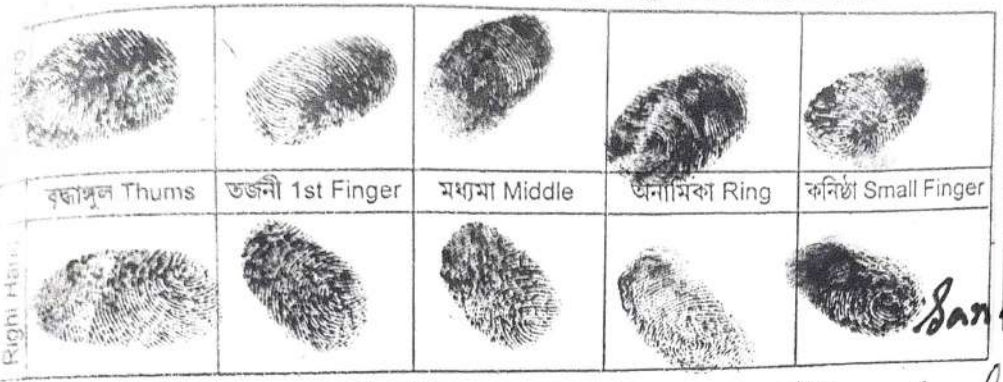
4. Subhrajit Sanyal

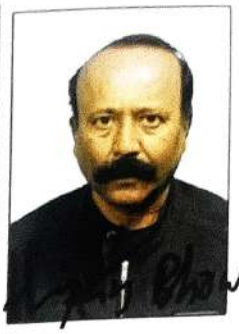
MR.SUBHRAJIT SANYAL

Drafted and Typed by me & read over & explained in Mother tongue to ail parties to these presents and all of them admit the Same has been correctly written as per their Instruction & also identified by me,

Abhishek Chakraborty
Advocate
F-741/497/2011
High Court,
Kolkata.

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo





উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর
Signature Sandipan Bhowmick

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর
Signature Vidyut Peel

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by :

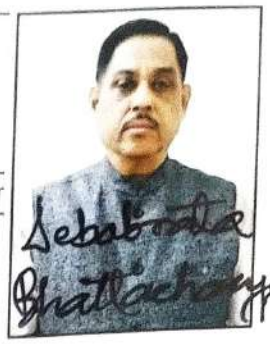
স্বাক্ষর
Signature Sukumar Ghosh

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর
Signature Subhajit Samanta

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

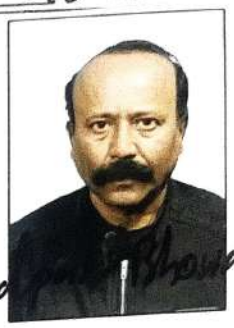
বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল। স্বাক্ষর Signature Debabrata Bhattacharya

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

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল। স্বাক্ষর Signature Sandipan Bhowmick

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

বাম হাত Left Hand					ফটো Photo
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল। স্বাক্ষর Signature _____

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

বাম হাত Left Hand					ফটো Photo
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল। স্বাক্ষর Signature _____

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

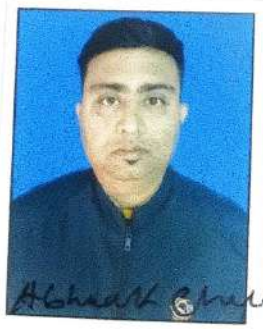
DETAILS OF IDENTIFIER WITH PHOTO
(শনাক্তকারীর ছবি বিবরণ)

1. NAME (নাম) : Abhishek chakraborty
2. FATHER/ HUSBAND NAME (পিতা/ স্বামীর নাম) : Mithil chakraborty
3. OCCUPATION (পেশা) : Advocate
4. PARMANENT ADDRESS (স্থায়ী ঠিকানা)
   VILLAGE/TOWN (গ্রাম) Durgapur
   POST OFFICE (পোস্ট অফিস) Durgapur
   POLICE STATION (থানা) Durgapur PIN 713216
   DISTRICT (জেলা) Paschim Burdwan STATE (রাজ্য) W.B
5. RELATIONSHIP WITH SELLER/BUYER (বিক্রেতা/ক্রেতার সহিত সম্পর্ক) Others
6. AADHAR NO 2621-2385-0139
   PAN
   EPIC NO

আমি (শনাক্তকারী) Abhishek chakraborty অত্র দলিলের (Query No.) _____ বিক্রেতা/ক্রেতা চিনাক্ত শনাক্ত করিলাম।

I, Abhishek chakraborty as identifier identifying the executants of the concerned deed (Query No.) 20000819 11/25

ছবি সহ দশ আঙুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Abhishek chakraborty

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

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

192024250382094558

GRN Details

GRN:	192024250382094558	Payment Mode:	SBI Epay
GRN Date:	30/01/2025 10:41:47	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9330475824255	BRN Date:	30/01/2025 10:42:08
Gateway Ref ID:	IGASJWIDE1	Method:	State Bank of India NB
GRIPS Payment ID:	300120252038209454	Payment Init. Date:	30/01/2025 10:41:47
Payment Status:	Successful	Payment Ref. No:	2000081911/7/2025 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr ABHISHEAK CHAKRABORTY
Address:	DURGAPUR
Mobile:	6290328670
Period From (dd/mm/yyyy):	30/01/2025
Period To (dd/mm/yyyy):	30/01/2025
Payment Ref ID:	2000081911/7/2025
Dept Ref ID/DRN:	2000081911/7/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000081911/7/2025	Property Registration- Stamp duty	0030-02-103-003-02	15010
2	2000081911/7/2025	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	15024

IN WORDS: **FIFTEEN THOUSAND TWENTY FOUR ONLY.**

Major Information of the Deed

Deed No :	I-2306-00808/2025	Date of Registration	30/01/2025
Query No / Year	2306-2000081911/2025	Office where deed is registered	
Query Date	09/01/2025 1:06:03 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	ABHISHEAK CHAKRABORTY HIGH COURT KOLKATA,Thana : Maidan, District : Kolkata, WEST BENGAL, PIN - 700062, Mobile No. : 6290328670, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 1]	
Set Forth value		Market Value	
		Rs. 1,37,75,060/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,010/- (Article:48(g))		Rs. 14/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Dhandabagh), Mouza: Dhandabagh, Jl No: 118, Pin Code : 713203

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-436 (RS :-805)	LR-7118	Bastu	Baid	14.5 Dec		55,57,937/-	Width of Approach Road: 30 Ft., ,Last Reference Deed No :2306-I -12641-2022
L2	LR-436 (RS :-805)	LR-7132	Bastu	Baid	14.4375 Dec		55,33,981/-	Width of Approach Road: 30 Ft., ,Last Reference Deed No :2306-I -03067-2023
L3	LR-437 (RS :-804)	LR-7132	Bastu	Danga	7 Dec		26,83,142/-	Width of Approach Road: 30 Ft., ,Last Reference Deed No :2306-I -03067-2023
		TOTAL :			35.9375Dec	0 /-	137,75,060 /-	
	Grand Total :				35.9375Dec	0 /-	137,75,060 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DEBABRATA BHATTACHARYA (Presentant) Son of Late HIREN BHATTACHARYA Executed by: Self, Date of Execution: 29/01/2025 , Admitted by: Self, Date of Admission: 30/01/2025 ,Place : Office	30/01/2025	Captured LTI 30/01/2025	30/01/2025
	QTR NO 03 TYPE 6 GC CRPF AMARAVATI, City:- , P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713214 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: AAxxxxxx6E, Aadhaar No: 60xxxxxxxx7238, Status :Individual, Executed by: Self, Date of Execution: 29/01/2025 , Admitted by: Self, Date of Admission: 30/01/2025 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mr SANDIPAN BHOWMICK Son of Late NIRMAL CHANDRA BHOWMICK Executed by: Self, Date of Execution: 29/01/2025 , Admitted by: Self, Date of Admission: 30/01/2025 ,Place : Office	 30/01/2025	Captured LTI 30/01/2025	30/01/2025
	5B/18 PARIJAT APARTMENT,SUKANTA PALLY, Block/Sector: DHANDABAG, City:- , P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: ALxxxxxx0J, Aadhaar No: 34xxxxxxxx2329, Status :Individual, Executed by: Self, Date of Execution: 29/01/2025 , Admitted by: Self, Date of Admission: 30/01/2025 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S S B DEVELOPERS 5 NO STREET SUKANTA PALLY, City:- , P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AExxxxxx2G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

3II/16 3 NO RASTA, City:- , 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.:: AZxxxxxx2Q, Aadhaar No: 80xxxxxxxx2304 Status : Representative, Representative of : S S B DEVELOPERS

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ABHISHEAK CHAKRABORTY Son of Mr MUKUL CHAKRABORTY DURGAPUR, City:- Durgapur, P.O.- DURGAPUR, P.S.-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213		Captured	
	30/01/2025	30/01/2025	30/01/2025

Identifier Of Mr DEBABRATA BHATTACHARYA, Mr SANDIPAN BHOWMICK, Mr SANDIPAN BHOWMICK, Mr BIDYUT PAL, Mr SUKUMAR GHOSH, Mr SUBHRAJIT SANYAL

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr DEBABRATA BHATTACHARYA	S S B DEVELOPERS-7.25 Dec
2	Mr SANDIPAN BHOWMICK	S S B DEVELOPERS-7.25 Dec
Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr DEBABRATA BHATTACHARYA	S S B DEVELOPERS-7.21875 Dec
2	Mr SANDIPAN BHOWMICK	S S B DEVELOPERS-7.21875 Dec
Transfer of property for L3		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr DEBABRATA BHATTACHARYA	S S B DEVELOPERS-3.5 Dec
2	Mr SANDIPAN BHOWMICK	S S B DEVELOPERS-3.5 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Dhandabagh), Mouza: Dhandabagh, JL No: 118, Pin Code : 713203

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 436, LR Khatian No:- 7118	Owner:দেবব্রত ভট্টাচার্য্য , Gurdian:হীরেন ভট্টাচার্য্য, Address:নিজ , Classification:বাস্তু, Area:0.14500000 Acre,	Mr DEBABRATA BHATTACHARYA

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANDIPAN BHOWMICK Son of Late NIRMAL CHANDRA BHOWMICK Date of Execution - 29/01/2025, , Admitted by: Self, Date of Admission: 30/01/2025, Place of Admission of Execution: Office	 Jan 30 2025 1:10PM	Captured LTI 30/01/2025	30/01/2025
	5B/18 PARIJAT APARTMENT,SUKANTA PALLY,, Block/Sector: DHANDABAG, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: ALxxxxxx0J, Aadhaar No: 34xxxxxxxx2329 Status : Representative, Representative of : S S B DEVELOPERS			
2	Name	Photo	Finger Print	Signature
	Mr BIDYUT PAL Son of Late MIHIR PAL Date of Execution - 29/01/2025, , Admitted by: Self, Date of Admission: 30/01/2025, Place of Admission of Execution: Office	 Jan 30 2025 1:11PM	Captured LTI 30/01/2025	30/01/2025
	PAIGARA, City:- , P.O:- SURI, P.S:-Suri, District:-Birbhum, West Bengal, India, PIN:- 731133, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: AXxxxxxx1D, Aadhaar No: 29xxxxxxxx3012 Status : Representative, Representative of : S S B DEVELOPERS			
3	Name	Photo	Finger Print	Signature
	Mr SUKUMAR GHOSH Son of Mr SHYAMAL GHOSH Date of Execution - 29/01/2025, , Admitted by: Self, Date of Admission: 30/01/2025, Place of Admission of Execution: Office	 Jan 30 2025 1:12PM	Captured LTI 30/01/2025	30/01/2025
	DHANDABAG RATION SHOP DURGAPUR, City:- , 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.:: ATxxxxxx8G, Aadhaar No: 29xxxxxxxx0057 Status : Representative, Representative of : S S B DEVELOPERS			
4	Name	Photo	Finger Print	Signature
	Mr SUBHRAJIT SANYAL Son of Late PARTHA SANYAL Date of Execution - 29/01/2025, , Admitted by: Self, Date of Admission: 30/01/2025, Place of Admission of Execution: Office	 Jan 30 2025 1:12PM	Captured LTI 30/01/2025	30/01/2025

Endorsement For Deed Number : I - 230600808 / 2025

On 30-01-2025

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 13:03 hrs on 30-01-2025, at the Office of the A.D.S.R. DURGAPUR by Mr DEBABRATA BHATTACHARYA , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,37,75,060/-

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

Execution is admitted on 30/01/2025 by 1. Mr DEBABRATA BHATTACHARYA, Son of Late HIREN BHATTACHARYA, QTR NO 03 TYPE 6 GC CRPF AMARAVATI, P.O: DURGAPUR, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713214, by caste Hindu, by Profession Others, 2. Mr SANDIPAN BHOWMICK, Son of Late NIRMAL CHANDRA BHOWMICK, 5B/18 PARIJAT APARTMENT,SUKANTA PALLY, Sector: DHANDABAG, P.O: DURGAPUR, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Business

Indetified by Mr ABHISHEAK CHAKRABORTY, , , Son of Mr MUKUL CHAKRABORTY, DURGAPUR, P.O: DURGAPUR, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Advocate

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

Execution is admitted on 30-01-2025 by Mr SANDIPAN BHOWMICK,

Indetified by Mr ABHISHEAK CHAKRABORTY, , , Son of Mr MUKUL CHAKRABORTY, DURGAPUR, P.O: DURGAPUR, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Advocate

Execution is admitted on 30-01-2025 by Mr BIDYUT PAL,

Indetified by Mr ABHISHEAK CHAKRABORTY, , , Son of Mr MUKUL CHAKRABORTY, DURGAPUR, P.O: DURGAPUR, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Advocate

Execution is admitted on 30-01-2025 by Mr SUKUMAR GHOSH,

Indetified by Mr ABHISHEAK CHAKRABORTY, , , Son of Mr MUKUL CHAKRABORTY, DURGAPUR, P.O: DURGAPUR, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Advocate

Execution is admitted on 30-01-2025 by Mr SUBHRAJIT SANYAL,

Indetified by Mr ABHISHEAK CHAKRABORTY, , , Son of Mr MUKUL CHAKRABORTY, DURGAPUR, P.O: DURGAPUR, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/01/2025 10:42AM with Govt. Ref. No: 192024250382094558 on 30-01-2025, Amount Rs: 14/-, Bank: SBI EPay (SBIePay), Ref. No. 9330475824255 on 30-01-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 56, Amount: Rs.5,000.00/-, Date of Purchase: 09/01/2025, Vendor name: SHYAMALI GHOSH

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/01/2025 10:42AM with Govt. Ref. No: 192024250382094558 on 30-01-2025, Amount Rs: 15,010/-, Bank: SBI EPay (SBIePay), Ref. No. 9330475824255 on 30-01-2025, 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