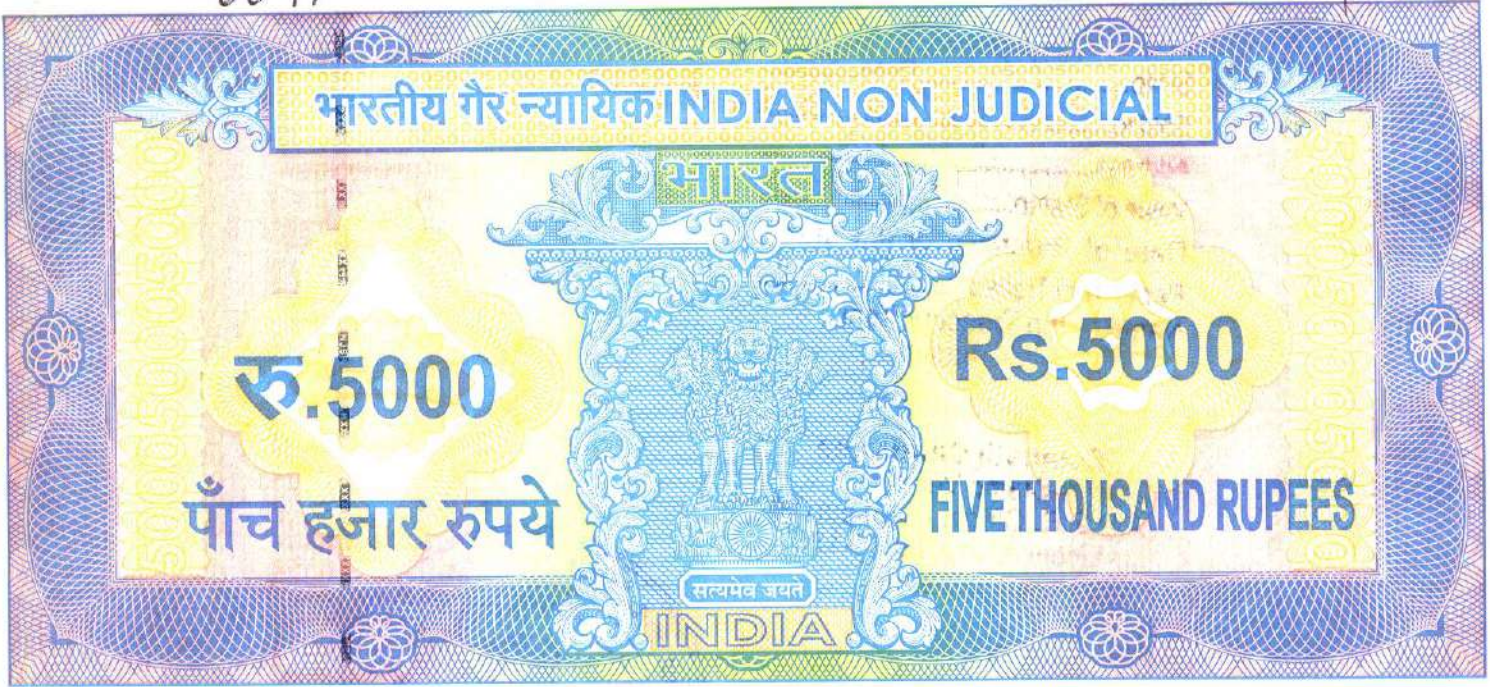


0071

P-0077/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 739394

Signature and the Government  
of West Bengal and the  
Signature Sheet and the End-  
orsements. This  
Document is the Part of the  
Document.

A.P.S.R. Dutt  
Bardhaman

06 JAN 2023

### DEVELOPMENT AGREEMENT

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

J. Roy  
Adv

SI No. 776 Date 05/01/2023  
Sold to Shree Builders & Developers  
Address DGT-12  
Value of Stamp 5000/-  
Date of Purchase of the stamp  
Repar from Treasury  
Name of the Treasury from  
Durgapur

15 055 332

*Chatterjee*  
Somnath Chatterjee  
Stamp Vendar  
A.D.S.R. Office, Durgapur-16  
Licence No.-1/2016-17



Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

06 JAN 2023



**BETWEEN**

[1] **PRADIP KUMAR PATRA** [ **Pan- ATNPP4385R** ] [ **Aadhaar- 835113473051** ] Son of Amarendra Nath Patra, by faith: Hindu, by Occupation- Business, by nationality: Indian residing at Jugibaid, Brajarajpur P.S- Indpur Dist-Bankura, West Bengal .

[2] **SANTANU BHANDARI** [ **Pan-BOYPB7248L** ] [ **Aadhaar- 435775411855** ], Son of Sri Angad Bhandari, by faith Hindu, by Occupation- Business, by nationality: Indian residing at Vill & P.O- Bamunara, P.S- Kanksa, Durgapur-12, Dist- Paschim Bardhaman, West Bengal .

[3] **GARGI CHATTERJEE** [ **Pan No-AUMPC8126B**, [ **Aadhaar- 616621786156** ] daughter of Debabrata Chatterjee, by faith: Hindu, by Occupation- Housewife, by nationality: Indian residing at 149/10, Pilkhana Road, Ranibagan, Berhampore, P.S- Berhampore, Dist- Murshidabad, Pin- 742101, 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 his heirs, executors, representatives and assigns) of the ONE PART.

**AND**

**SHREE BUILDERS & DEVELOPERS** [ **PAN-ADSFS1065N**], (A **Partnership Firm**), having its office at Bamunara, P.O-Durgapur-12, P.S.- Kanksa, Dist- Paschim Bardhaman, West Bengal, represented by all of its Partners either jointly or singly

[1] **Mr. SANTANU BHANDARI** [ **Pan No-BOYPB7248L** ] son of **ANGAD BHANDARI**, by faith-Hindu, by nationality-Indian, by Occupation—Business residing at Vill+P.O-Bamunara, Durgapur-713212, P.S-Kanksa, Dist: Paschim Barddhaman, West Bengal.

[2] **Mr. DEBABRATA ROY** [ **Pan No- AVPPR3915H** ] son of **LAKSHMIKANTA ROY**, by faith-Hindu, by nationality-Indian, by Occupation—Business residing at Vill+P.O-Bamunara, Durgapur-713212, P.S-Kanksa, Dist: Paschim Barddhaman, West Bengal.

[3] **SRI SOURAV GOSWAMI** [ **PAN- BSHPG7463B** ] [ **AADHAAR- 2116 9864 9415** ], Son of Sri Pranab Goswami, by faith Hindu, by Occupation- Business, residing at Vill & P.O- Bamunara, P.S- Kanksa, Durgapur-12, Dist- Paschim Bardhaman, West Bengal.

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

J. Roy  
ADP



The above referred landed property originally belonged to Sasadhar Ghosh and thereafter Sasadhar Ghosh transferred an area of 3 Katha 4 Chatak & 19 sq ft or more or less 6 decimal by way of regd deed of sale being no-1402 of 1989 in favour of Sankar Sarkar and name of Sankar Sarkar duly recorded in the role of BL & LRO under khatain no-LR-1508 in respect of an area of 6 decimal and thereafter Sankar Sarkar transferred an area of more or less 6 decimal by way of regd deed of sale being no-1000 of 2022 in favour of the present landowners and name of present landowners duly recorded in the role of BL & LRO under khatain no-LR-2828,2829,2830 and they are owning, possessing and seizing every right title and interest over schedule described land without any encumbrances.

AND WHEREAS the landowners desire to develop the "First Schedule Property" by construction of multistoried building or as per sanction of Jemua Gram Panchayat up to maximum limit of floor as per sanction plan of the Jemua Gram Panchayat or Zilla Parishad 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 are 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. **OWNER/LANDLORDS:-** Shall mean **Mr. PRADIP KUMAR PATRA , SANTANU BHANDARI , GARGI CHATTERJEE .**
2. **DEVELOPER:-** Shall mean "**SHREE BUILDERS & DEVELOPERS [ PAN-ADSFS1065N], (A Partnership Firm),** having its office at **Bamunara, P.O-Durgapur-12, P.S.-Kanksa, Dist- Paschim Bardhaman, West Bengal.**
3. **LAND:-** Shall mean the land comprising in **BAID Land** measuring an area of more or less **6 Decimal** comprising in **Plot no-LR-116, Plot no-RS-26/486** under **Khatian no-LR-1508, RS Khatian No-274,** within the Mouja-Shankarpur, J.L No-109, P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal.
4. **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owner herein or the Developer herein in the Land mentioned in the **FIRST SCHEDULE.**
5. **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.

J. Roy  
Adv



6. **Gram Panchayat:-** Shall mean the Jemua Gram Panchayat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
7. **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Jemua Gram Panchayat and shall also include variations/modifications, alterations therein that may be made by the Owner herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
8. **FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.
9. **PROJECT:** Shall mean the work of development undertake and to be done by the Owner 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.
10. **FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockdown, transport strike, notice or prohibitory order from sanctioning authority or any other statutory Body or any Court, Government Regulations, new and/or changes in any Panchayat or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.
- a. **PURCHASER/S** shall mean and include:
- A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- B) If it be a Hindu Undivided Family then its members of the time being and 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.

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

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

**II- COMENCMENT:-** This agreement has commenced and shall be deemed to 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 of getting all necessary permission from the statutory authority/Government.

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

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

**VI: - OWNER DUTY & LIABILITY:-**

1. The owner will delivered the First Schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.

2. That owner hereby declare that the Schedule mentioned land is free from all encumbrances and if any question regarding ownership of the land is arises on that score the owner is answerable for the same and if any land related dispute is found in future that also shall be meet up by the LANDOWNERS at his own cost and if the Developer agrees to bear the cost or expenses for the same on that score that will be deducted from the LANDOWNERS's Allocation.

3. That the Owner 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 LR Parcha, RS Parcha, Khazna.

**4. The Owner hereby declared that :-**

a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.

b) There is no agreement between the Owner and any other party except "SHREE BUILDERS & DEVELOPERS" either for sale or for development and construction of housing complex and the said land is free from any encumbrance.

J. Roy  
Adv



- c) That the Sec-202 of Indian contract Act will be taken into consideration in case of death of the LANDOWNERS.
  - d) That land related dispute shall be resolved by the Land owner.
  - e) That GST, stamp duty and registration fees in relation to the LANDOWNERS's allocation Flat shall be borne by the LANDOWNERS themselves.
  - f) That in case of death of any of the landowners her legal representative will never raise any objection or dispute in future before any authority or court of law and they will also execute all the necessary deeds and documents as and when required by the developer for the purpose of this project.
5. That the Owner also agreed that they will execute a power of attorney and appointed the Developer party to do & execute all lawful acts, deeds things for the Owner 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 Jemua 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 owner 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 in respect of developer's allocation only. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed in favour of intending customer.
6. That in no case ownership is transferred in favour of the developer by force of this development agreement.

#### **VIII- DEVELOPER DUTY, LIABILITY & Responsibility:-**

1. The developer "**SHREE BUILDERS & DEVELOPERS**" is fully acquainted with, aware of the process/formalities related to similar project in this area.
2. The developer confirms and assures the Owner 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 owner do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The

J. Roy  
ADV



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 the Owner & 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 the Owner and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the Owner and Developers.

4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and developer shall take all the necessary step to save the property from any kind of encroachment by the adjacent land Owner.
5. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement. The Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The developer shall be responsible the said incident or damage or loss during construction.
7. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan.
8. That the Developer shall not make Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers.

#### **X-Cancellation :**

1. The Owner has no right to cancel and/or rescind this agreement after getting all the statutory permission by the Developer, **subject to terms & condition & Time limit of this agreement.**

#### **2. XI-Miscellaneous :-**

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.

J. Roy  
NDV



- 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 developers to the Owner time to time.
- e) The Owner 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/the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney but the LANDOWNERS is not liable to make payment of any kind of loan liability of the developer.
- h) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement shall be borne paid and discharged by the Developer exclusively.
- k) The LANDOWNERS and the developers 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.

J. Roy  
APV



- 1) 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 owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

### **FIRST SCHEDULE ABOVE REFERRED TO**

#### **(Description of Land)**

ALL THAT piece and parcel of BAID Land measuring an area of more or less **6 Decimal** comprising in **Plot no-LR-116**, Plot no-RS-26/486, RS Khatian No-274, within the Mouja-Shankarpur, J.L No-109, P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal comprising in Plot no and Khatian no as follows:

RS Plot no	Plot No-LR	LR Khatian No	Area
26/486	116	2828	2 Decimal
26/486	116	2829	2 Decimal
26/486	116	2830	2 Decimal

Which is butted and bounded as follows: North: House of Anup Bhattacharya. West : House of Meghnath Pal. South : House of Somnath Mondal. East : 20 ft wide Metal Road.

### **SECOND SCHEDULE ABOVE REFERRED TO**

#### **( LANDOWNER'S ALLOCATION )**

It is agreed by the developer that each of the LANDOWNER will get One number of 3BHK Flat measuring area of **1000 sq ft [ Super built up ] more or less.**

And whereas the LANDOWNERS will get together with the undivided importable proportionate share and/or interest in the said land and the common portions as specified in schedule below **but in no case the LANDOWNERS shall have any right to claim any other consideration in any manner whatsoever except the above.**

J. Roy  
Adv



**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 6th day of **January 2023** before the office of the ADSR Durgapur.

**WITNESSES: -**

1.

BWitipal.

8/0- Buidy ardh Pal

Durgam Court n 6

2. Joy Roy

Advocate at Durgapur court

Pradip K. Intor.

Santanu Bhandari

Gouri Chatterjee.

Signature of LANDOWNERS

**SHREE BUILDERS & DEVELOPERS**

Santanu Bhandari  
**PARTNERS**

**SHREE BUILDERS & DEVELOPERS**

Debabrata Roy  
**PARTNERS**

**SHREE BUILDERS & DEVELOPERS**

Souman Gohain  
**PARTNERS**

Signature of the Developer

Drafted and typed by me

Joy Roy

Advocate, Durgapur Court

EN: F/595/562/2020



# FINGER PRINT & PHOTOCOPY

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Jyoti Chatterjee*

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Santanu Bhattacharya*

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Debabrata Roy*

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Soumen Ghosh*



## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো

বাম হাত						
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা	
ডান হাত						

উপরের ছবি ও টিপ ছাপগুলি  
আমার দ্বারা প্রত্যায়িত হইল।

স্বাক্ষর

Pradeep K. Patra.

বাম হাত						ফটো
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা	
ডান হাত						

উপরের ছবি ও টিপ ছাপগুলি  
আমার দ্বারা প্রত্যায়িত হইল।

স্বাক্ষর

বাম হাত						ফটো
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা	
ডান হাত						

উপরের ছবি ও টিপ ছাপগুলি  
আমার দ্বারা প্রত্যায়িত হইল।

স্বাক্ষর

বাম হাত						ফটো
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা	
ডান হাত						

উপরের ছবি ও টিপ ছাপগুলি  
আমার দ্বারা প্রত্যায়িত হইল।

স্বাক্ষর





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



192022230243790361

GRN Details

GRN:	192022230243790361	Payment Mode:	Online Payment
GRN Date:	06/01/2023 11:49:37	Bank/Gateway:	State Bank of India
BRN :	CKV8423096	BRN Date:	06/01/2023 11:53:03
GRIPS Payment ID:	060120232024379035	Payment Init. Date:	06/01/2023 11:49:37
Payment Status:	Successful	Payment Ref. No:	2000039179/2/2023

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	SHREE DEVELOPERS(PARTNERSHIP FIRM)
Address:	DGP-12
Mobile:	8695775415
Contact No:	8250537504
Depositor Status:	Buyer/Claimants
Query No:	2000039179
Applicant's Name:	Mr Prasanta Bandyopadhyay
Identification No:	2000039179/2/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	06/01/2023
Period To (dd/mm/yyyy):	06/01/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000039179/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	10
2	2000039179/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				24

IN WORDS: TWENTY FOUR ONLY.



## Major Information of the Deed

Deed No :	I-2306-00077/2023	Date of Registration	06/01/2023
Query No / Year	2306-2000039179/2023	Office where deed is registered	
Query Date	05/01/2023 8:15:22 AM	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. : 8250537504, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
		Rs. 16,20,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,010/- (Article:48(g))		Rs. 14/- (Article:E, E)	
Remarks			










### Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713206

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-116 (RS :26/486 )	LR-2828	Vastu	Baid	2 Dec		5,40,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-116 (RS :26/486 )	LR-2829	Vastu	Baid	2 Dec		5,40,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L3	LR-116 (RS :26/486 )	LR-2830	Vastu	Baid	2 Dec		5,40,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>6Dec</b>	<b>0 /-</b>	<b>16,20,000 /-</b>	
	<b>Grand Total :</b>				<b>6Dec</b>	<b>0 /-</b>	<b>16,20,000 /-</b>	



**Land Lord Details :**










SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Pradip Kumar Patra</b> <b>(Presentant )</b> Son of Mr Amarendra Nath Patra Executed by: Self, Date of Execution: 06/01/2023 , Admitted by: Self, Date of Admission: 06/01/2023 ,Place : Office	<b>Photo</b>  06/01/2023	<b>Finger Print</b>  LTI 06/01/2023	<b>Signature</b>  06/01/2023
Jogibaid, City:- Not Specified, P.O:- Brajarajpur, P.S:-Indpur, District:-Bankura, West Bengal, India, PIN:- 722122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATxxxxxx5R, Aadhaar No: 83xxxxxxxx3051, Status :Individual, Executed by: Self, Date of Execution: 06/01/2023 , Admitted by: Self, Date of Admission: 06/01/2023 ,Place : Office				
2	<b>Name</b> <b>Mr Santanu Bhandari</b> Son of Mr Angad Bhandari Executed by: Self, Date of Execution: 06/01/2023 , Admitted by: Self, Date of Admission: 06/01/2023 ,Place : Office	<b>Photo</b>  06/01/2023	<b>Finger Print</b>  LTI 06/01/2023	<b>Signature</b>  06/01/2023
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.:: BOxxxxxx8L, Aadhaar No: 43xxxxxxxx1855, Status :Individual, Executed by: Self, Date of Execution: 06/01/2023 , Admitted by: Self, Date of Admission: 06/01/2023 ,Place : Office				
3	<b>Name</b> <b>Gargi Chatterjee</b> Daughter of Mr Debabrata Chatterjee Executed by: Self, Date of Execution: 06/01/2023 , Admitted by: Self, Date of Admission: 06/01/2023 ,Place : Office	<b>Photo</b>  06/01/2023	<b>Finger Print</b>  LTI 06/01/2023	<b>Signature</b>  06/01/2023
149/10 Pilkhana Road, Ranibagan, City:- Not Specified, P.O:- Berhampore, P.S:-Berhampore, District:-Murshidabad, West Bengal, India, PIN:- 742101 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AUxxxxxx6B, Aadhaar No: 61xxxxxxxx6156, Status :Individual, Executed by: Self, Date of Execution: 06/01/2023 , Admitted by: Self, Date of Admission: 06/01/2023 ,Place : Office				



## Developer Details :



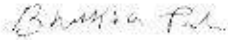
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shree Developers</b> Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, PAN No.: aexxxxxx9d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

## Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Santanu Bhandari</b> Son of Angad Bhandari Date of Execution - 06/01/2023, , Admitted by: Self, Date of Admission: 06/01/2023, Place of Admission of Execution: Office	<b>Photo</b>  Jan 6 2023 1:18PM	<b>Finger Print</b>  LTI 06/01/2023	<b>Signature</b>  06/01/2023
Vili 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.: boxxxxxx8l,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Shree Developers (as partner)				
2	<b>Name</b> <b>Mr Debabrata Roy</b> Son of Lakshmikanta Roy Date of Execution - 06/01/2023, , Admitted by: Self, Date of Admission: 06/01/2023, Place of Admission of Execution: Office	<b>Photo</b>  Jan 6 2023 1:18PM	<b>Finger Print</b>  LTI 06/01/2023	<b>Signature</b>  06/01/2023
Vill 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.: avxxxxxx5h,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Shree Developers (as partner)				
3	<b>Name</b> <b>Mr Sourav Goswami</b> Son of Mr Pranab Goswami Date of Execution - 06/01/2023, , Admitted by: Self, Date of Admission: 06/01/2023, Place of Admission of Execution: Office	<b>Photo</b>  Jan 6 2023 1:22PM	<b>Finger Print</b>  LTI 06/01/2023	<b>Signature</b>  06/01/2023
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.: BSxxxxxx3B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Shree Developers (as Partner)				



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Bhakta Pal</b> Son of Late: Balayanath Pal Durgapur Court, City Centre, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216			
	06/01/2023	06/01/2023	06/01/2023
Identifier Of Mr Santanu Bhandari, Mr Debabrata Roy, , Mr Pradip Kumar Patra, Mr Santanu Bhandari, Gargi Chatterjee, Mr Sourav Goswami			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Pradip Kumar Patra	Shree Developers-2 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr Santanu Bhandari	Shree Developers-2 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Gargi Chatterjee	Shree Developers-2 Dec

**Land Details as per Land Record**

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 116, LR Khatian No:- 2828	Owner:প্রদীপ কুমার পাত্র, Gurdian:অমরেন্দ্র নাথ, Address:জুগাইবাঁক,ইন্দপুর বাঁকুড়া , Classification:বাইদ, Area:0.02000000 Acre,	Mr Pradip Kumar Patra
L2	LR Plot No:- 116, LR Khatian No:- 2829	Owner:শান্তনু ভাডারী, Gurdian:অরুণ , Address:বামুনগড়া,কাঁকড়া , Classification:বাইদ, Area:0.02000000 Acre,	Mr Santanu Bhandari
L3	LR Plot No:- 116, LR Khatian No:- 2830	Owner:গার্গী চ্যাটার্জী, Gurdian:দেবরত্ন , Address:১৪৯-১০ পিলখানা রোড বহরমপুর,মুর্শিদাবাদ , Classification:বাইদ, Area:0.02000000 Acre,	Gargi Chatterjee



On 06-01-2023

**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.

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

Presented for registration at 12.32 hrs on 06-01-2023, at the Office of the A.D.S.R. DURGAPUR by Mr Pradip Kumar Patra , 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 16,20,000/-

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

Execution is admitted on 06/01/2023 by 1. Mr Pradip Kumar Patra, Son of Mr Amarendra Nath Patra, Jogibaid, P.O: Brajarajpur, Thana: Indpur, , Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession Business, 2. Mr Santanu Bhandari, Son of Mr Angad Bhandari, Bamunara, P.O: Bamunara, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 3. Gargi Chatterjee, Daughter of Mr Debabrata Chatterjee, 149/10 Pilkhana Road, Ranibagan, P.O: Berhampore, Thana: Berhampore, , Murshidabad, WEST BENGAL, India, PIN - 742101, by caste Hindu, by Profession Others

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

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

Execution is admitted on 06-01-2023 by Mr Santanu Bhandari, partner, Shree Developers (Partnership Firm), Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , Son of Late Baidyanath 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 06-01-2023 by Mr Debabrata Roy, partner, Shree Developers (Partnership Firm), Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , Son of Late Baidyanath 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 06-01-2023 by Mr Sourav Goswami, Partner, Shree Developers (Partnership Firm), Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 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 06/01/2023 11:53AM with Govt. Ref. No: 192022230243790361 on 06-01-2023, Amount Rs: 14/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKV8423096 on 06-01-2023, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 10/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 776, Amount: Rs.5,000.00/-, Date of Purchase: 05/01/2023, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 06/01/2023 11:53AM with Govt. Ref. No: 192022230243790361 on 06-01-2023, Amount Rs: 10/-, Bank:

State Bank of India ( SBIN0000001), Ref. No. CKV3423096 on 06-01-2023, Head of Account 0030-02-103-003-02



**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 1895 to 1915

being No 230600077 for the year 2023.



Digitally signed by Santanu Pal  
Date: 2023.01.09 11:19:07 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2023/01/09 11:19:07 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)