

7406

P-8865/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 179030

10.32 AM
29.09.23
Ato: K 179030
[Handwritten signature]

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

07 SEP 2023 A.D.S.R. Durgam
Bardwan

DEVELOPMENT AGREEMENT

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

[Handwritten signature]
Adv

BETWEEN

(1) Sri ~~PANKAJ MUKHERJEE~~ | Pan No- ~~AJOPM7641Q~~ | | Aadhaar no- ~~6225 8791 8111~~ | Son of Late Swapan Kumar Mukherjee, by faith Hindu, by occupation Business, by nationality Indian, resident of B-132, Aldrin Path, Bidhannagar, Durgapur-12 P.S-Newtownship, District- Paschim Bardhaman, West Bengal.

(2) Sri ~~MAHADEV PAUL~~ | PAN- ~~BIEPP3457M~~ | Aadhaar no- ~~832823946856~~ | Son of Late Nakul Paul, by faith- Hindu, by occupation- Business by Nationality Indian resident of Village+post -Bamunara, P.S-Kanksa, Durgapur- 12, District- Paschim Bardhaman, West Bengal.

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

AND

AMRITA INFRA DEVELOPER | PAN-**ABVFA8140K** | Having its registered office at 4/1/S Road-74, Kusumtala, Muchipara, P.O-Durgapur-12 P.S-Kanksa, District-PaschimBardhaman, West Bengal represented by its partners

[1] **Mr. AMITAVA SHYAM** | PAN No-**BIVPS1932H**, Aadhaar No- **470553180846** |son of Lakshmi 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 .

[2] **Mr. SHUVRO CHATTARAJ** | PAN No- **AFMPC9030R** |son of Sri Nabani Chattaraj by faith-Hindu, by occupation- Business, by nationality- Indian, is residing at Vill+P.O-Bamunara, Durgapur-713212, P.S-Kanksa, District- Paschim Bardhaman , West Bengal.

[3] **ARUP KARMAKAR** | Pan No-**AZRPK8054E** |Son of Srikanta Karmakar by faith-Hindu,by Occupation-Business, residing at Vill+P.O-Bamunara, Via Durgapur-12, P.S-Kanksa, Dist: Paschim Bardhaman, West Bengal

[4] **MAHADEV PAUL** | PAN- **BIEPP3457M** | Aadhaar no- **832823946856** | Son of Late Nakul Paul, by faith- Hindu, by occupation- Business by Nationality Indian resident of Village+post -Bamunara, P.S-Kanksa, Durgapur- 12, District- 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 Lakshmikanta Chattopadhyay , who transferred an area of 6 decimal by way of Regd Deed of Sale being no-9560 of 2014 registered before ADSR office at Durgapur in favour of the present LANDOWNERS and one Rajpati Choudhary and thereafter Rajpati Choudhary transferred his 1/3rd Share of 2 decimal in favour the present LANDOWNERS by way of Regd Deed of Sale being no-9325 of 2021 and name of the present LANDOWNERS duly recorded in the role of BL & LRO under Khatian no-LR-6505,6507 and they are owning, possessing and seizing the "First schedule property" without any encumbrances from any persons.

AND WHEREAS the landLANDOWNERSdesires to develop the "First Schedule Property" by construction of building as per approval of building height of Gopalpur Gram Panchayat up to maximum limit of floor as per sanction plan of the Gopalpur Gram Panchayat and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient times the LANDOWNERS could not be able to take any steps for the said development and as such the Land and the LANDOWNERS 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. (1) **SriPANKAJ MUKHERJEE** | Pan No- AJOPM7641Q | [Aadhaar no-6721 8791 8111 | Son of Late Swapan Kumar Mukherjee, by faith Hindu, by occupation Business, by nationality Indian, resident of B-132, Aldrin Path, Bidhannagar, Durgapur-12 P.S-Newtownship, District- Paschim Bardhaman, West Bengal. (2) **Sri MAHADEV PAUL** | PAN- BIEPP3457M | Aadhaar no-832823946856 | Son of Late Nakul Paul, by faith- Hindu, by occupation- Business by Nationality Indian resident of Village+post -Bamunara, P.S-Kanksa, Durgapur- 12, District- Paschim Bardhaman, West Bengal.
2. **DEVELOPER:-** Shall mean "AMRITA INFRA DEVELOPER" | PAN- ABVFA8140K | Having its registered office at 4/1/S Road-74, Kusumtala, Muchipara, P.O-Durgapur-12 P.S-Kanksa, District-Paschim Bardhaman, West Bengal.
3. **BUILDING:-** Shall mean theBuilding/s to be constructed, erected, promoted, developed and built on the premises by theLANDOWNERSherein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.
4. **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.

A handwritten signature and the initials 'Adv' are present in the bottom left corner of the page.

5. **Sanctioning Authority:-** Shall mean the **West Bengal Real Estate Regulatory Authority**, and shall also include other concerned authorities, has the authority to sanction any permission or plan.
6. **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Gopalpur Gram Panchayat and shall also include variations/modifications, alterations therein that may be made by the **LANDOWNERS** herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
7. **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.
8. **PROJECT:** Shall mean the work of development undertake and to be done by the **LANDOWNERS** herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/ Flat/ s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.
9. **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 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 their 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 their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.

A handwritten signature and the initials 'Adv' are present in the bottom left corner of the page.

1. **Masculine gender:** Shall include the feminine and neuter gender and vice versa.
2. **Singular number:** Shall include the plural and vice-versa.

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

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

IV: - DURATION: - This agreement is made for a period of **48 months** which starts from the date of getting approved sanction plan of Gopalpur Gram Panchayat & Zila Parishad with a grace period of 6 months.

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

VI: - LANDOWNERS DUTY & LIABILITY:-

1. The LANDOWNERS will deliver the First Schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That LANDOWNERS hereby declare that the Schedule mentioned land is free from all encumbrances and if any question regarding ownership of the land arises on that score the LANDOWNERS is answerable for the same and if any land related dispute is found in future that also shall be met up by the LANDOWNERS at **their** 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 LANDOWNERS's Allocation.
3. That the LANDOWNERS shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the first Schedule property in the hands of the developer and also shall supply all the original land related documents which includes Deed, LR Parcha, Khazna.
4. **The LANDOWNERS hereby declared that :-**
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no agreement between the LANDOWNERS and any other party except "**AMRITA INFRA DEVELOPER**" either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
 - c) That the Sec-202 of Indian contract Act will be taken into consideration in case of death of the LANDOWNERS.



- d) That GST, stamp duty and registration fees, development Charges in relation to the LANDOWNERS's allocation Flat shall be borne by the LANDOWNERS themselves.
 - e) That this agreement will remain valid upon the legal heirs of the LANDOWNERS and the legal heirs shall have no right to cancel or revoke this agreement or Power of attorney at any point of time if the developer fulfills all the essentials of this agreement.
5. That the LANDOWNERS also agreed that they will execute a development power of attorney and appointed the Developer party to do & execute all lawful acts, deeds things for the LANDOWNERS and on their 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 Gopalpur 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 land LANDOWNERS 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. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deed of Sale is executed in favour of intending customer of such proposed unit(s).
6. That in no case ownership is transferred in favour of the developer by force of this development agreement. In case of non-construction of the housing complex by the DEVELOPER in future for any natural or other reason, the land and structure will be remain of the LANDOWNERS and the developer will return back the same as it is condition.

VIII- DEVELOPER DUTY, LIABILITY & Responsibility:-

1. The developer "AMRITA INFRA DEVELOPER" is fully acquainted with, aware of the process/formalities related to similar project in this area.
2. The developer confirms and assures the LANDOWNERS that they have 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 LANDOWNERS does not have any liability and or responsibility to finance and execute the project or part thereof.
3. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and second party shall take all the



necessary step to save the property from any kind of encroachment by the adjacent LANDOWNERS.

4. 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.
5. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan.
6. 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/Corporation/Govt. agencies. Any variation/ alteration/ modification from the original approved drawing/plan needs approval of theLANDOWNERS& the Architect before submission to the Corporation/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 both theLANDOWNERSand Developer. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both theLANDOWNERSand Developer.
7. 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 theLANDOWNERSshall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement. TheLANDOWNERSPart 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.
8. That the Developer shall not makeLANDOWNERSresponsible 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. TheLANDOWNERShave no right to cancel and/or rescind this agreement after getting all the statutory permission by the Developer. That the landowners can cancel the said agreement within 1 year from the date of getting approve sanction of plan if no such development works over the said property is carried on due to any reasons whatsoever .

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 agreement 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 Developer to the LANDOWNERs time to time.
- e) The LANDOWNERs can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other 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 by creating mortgage and/or also allocate flats under this agreement and within the framework of Power of attorney but the LANDOWNERs are 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.



- 11) The LANDOWNERS and the Developer have entered into their 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.
- 12) 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 land LANDOWNERS without reimbursement of the same and the land LANDOWNERS 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 but prior permission from the landowners are required.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

A piece and parcel of Baid Land measuring an area **6 Decimal** comprising in **RS Plot no-1377/5035** corresponding to Plot no-LR-1060, under Khatian No-LR-6705,6707 **RS Khatian No-878,879** within the Mouja of Bamunara, J.L No-58, P.S-Kanksa, Dist-Paschim Barddhaman, West Bengal which is Butted and Bounded as follows : North: Land of Plot no-1377. East: Land of Plot no-1377. West: Land of Mouza-Khatpukur. South: Land of Plot no-1378.

SECOND SCHEDULE ABOVE REFERRED TO
(LANDOWNERS ALLOCATION)

It is agreed by the developer that the LANDOWNERS will get 30 % of the total construction area of the building will be allotted in super built up.

That it is agreed by the landowners that they will pay a sum of Rs. 1,25,000/- as Development Charges for each landowners allocation flat and Rs. 2,50,000/- towards any additional Car Parking Space [if require]

That it is agreed by the LANDOWNERS they or any legal heirs will never claim any other consideration in any manner whatsoever.

And whereas the LANDOWNERS will get the said allocation together with the undivided importable proportionate share of the said land and the common portions and common area but in no case the LANDOWNERS shall have any right to claim any other consideration in any manner whether in cash or in kind save and except the above.



THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION shall mean all entire building including common facilities common parties 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 LANDOWNERS allocation.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of LANDOWNERS and Developer 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 have executed these presents on this 28th day of July 2023 before the office of the ADSR Durgapur.

WITNESSES: -

1.
Mhritha Pal.
S/O - Binodiyants Pal
Dm pruz court-12

Ranjit Nar

Maha dev Paul

2- Ranmoy Karmakar
S/O - Anup Karmakar
Bamunara, Durgapur-713212

Signature of LANDOWNERS

AMRITA INFRA DEVELOPER

Amitava Saha
Partner

AMRITA INFRA DEVELOPER

Shuvro Chatterjee
Partner

AMRITA INFRA DEVELOPER

Anup Karmakar
Partner

AMRITA INFRA DEVELOPER

Maha dev Paul
Partner

Signature of the Developer

Drafted and typed by me

Sorromita Banerjee
Advocate, Durgapur Court

Regd No- WB-733 of 2011

FINGER PRINT & PHOTOCOPY

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

Signature & Photograph is duly attested by me

Signature

Left hand						 <i>Signature</i>
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Right hand						
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Signature & Photograph is duly attested by me

Maha dev Paul

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Right hand						
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Signature & Photograph is duly attested by me

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Right hand						
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Signature & Photograph is duly attested by me

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Signature & Photograph is duly attested by me

Arifara Syam

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Right hand						
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Signature & Photograph is duly attested by me

Shuro Chatterjee

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Right hand						
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Signature & Photograph is duly attested by me

Arup Karmakar

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Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Maha dev Paul



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



192023240146311228

GRN Details

GRN:	192023240146311228	Payment Mode:	SBI Epay
GRN Date:	28/07/2023 10:10:31	Bank/Gateway:	SBIePay Payment Gateway
BRN :	4098377223919	BRN Date:	28/07/2023 10:10:52
Gateway Ref ID:	CHN2538921	Method:	State Bank of India NB
GRIPS Payment ID:	280720232014631121	Payment Init. Date:	28/07/2023 10:10:31
Payment Status:	Successful	Payment Ref. No:	2001890088/2/2023 [Query No.]/[Query Year]

Depositor Details

Depositor's Name:	Mr AMRJITA INFRA DEVELOPER
Address:	KUSUMTALA,PS-KANKSA,PIN-713212
Mobile:	8250537504
Period From (dd/mm/yyyy):	28/07/2023
Period To (dd/mm/yyyy):	28/07/2023
Payment Ref ID:	2001890088/2/2023
Dept Ref ID/DRN:	2001890088/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001890088/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	11
2	2001890088/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	3764
			Total	3775

IN WORDS: THREE THOUSAND SEVEN HUNDRED SEVENTY FIVE ONLY.









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. DURGAPUR, District Name : Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23062001890088/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Pankaj Mukherjee B-132, Aldin Path, Bidhannagar, City:- Not Specified, P.O:- Durgapur, P.S.-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212	Land Lord	 Pankaj Mukherjee	 1559	Pankaj Mukherjee 28-03-2023
2	Mr Mahadev Paul Bamunara, City:- Not Specified, P.O:- Bamunara, P.S.-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	Land Lord	 Mahadev Paul	 1561	Mahadev Paul 28/7/23
3	Mr Mahadev Paul Bamunara, City - Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	Representative of Developer [Amrita Infra Developer]	 Mahadev Paul	 1561	Mahadev Paul 28/7/23

No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Bhakia 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	Mr Pankaj Mukherjee, Mr Mahadev Paul, Mr Amitava Shyam, Mr Shuvro Chattaraj, Arup Karmakar, Mr Mahadev Paul.			 28/07/23

(Santanu Pal)

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

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Binit Pal
2. FATHER/ HUSBAND NAME : Bandyopadhyay Pal,
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Law Clerk
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Gowabari
POST OFFICE (পোস্ট অফিস) Gowabari
POLICE STATION (থানা) Farrukh PIN 713307
DISTRICT(জেলা) B. Purnia STATE (রাজ্য) W. B.
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) _____
6. AADHAR NO 469709249013
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.) 2021890088/23

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Binit Pal

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

জেলা- পশ্চিম বর্ধমান খতিয়ান নং- ৬৭০৫

[১৫০৫০৫৮]



মোজা- বাসুলাড়া জে.এল.নং- ০৫৮

থানা- কাঁকড়া

(১) রাজস্ব- টাকা

খতিয়ান তৈরির তারিখ - 16/11/2021

(২) জমির পরিমাণ(এ)- ০.০৩

(৩) মোট দাগের সংখ্যা- ১

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) প্রক	(৬) মন্তব্য
নাম-	মহাদেব পাল	রায়ত	
পিতা-	নকুল		
ঠিকানা-	নিজ		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমাণ
					একর হেক্টর
১০৬০	বাইদ		০.০৬	০.৪৯৯৯	০.০৩

আগত খং নং -
6396,6396,6706

মোট দাগের সংখ্যা- এক মাত্র

Certified to be true copy u/s 76 of Indian Evidence Act,1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:3122

জেলা- পশ্চিম বর্ধমান খতিয়ান নং- ৬৭০৭

[২৩০৩০৫৮]



মৌজা- বামুনাড়া জে.এল.নং- ০৫৮

থানা- কাঁকড়া

(১) রাজস্ব- টাকা

খতিয়ান তৈরির তারিখ - 16/11/2021

(২) জমির পরিমাণ(এ)- ০.০৩

(৩) মোট দাগের সংখ্যা- ১

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বর	(৬) মন্তব্য
নাম-	পঙ্কজ মুখার্জী	রায়ত	
পিতা-	স্বপন কুমার		
ঠিকানা-	নিজ		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমাণ	
					একর	হেক্টর
১০৬০	বাইচ		০.০৬	০.৫০০১	০.০৩	

আগত খং নং -
6395,6397,6706

মোট দাগের সংখ্যা- এক মাত্র

Certified to be true copy u/s 76 of Indian Evidence Act,1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:3123

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Date: 2022.03.09 13:05:39 IST

Page ১ of ১

০৯/০৩/২০২২ ০১:০৭ PM

জালা নামের অফিসিয়াল প্রতিষ্ঠান নং- ১৭০৭ | ১৩০৩০৪৮ |
 খানা- কাকদা
 জেলা- বাগুলাতন জে.এল.নং- ০৫৮



১২) মোট জমির পরিমাণ (এ) ০.০৩
 (৬) মোট দাগের সংখ্যা- ১
 প্রতিষ্ঠান তৈরির তারিখ - 16/11/2021

	(৪) অফিসের দখলকারের বিবরণ	(৫) স্বাক্ষর	(৬) মন্তব্য
নাম	পঞ্চক মুখার্জী	স্বাক্ষর	
পিতা	সুবল কুমার		
ঠিকানা	নিজ		

(৭) অফিসের নিজ দখলীয় জমি

দাগ নং	জমির প্রকৃতি	মন্তব্য	দাগের মোট পরিমাণ (এ)	দাগের মধ্যে অফিসের অংশ	দাগের মধ্যে অফিসের জমির অংশের পরিমাণ	একর	সেটর
১৯৭৫	বাইদ		০.০৩	০.৫০০১	০.০৩		

আগত খং নং - 6395,6397,6706

মোট দাগের সংখ্যা- এক মাত্র

পশ্চিম বঙ্গ প্রদেশ
খতিয়ান নং- ৬৭০৫ [২৩০৩০৫৮]
খোঁজা: বামুনগাঁও জে.এল.নং- ০৫৮ খানা- কাঁকড়া



(১) এজ্ঞা চাঁকা খতিয়ান তৈরির তারিখ - 16/11/2021
(২) জমির পরিমাণ (এ) - ০.০৩ (৩) মোট দাগের সংখ্যা- ১

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	মহাদেব পাল	রায়ত	
পিতা-	নকুল		
পিতৃ নাম-	নিজ		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির প্রেনী	মন্তব্য	দাগের মোট পরিমাণ (এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমাণ	একর	হেক্টর
১০১০	বাইদ		০.০৬	০.৪৯৯৯	০.০৩		

আগত খং নং -
6396,6396,6706

মোট দাগের সংখ্যা- এক মাত্র

Certified to be true copy u/s 76 of Indian Evidence Act,1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:3122

Digitally signed by ARKA KABIRAJ
Date: 2022.03.09 13:05:09 IST

Page 5 of 5

০৯/০৩/২০২২ ০১:০৬ PM

Major Information of the Deed

Deed No :	I-2306-08865/2023	Date of Registration	07/09/2023
Query No / Year	2306-2001890088/2023	Office where deed is registered	
Query Date	24/07/2023 10:40:58 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 : 3,75,000/-]		
Set Forth value	Market Value Rs. 15,68,160/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 3,764/- (Article:E, E, B)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S.- Kanksa, Gram Panchayat: GOPALPUR, Mouza: Bamunara, JI No: 58, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1377/5035	RS-878	Bastu	Baid	3 Dec		7,84,080/-	
L2	RS-1377/5035	RS-879	Bastu	Baid	3 Dec		7,84,080/-	
		TOTAL :			6Dec	0 /-	15,68,160 /-	
		Grand Total :			6Dec	0 /-	15,68,160 /-	

Land Lord Details :






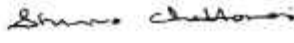
Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Pankaj Mukherjee Son of Late Swapan Kumar Mukherjee B-132, Aldrin Path, Bidhannagar, City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ajxxxxx1q, Aadhaar No: 67xxxxxxx8111, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023 . Admitted by: Self, Date of Admission: 28/07/2023 .Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2023 . Admitted by: Self, Date of Admission: 28/07/2023 .Place : Pvt. Residence




- 2 **Mr Mahadev Paul**
 Son of Late Nakul Paul 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.: bixxxxx7m, Aadhaar No: 83xxxxxxxx6856, Status: Individual, Executed by: Self, Date of Execution: 28/07/2023
 Admitted by: Self, Date of Admission: 28/07/2023, Place: Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2023
 Admitted by: Self, Date of Admission: 28/07/2023, Place: Pvt. Residence

Developer Details :



Sl No	Name,Address,Photo,Finger print and Signature
1	Amrita Infra Developer 4/1/S Road-74, Kusumtala, City:- Not Specified, P.O:- Durgapur, P.S:-Kanksa, District-Paschim Bardhaman, West Bengal, India, PIN:- 713212, PAN No.: abxxxxx0k, Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
1	Mr Amitava Shyam (Presentant) Son of Mr Lakshmi Kanta Shyam Date of Execution - 28/07/2023, Admitted by: Self, Date of Admission: 28/07/2023, Place of Admission of Execution: Office			
	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.: bixxxxx2h, Aadhaar No: 47xxxxxxxx0846 Status : Representative, Representative of : Amrita Infra Developer (as Partner)			
2	Name	Photo	Finger Print	Signature
2	Mr Shuvro Chattaraj Son of Mr Nabani Chattaraj Date of Execution - 28/07/2023, Admitted by: Self, Date of Admission: 28/07/2023, Place of Admission of Execution: Office			
	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.: afxxxxx0r, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Amrita Infra Developer (as Partner)			

Name	Photo	Finger Print	Signature
3 Mr Arup Karmakar Son of Mr Srikanta Karmakar Date of Execution - 28/07/2023, Admitted by: Self, Date of Admission: 28/07/2023, Place of Admission of Execution: Office	 <small>Jul 28 2023 12:25PM</small>	 <small>L11 28/07/2023</small>	 <small>28/07/2023</small>
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.:: azxxxxx4e,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Amrita Infra Developer (as Partner)			
4 Mr Mahadev Paul Son of Late Nakul Paul 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.:: bixxxxx7m,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Amrita Infra Developer (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	 <small>28/07/2023</small>	 <small>28/07/2023</small>	 <small>28/07/2023</small>
Identifier Of Mr Pankaj Mukherjee, Mr Mahadev Paul, Mr Amitava Shyam, Mr Shuvro Chattaraj, Mr Arup Karmakar, Mr Mahadev Paul,			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Mahadev Paul	Amrita Infra Developer-3 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Pankaj Mukherjee	Amrita Infra Developer-3 Dec

Endorsement For Deed Number : I - 230608865 / 2023

On 28-07-2023

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

Presented for registration at 12.06 hrs on 28-07-2023, at the Office of the A.D.S.R. DURGAPUR by Mr. Amitava Shyam .

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 15,68,160/-

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

Execution is admitted on 28-07-2023 by Mr Amitava Shyam, Partner, Amrita Infra Developer (Partnership Firm), 4/1/S Road-74, Kusumtala, City:- Not Specified, P.O:- Durgapur, P.S:-Kanksa, 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 28-07-2023 by Mr Shuvro Chattaraj, Partner, Amrita Infra Developer (Partnership Firm), 4/1/S Road-74, Kusumtala, City:- Not Specified, P.O:- Durgapur, P.S:-Kanksa, 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 28-07-2023 by Mr Arup Karmakar, Partner, Amrita Infra Developer (Partnership Firm), 4/1/S Road-74, Kusumtala, City:- Not Specified, P.O:- Durgapur, P.S:-Kanksa, 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

Endorsement for issuing commission Case No:- 000667 of 2023

1. A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to DEBABRATA PANJA, Upper Division Clerk for the purpose of enquiring whether this document has been executed by Mr Pankaj Mukherjee, , Son of Late Swapan Kumar Mukherjee, B-132, Aldrin Path, Bidhannagar, P.O: Durgapur, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business by whom it purports to have been executed

2. A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to DEBABRATA PANJA, Upper Division Clerk for the purpose of enquiring whether this document has been executed by Mr Mahadev Paul, , Son of Late Nakul Paul, Bamunara, P.O: Bamunara, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business by whom it purports to have been executed

3. A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to DEBABRATA PANJA, Upper Division Clerk for the purpose of enquiring whether this document has been executed by Mr Mahadev Paul, Partner, Amrita Infra Developer (Partnership Firm), 4/1/S Road-74, Kusumtala, City:- Not Specified, P.O:- Durgapur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 by whom it purports to have been executed

Endorsement by Commissioner after execution of Visit Commission Case No:-000667 of 2023

1. Having visited the residence of Mr Pankaj Mukherjee, , Son of Late Swapan Kumar Mukherjee, B-132, Aldrin Path, Bidhannagar, P.O: Durgapur, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business I have this day examined the said Mr Pankaj Mukherjee who has been identified to my satisfaction 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 AND the said Mr Pankaj Mukherjee has admitted the execution of this document

2. Having visited the residence of Mr Mahadev Paul, Son of Late Nakul Paul, Bamunara, P.O. Bamunara, Thana: Kanksa, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business I have this day examined the said Mr Mahadev Paul who has been identified to my satisfaction 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 AND the said Mr Mahadev Paul has admitted the execution of this document

3. Having visited the residence of Mr Mahadev Paul, Partner, Amrita Infra Developer (Partnership Firm), 41/5 Road-74, Kusumtala, City- Not Specified, P.O.- Durgapur, P.S.-Kanksa, District -Paschim Bardhaman, West Bengal, India, PIN:- 713212 I have this day examined the said Mr Mahadev Paul who has been identified to my satisfaction 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 AND the said Mr Mahadev Paul has admitted the execution of this document

Debabrata Panja

Mr DEBABRATA PANJA
Upper Division Clerk
A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,764.00/- (B = Rs 3,750.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 3,764/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/07/2023 10:10AM with Govt. Ref. No: 192023240146311228 on 28-07-2023, Amount Rs: 3,764/-, Bank: SBI EPay (SBIPay), Ref. No. 4098377223919 on 28-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 11/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 2896, Amount: Rs.5,000.00/-, Date of Purchase: 26/07/2023, Vendor name: SOMNATH CHATTERJEE
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/07/2023 10:10AM with Govt. Ref. No: 192023240146311228 on 28-07-2023, Amount Rs: 11/-, Bank: SBI EPay (SBIPay), Ref. No. 4098377223919 on 28-07-2023, Head of Account 0030-02-103-003-02

Santanu Pal

Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

On 31-07-2023

Endorsement by a Registering Officer ON receipt of Commissioner's report Case No:- 000667 of 2023

1. From the above report I am satisfied that this document has been executed by the said Mr Pankaj Mukherjee AND I accordingly admit it to registration
2. From the above report I am satisfied that this document has been executed by the said Mr Mahadev Paul AND I accordingly admit it to registration
3. From the above report I am satisfied that this document has been executed by the said Mr Mahadev Paul AND I accordingly admit it to registration

Santanu Pal

**Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal**

On 07-09-2023

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

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

Santanu Pal

**Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2023, Page from 158554 to 158581

being No 230608865 for the year 2023.



(Santanu Pal)

Digitally signed by SANTANU PAL
Date: 2023.09.20 12:53:13 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 20/09/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.