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T-1240/22



पश्चिम बंगाल WEST BENGAL

G 806852

02.02.2022

18/18

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

A.D.S.R. Dargaper  
Dardwan

DEVELOPMENT AGREEMENT

02 FEB 2022

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

Adv

Sl No. 5014 Date 31/01/2022  
Sold to Shree Builders & Developers.  
Address DGP-12.  
Value of Stamp 5000/-  
Date of Purchase of the stamp  
Repar from Treasury 28 JAN 2022  
Name of the Treasury from  
Durgapur

Chatterjee

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



Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

02 FEB 2022



**BETWEEN**

**Mr. SOMNATH MONDAL [ Pan No-AVVP5573A ]** son of Late Mriganka Mondal, by faith: Hindu, by Occupation- Business, by nationality: Indian, residing at 13/17, Saptarshi Park, Durgapur, P.O- Durgapur-06, P.S-Newtownship, Durgapur-713206, Dist- Paschim Bardhaman, West Bengal .

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

**AND**

**SHREE BUILDER'S & 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. 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 Bardhaman, West Bengal.

[2] **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 Bardhaman, 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.

And whereas the schedule below land originally belongs to Ashis Kumar Sarkar which he acquired by way of regd deed of sale being no-7460 of 1988 and thereafter Ashis Kumar Sarkar transferred an area of 5 decimal by way of regd deed of sale being no-1026 of 2005 in favour of Mriganka Sekhar Mondal and after demise of Mriganka Sekhar Mondal his property devolves upon his legal heirs namely Somnath Mondal, Jyotsna Mondal, Nandita Das and thereafter Jyotsna Mondal, Nandita Das executed a deed of gift in favour of Somnath Mondal in respect of their share vide deed no-8805 of 2019 and thereafter name of Somnath Mondal duly recorded in LR Records of Rights under Khatian no-LR-2798 and from the date of purchase the present landowner owning, possessing and seizing the "First schedule property" without any encumbrances from any persons.

AND WHEREAS the land Owner desires 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 and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient times the Landowner could not be able to take any steps for the said development and as such the Land and the landowner 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. Somnath Mondal [ Pan No-AVVPM5573A ]** son of Mriganka Mondal, by faith: Hindu, by Occupation- Business, by nationality: Indian, residing at 13/17, Saptarshi Park, Durgapur, P.O- Durgapur-06, P.S-Newtownship, Durgapur-713206, Dist- Paschim Bardhaman, West Bengal.
2. **DEVELOPER:-** Shall mean **"SHREE BUILDER'S & 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 area of **5 Decimal** comprising in **Plot No- LR-116** under **LR Khatian No-2798**, Mouza-Shankarpur, JL 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.
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 Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal 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.

  
Adv



- 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 **36 months** which starts from the date of getting approved sanction plan of Jemua Gram Panchayat & Zila 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 landowner at his own cost and if the Developer agrees to bear the cost or expenses for the same on that score that will be deducted from the landowner's Allocation.
3. That the 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 BUILDER'S & DEVELOPERS" 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 landowner.
- d) That land related dispute shall be resolved by the Land owner.
- e) That GST, stamp duty and registration fees in relation to the landowner's allocation Flat shall be borne by the Landowner himself.





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. 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 BUILDER'S & 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 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 second party 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 Second part shall be responsible the said incident or damage or loss during construction.

7. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan.
8. That the Developer shall not make 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.

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

  
Adv



- k) The LANDOWNER 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.
- l) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any. needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the 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 area of **5 Decimal** comprising in **Plot No- LR-116 Plot No-RS-26/486** under **LR Khatian No-2798**, Mouza-Shankarpur, JL No-109, P.S-Newtownship, Dist-Paschim Barddhaman, West Bengal within Jemua Gram Panchayat which is butted and bounded as follows : West: Land of Ghoshal Babu. South : 20 ft wide Metal Road, North: Plot No- LR-116, East : 20 ft wide Metal Road.

**SECOND SCHEDULE ABOVE REFERRED TO**

**( LANDOWNER ALLOCATION )**

It is agreed by the developer that the Landowner will get as follows:

1. One 3BHK Flat of more or less 1000 sq ft to 1100 sq ft in super built-up area as per choice of the landowner.
2. Two 2BHK Flat of more or less 700 sq ft to 800 sq ft in super built-up area as per mutual discussion of both the parties.
3. Rs. 5,00,000/- as non adjustable, advance out of which Rs. 51,000/- as Advance amount vide cheque no-364597 dated 17.08.2021 and Rs. 1,49,000/- after completion of development agreement , Rs. 1,00,000/- during excavation of soil, Rs. 2,00,000/- at the time of plinth area construction.
4. One modular kitchen will be provide by the developer in the 3BHK Flat.
5. If the project will get permission upto eight storied building then the consideration will more consultable between the land owner and developer.

And whereas the landowner 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 Landowner shall have any right to claim any other consideration in any manner whatsoever 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 Landowne. allocation.**



It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of LANDOWNER 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 2nd day of February 2022 before the office of the ADSR Durgapur.

WITNESSES: -

1.

Bhukta Pal.

Sl. Prigya Pal.

Dumpraz Court-16

2. Manab Pal.

DSP-16

Somnath Mondal.  
Signature of Landowner

SHREE BUILDERS & DEVELOPERS  
Debabrata Roy  
PARTNERS

SHREE BUILDERS & DEVELOPERS  
Santanu Bhattacharya  
PARTNERS

SHREE BUILDERS & DEVELOPERS  
Souman Ghosh  
PARTNERS  
Signature of the Developer

Drafted and typed by me  
Soumantra Bandyopadhyay  
Advocate, Durgapur Court  
WB-733 of 2011





SHREE BUILDERS & DEVELOPERS  
Debabrata R07  
PARTNERS

SHREE BUILDERS & DEVELOPERS  
Santanu Bhattacharya  
PARTNERS

SHREE BUILDERS & DEVELOPERS  
Anuman Goshwami  
PARTNERS





आयकर विभाग

INCOME TAX DEPARTMENT

SOMNATH MONDAL

MRIGANKA MONDAL

20/01/1983

Permanent Account Number

AVVPM5573A

Somnath Mondal.

Signature

भारत सरकार

GOVT. OF INDIA

Somnath Mondal.



भारत सरकार  
Government of India

Somnath Mondal  
DOB : 20/01/1963  
Male

8751 0997 8258

मेरा आधार, मेरी पहचान

Somnath Mondal

आधार  
Unique Identification Authority of India

Address:  
S/O: Mriganka Mandal, 13/17 SAPTARSHI PARK, Durgapur  
(m Corp.), Barddhaman, Durgapur Abl Township, West  
Bengal, 713206

8751 0997 8258

1947 help@uidai.gov.in www.uidai.gov.in



ভারত সরকার

ভারত সরকার

Government of India

ভারতীয় আইডি / Enrollment No - 30700120/02741

In  
DEBABRATA ROY  
DEBABRATA ROY  
S/O Lakshminanta Roy  
Bansudra  
Bansudra  
Bansudra  
Kolkata Bardhaman  
West Bengal 713212  
8758773056  
AID37003178344



আমার আইডি নং / Your Aadhaar No. :

8202 5967 3931

আমার নাম, আমার পরিচয়



ভারত সরকার  
Government of India



DEBABRATA ROY  
DEBABRATA ROY  
পিতা : Lakshminanta Roy  
Father : Lakshminanta Roy  
তারিখ : DOB - 30.08.1985  
সঙ্গ : Male



8202 5967 3931

আমার নাম, আমার পরিচয়

Debabrata Roy







Debabrata Roy



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

Enrolment No 1058/20044/73456

To,  
Ganesh Bhandari  
BAMUNARA  
BAMUNARA  
Bamunara  
Bamunara Kanksa Bardhaman  
West Bengal 713212

15/08/2014

Ref: 6153/232 / 751151 / 7520/61P



SE415058879FT



आपका आधार क्रमांक / Your Aadhaar No. :

**4357 7541 1855**

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



Santanu Bhandari  
Father : ANGAD BHANDARI  
DOB : 05/02/1987  
Male



4357 7541 1855

आधार - आम आदमी का अधिकार

*Santanu Bhandari*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SANTANU BHANDARI

ANGAD BHANDARI

05/02/1987

Permanent Account Number

BOYPB7240L

Santanu

Bhandari

Signature



Santanu Bhandari

✓

2116 9864 9415  
3071 3071 63 307162

 **आरक्षण विभाग, भारत सरकार**  
**Unique Identification Authority of India**

Address: GOSWAMI PABA,  
DAMUNARA, Baranagar, Baranagar  
Bardhaman, West Bengal-713212

**2116 9864 9415**

 1577  
1500 300 1041

 [info@uidai.gov.in](mailto:info@uidai.gov.in)

 [www.uidai.gov.in](http://www.uidai.gov.in)

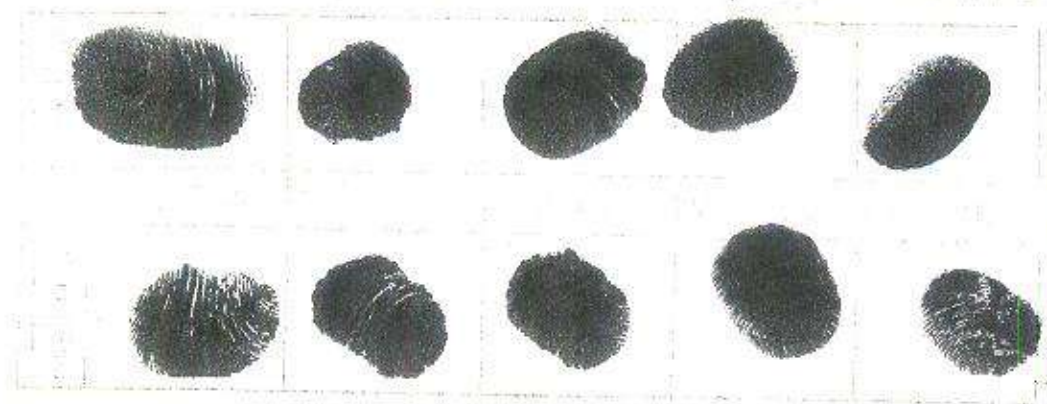
*Sourav Chandra*





*Sourav Goswami*

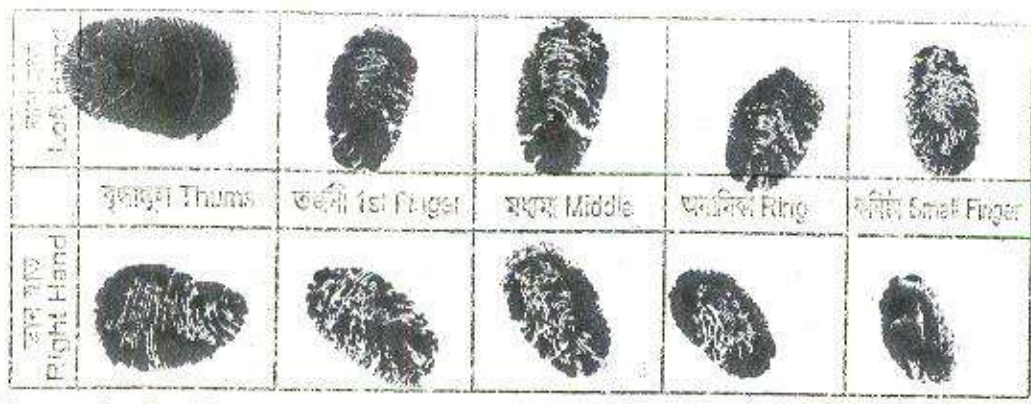
# স্বাক্ষরিত চিত্র ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।



Somnath Mondal

স্বাক্ষরিত চিত্র ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।  
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর  
Signature Somnath Mondal



Debabrata Roy

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

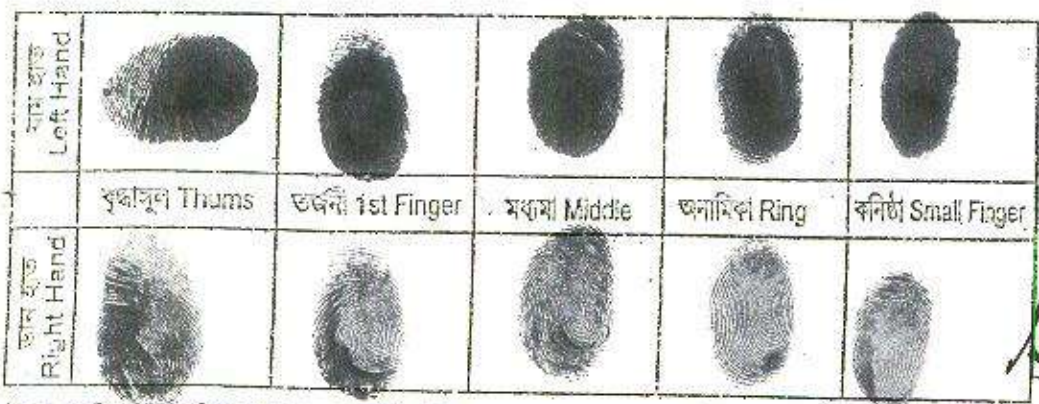
স্বাক্ষর  
Signature Debabrata Roy



Santanu Bhattacharya

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

স্বাক্ষর  
Signature Santanu Bhattacharya

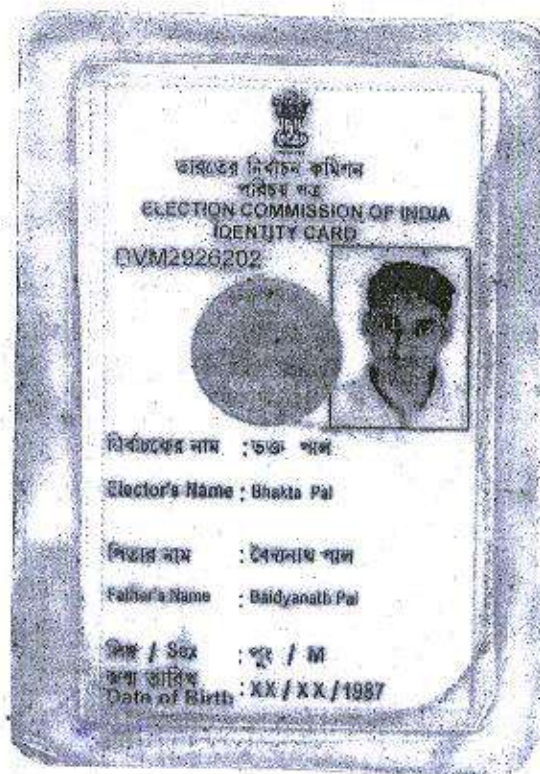


Anwar Goshwami

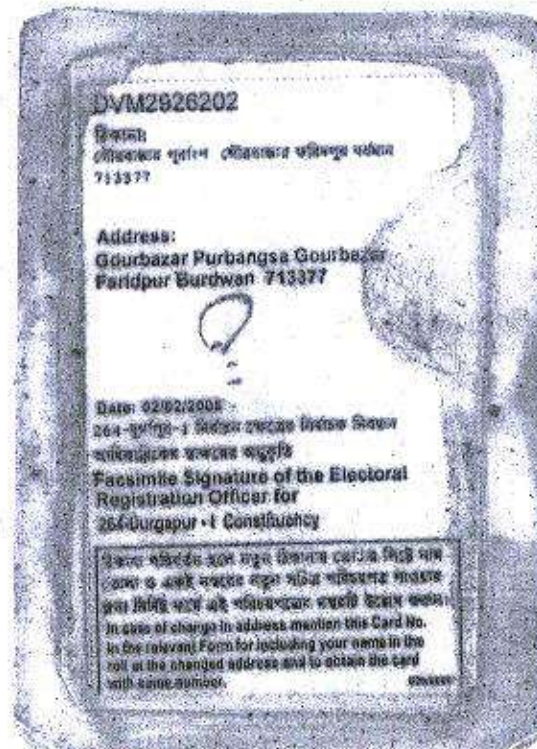
উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।  
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর  
Signature Anwar Goshwami





*Bhakta Pal*





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

GRN Details

GRN: 192021220176096841 Payment Mode: Online Payment  
GRN Date: 02/02/2022 10:33:40 Bank/Gateway: State Bank of India  
BRN : CKS7101650 BRN Date: 02/02/2022 10:02:08  
Payment Status: Successful Payment Ref. No: 2000380470/1/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: SHREE BUILDERS & DEVELOPERS  
Address: BAMUNARA DURGAPUR 713212  
Mobile: 8250537504  
Depositor Status: Buyer/Claimants  
Query No: 2000380470  
Applicant's Name: Mr Prasanta Bandyopadhyay  
Identification No: 2000380470/1/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000380470/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	11
2	2000380470/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	5014
Total				5025

IN WORDS: FIVE THOUSAND TWENTY FIVE ONLY.



### Major Information of the Deed




Deed No :	I-2306-01240/2022	Date of Registration	02/02/2022
Query No / Year	2306-2000380470/2022	Office where deed is registered	
Query Date	01/02/2022 11:20:55 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. : 8250537504, 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 : 5,00,000/-]	
Set Forth value		Market Value	
		Rs. 13,50,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,011/- (Article:48(g))		Rs. 5,014/- (Article:E, E, B)	
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-2798	Vastu	Baid	5 Dec		13,50,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
Grand Total :					5Dec	0 /-	13,50,000 /-	



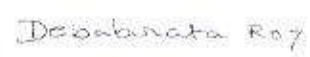
**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Somnath Mondal</b> <b>(Presentant )</b> Son of Late Mriganka Mondal Executed by: Self, Date of Execution: 02/02/2022 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	02/02/2022	LTI 02/02/2022	02/02/2022	
13/17, Saptarshi Park, Durgapur, City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/02/2022 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Office				







**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>SHREE BUILDERS &amp; DEVELOPERS</b> BAMUNARA, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: ADxxxxxx5N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			



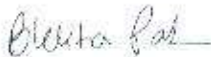
**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Debabrata Roy</b> Son of Mr Lakshmikanta Roy Date of Execution - 02/02/2022, , Admitted by: Self, Date of Admission: 02/02/2022, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	Feb 2 2022 1:58PM	LTI 02/02/2022	02/02/2022	
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 BUILDERS & DEVELOPERS				



2	<b>Name</b> <b>Mr Santanu Bhandari</b> Son of Mr Angad Bhandari Date of Execution - 02/02/2022, , Admitted by: Self, Date of Admission: 02/02/2022, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	Feb 2 2022 1:58PM	LTI 02/02/2022	02/02/2022	
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 BUILDERS & DEVELOPERS (as Partner)				
3	<b>Name</b> <b>Mr Sourav Goswami</b> Son of Mr Pranab Goswami Date of Execution - 02/02/2022, , Admitted by: Self, Date of Admission: 02/02/2022, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	Feb 2 2022 1:59PM	LTI 02/02/2022	02/02/2022	
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: 21xxxxxxxx9415 Status : Representative, Representative of : SHREE BUILDERS & DEVELOPERS (as Partner)				

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Bhakta Pal</b> Son of Mr Baidyanath Pal Durgapur Court, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216			
	02/02/2022	02/02/2022	02/02/2022

Identifier Of Mr Somnath Mondal, Mr Debabrata Roy, Mr Santanu Bhandari, Mr Sourav Goswami

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Somnath Mondal	SHREE BUILDERS & DEVELOPERS-5 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:- 2798	Owner:সোমনাথ মন্ডল, Gurdian:মৃগাঙ্ক শেখর, Address:নিজ , Classification:বাইদ, Area:0.05000000 Acre,	Mr Somnath Mondal



On 02-02-2022

**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 12:18 hrs on 02-02-2022, at the Office of the A.D.S.R. DURGAPUR by Mr Somnath Mondal ,Executant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 13,50,000/-

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

Execution is admitted on 02/02/2022 by Mr Somnath Mondal, Son of Late Mriganka Mondal, 13/17, Saptarshi Park, Durgapur, P.O: Durgapur, Thana: New Township, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Business

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, P.O: City Centre, 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 02-02-2022 by Mr Debabrata Roy,

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

Execution is admitted on 02-02-2022 by Mr Santanu Bhandari, Partner, SHREE BUILDERS & 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 Mr Baidyanath Pal, Durgapur Court, P.O: City Centre, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 02-02-2022 by Mr Sourav Goswami, Partner, SHREE BUILDERS & 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 Mr Baidyanath Pal, Durgapur Court, P.O: City Centre, 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 5,014/- ( B = Rs 5,000/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/02/2022 10:35AM with Govt. Ref. No: 192021220176096841 on 02-02-2022, Amount Rs: 5,014/-, Bank: State Bank of India ( SBIN0000001), Ref. No, CKS7101650 on 02-02-2022, 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/- by online = Rs 11/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 5014, Amount: Rs.5,000/-, Date of Purchase: 31/01/2022, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/02/2022 10:35AM with Govt. Ref. No: 192021220176096841 on 02-02-2022, Amount Rs: 11/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKS7101650 on 02-02-2022, Head of Account 0030-02-103-003-02



**Partha Bairaggya**  
**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 2306-2022, Page from 73226 to 73253  
being No 230601240 for the year 2022.



Digitally signed by Santanu Pal  
Date: 2022.03.10 13:09:12 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2022/03/10 01:09:12 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)

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