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2-10775/25



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

M 217062

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. Durgapur
Paschim Bardhaman

10 NOV 2025

DEVELOPMENT AGREEMENT

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

Contd. Page-02

25
10-11-25
A.D.S.R. Durgapur

Sl. No. 622 Date 10/11/2025
Sold to..... BIDISHANIKETAN
Address..... Duf-05
Value of Stamp..... 500
Date of Purchase of the stamp paper
from Treasury..... 16 OCT 2025
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

10 NOV 2025

Mr. SEJAMEL HOQUE [P
son of Bani Israil, by faith- M
residing at M N Ghosh Road, Ro
Paschim Bardhaman, West Be
Aadhaar No- 5308 1356 822
faith-Hindu, by occupation-Bus
Dist-Bankura, Pin-722134, West
(Hereinafter referred to
shall unla...

BETWEEN

Mr. SEJAMEL HOQUE [Pan No- ABIPH6131N, Aadhaar No-6909 1632 0059] son of Bani Israil, by faith- Muslim, by occupation : Business, by nationality- Indian, residing at M N Ghosh Road, Ronai, Idgah Para, AMC at Raniganj, P.O+P.S-Raniganj, Dist- Paschim Bardhaman, West Bengal. **[2] TAPAS DUTTA [Pan No-ANIPD1944P , Aadhaar No- 5308 1356 8222]** son of Shashthi Dutta by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at Gopalganj, Mejia, P.O+ P.S-Mejia, Dist-Bankura, Pin-722134, 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

BIDISHA NIKETAN [Pan No-AASFB9813E] having its principle place of business at 2/12, Rocky Path, Moulana Azad City Centre, P.O-Durgapur-16, P.S- Durgapur, Dist- Paschim Bardhaman, West Bengal represented by one of its partner **Mr. BISWABIJOY SUTTRADHAR (Pan No-BEPPS5320M , Aadhaar No-494694708781)** son of Rasamay Sutradhar, by faith: Hindu, by occupation: Business, by nationality: Indian, residing at 5/8 Mahiskapur Road, P.O-Durgapur-05, P.S-Durgapur, District-Paschim Bardhaman, West Bengal, Pin-713205.

[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 SECOND PART.

And whereas the schedule below land originally belongs to the present LANDOWNERS, who acquired the schedule mentioned land by way of regd deed of sale being no-7616 of 2023 & 10748 of 2022 and name of the present LANDOWNERS duly recorded in LR records of right under Khatian no-LR-2065,2245 and the LANDOWNERS are owning, possessing and seizing the schedule below land without any encumbrances.

AND WHEREAS the LANDOWNERS desires to develop the "First Schedule Property" by construction of multistoried building or as per sanction of Ichapur Gram Panchayat up to maximum limit of floor as per sanction plan of the Ichapur 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 LANDOWNERS are searching of a Developer for the said development works.



IS AGREEMENT WITH
BETWEEN THE PARTIE
FINITION

OWNER/LANDLORDS:- Shall m
ABIPH6131N, Aadhaar No-6909
by occupation : Business, by national
Idgah Para, AMC at Ran
Bengal, [21 T



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

1 0 NOV 2025

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

DEFINITION

1. **OWNER/LANDLORDS:-** Shall mean [1] **Mr. SEJAMEL HOQUE [Pan No- ABIPH6131N , Aadhaar No-6909 1632 0059]** son of Bani Israil, by faith- Muslim, by occupation : Business, by nationality- Indian, residing at M N Ghosh Road, Ronai, Idgah Para, AMC at Raniganj, P.O+P.S-Raniganj, Dist-Paschim Bardhaman, West Bengal.[2] **TAPAS DUTTA [Pan No-ANIPD1944P , Aadhaar No- 5308 1356 8222]** son of Shashthi Dutta by Nationality-Indian, by faith-Hindu, by occupation- Business, residing at Gopalganj, Mejia, P.O+ P.S-Mejia, Dist-Bankura, Pin-722134, West Bengal.
2. **DEVELOPER:-** Shall mean **BIDISHA NIKETAN [Pan No- AASFB9813E]** having its principle place of business at 2/12, Rocky Path, Moulana Azad City Centre, P.O- Durgapur-16, P.S- Durgapur, Dist- Paschim Bardhaman, West Bengal represented by one of its partner **Mr. BISWABIJOY SUTTRADHAR (Pan No-BEPPS5320M , Aadhaar No-494694708781)** son of Rasamay Sutradhar, by faith: Hindu, by occupation: Business, by nationality: Indian, residing at 5/8 Mahiskapur Road, P.O-Durgapur-05, P.S-Durgapur, District-Paschim Bardhaman, West Bengal, Pin-713205.
3. **LAND:-** Shall mean the piece and parcel of **Bastu Land** measuring area of **18.63 Decimal** comprising in, **RS Plot no-472 corresponding to Plot No-LR- 472, under LR Khatian No- 2065,2245** under Mouza-Bansole, J.L No-209, P.S- Durgapur, Dist-Paschim Bardhaman, West Bengal which is butted and bounded as follows : North: Plot No-472. East : 20 ft wide Kancha road, West: Plot No-471, South : Plot No-472.
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. **Municipal Corporation:-** Shall mean the Ichapur 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 Ichapur 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.

LAT: 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.
- 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.



COMMENT:- 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.

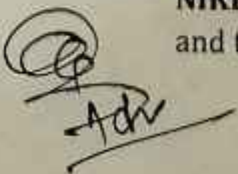
EFFECTIVENESS: - This agreement shall become effective on the day of getting approval from the office of the sanction of Ichapur Gram Panchayat/ Paschim Bardhaman Zila Parisad.

IV- DURATION: - This agreement is made for a period of **24 months** which starts from the date of getting approval from the office of the sanction of Ichapur Gram Panchayat/ Paschim Bardhaman Zila Parisad with a grace period of **6 month**.

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

VI - OWNER DUTY & LIABILITY:-

1. The owner will deliver 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.
4. That the landowner shall handover all the original land related deeds and documents without making any ambiguity on the day of registration of development agreement.
5. **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 "**BIDISHA NIKETAN**" either for sale or for development and construction of housing complex and the said land is free from any encumbrance.


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202 of Indian contract Act will be taken into consideration in case of death of the LANDOWNERS.

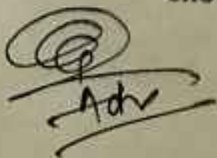
That land related dispute shall be resolved by the LANDOWNERS.

That GST, Development Charges, stamp duty and registration fees in relation to the LANDOWNERS' allocation Flat shall be borne by the LANDOWNERS himself.

6. 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 Ichapur 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 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 deeds of transfer are executed in favour of intending customer.
7. 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 "BIDISHA NIKETAN" 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


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al design and approval of the local sanctioning authority/Corporation/Govt. es. Any variation/ alteration/ modification from the original approved wing/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.

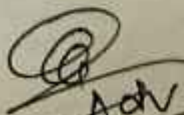
4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and second party shall take the entire necessary step to save the property from any kind of encroachment by the adjacent LANDOWNERS.
5. That the Developer shall responsible for any acts 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 :-

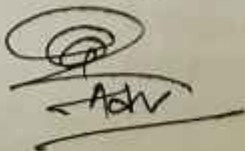
- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.


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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.

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 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 and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.



LANDOWNERS and the developers have entered into their agreement purely as attract 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.

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 LANDOWNERS without reimbursement of the same and the 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.

**FIRST SCHEDULE ABOVE REFERRED TO
(Description of Land)**

ALL THAT piece and parcel of **Bastu Land** measuring area of **18.63 Decimal** comprising in, **RS Plot no-472 corresponding to Plot No-LR- 472, under LR Khatian No- 2065,2245** under Mouza-Bansole, J.L No-209, P.S-Durgapur, Dist- Paschim Bardhaman, West Bengal which is butted and bounded as follows : North: Plot No-472. East : 20 ft wide Kancha road, West: Plot No-471, South : Plot No-472.

**SECOND SCHEDULE ABOVE REFERRED TO
(LANDOWNERS ALLOCATION)**

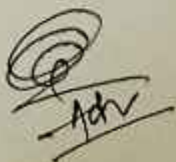
Whereas the LANDOWNER no- 1 will get three [3] numbers of 3BHK measuring total area of 3420 sq ft approx. [super built up] and LANDOWNER no- 2 will get 2 [two] numbers of 3BHK measuring total area of 2280 sq ft approx. [super built up] but in no case the LANDOWNERS shall have any right to claim any other consideration in any manner whatsoever except the above.

And the developer has already paid an amount of Rs. 4,00,000/- in the hands of LANDOWNER no- 1 and Rs. 1,00,000/- in the hands of LANDOWNER no- 2 and if the developer fails to complete the said project within 2 years period on that score this advance amount will be forfeited.

That any shortfall or excess in flat area will be adjusted with the developer as per prevailing rate and if the LANDOWNERS is not willing to hold any flat on that score the developer will pay per sq ft rate as per prevailing rate in connection with the LANDOWNERS allocation flat as sale consideration.

**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.**



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 on 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 10th day of November 2025 before the office of the ADSR Durgapur.

WITNESSES: -

1.

Bhakti Pal
s/o - Brijdeep Singh Pal
Durgapur - 16

2. Jyoti Mukherjee
s/o Mr. Jyoti Baran Mukherjee
City Centre, Durgapur - 16.

Signature of LANDOWNERS

Signature of LANDOWNERS

Signature of LANDOWNERS

BIDISHA NIKETAN
Partner

Signature of the Developer

Drafted by me and typed in my office

Prananta Bandyopadhyay.

Advocate, Durgapur Court

WB - 783 of 2011

DETAILS OF IDENTIFIER WITH PHOTO

Name: Bhakta Pal

FATHER/HUSBAND/NAME: Baidynath Pal

3. OCCUPATION : Law Clerk

4. PERMANENT ADDRESS :

VILLAGE/TOWN : Gourbazar,

POST OFFICE : Gourbazar

POLICE STATION : Faridpur,

PIN : 713377

DISTRICT: Paschim Bardhaman

STATE : West Bengal

5. RELATIONSHIP WITH SELLER/BUYER Client

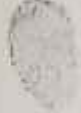
6. AADHAR NO.: 469709749013

PAN:

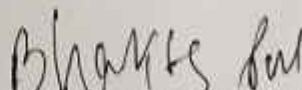
EPIC NO.:

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

FINGER PRINT & PHOTOCOPY

LEFT HAND						
RIGHT HAND						

Date


IDENTIFIER SIGNATURE

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



192025260332460618

ails

Payment Mode:	SBI Epay
Bank/Gateway:	SBIePay Payment Gateway
BRN Date:	10/11/2025 13:50:23
Method:	State Bank of India NB
Payment Init. Date:	10/11/2025 13:50:46
Payment Ref. No:	2003025285/2/2025
[Query No*/Query Year]	

BRN : 7113018157129
Gateway Ref ID: CHV1816334
GRIPS Payment ID: 101120252033246060
Payment Status: Successful

Depositor Details

Depositor's Name: Ms BIDISHA NIKETAN
Address: DURGAPUR-713216
Mobile: 7908751059
Period From (dd/mm/yyyy): 10/11/2025
Period To (dd/mm/yyyy): 10/11/2025
Payment Ref ID: 2003025285/2/2025
Dept Ref ID/DRN: 2003025285/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003025285/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	10
2	2003025285/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	400
3	2003025285/2/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				710

IN WORDS: SEVEN HUNDRED TEN ONLY.

Banglarbhumī - বাংলার ভূমি

জেলাঃ পশ্চিম বর্ধমান

लोकः यन्निदमत्र-दुर्गाभूत

মৌজাঃ বনশোল

10/11/2025,17:07:14)

০৭ থানা : দুর্গাপুর

সাল :	2065
গ্রাম :	তাপস দত্ত
স্বামী :	স্বপ্নী দত্ত
ভূমির ধরণ :	ব্যক্তি
ঠিকানা :	নিজ
ভূমির পরিমাণ:	0.1 একর
দাগের সংখ্যা :	1
খতিয়ান তৈরীর তারিখ :	14/10/2022

অত্রস্থত্বের দাগের বিবরণ ও পরিমাণ:

(* দাণের অত্রসত্ত্বের জমির যথার্থ পরিমাণ, দাণের মধ্যে অত্রসত্ত্বের অংশ অনুসারে নির্ধারিত হইবে।)

দাগ নং	শ্রেণী	অংশ	অংশ পরিমাণ(একর)	দখলদার	মন্তব্য
472	ডাঙ্গা	0.0432	0.1000	Nil	Nil Remarks

Tapas Dutt

Banglarbhumii - বাংলার ভূমি

জেলাঃ পশ্চিম বর্ধমান

ব্লকঃ ফরিদপুর-দুর্গাপুর

মৌজাঃ বনশোল

10/11/2025,17:07:37)

থানা : দুর্গাপুর

2245

সেজামেল হক

বানী ইসরাইল

ব্যক্তি

রোনাই রানীগঞ্জ পশ্চিম বর্ধমান

0.0863 একর

1

05/10/2023

অত্রস্বত্বের দাগের বিবরণ ও পরিমাণ:

(* দাগের অত্রস্বত্বের জমির যথার্থ পরিমাণ, দাগের মধ্যে অত্রস্বত্বের অংশ অনুসারে নির্ধারিত হইবে।)

দাগ নং	শ্রেণী	অংশ	অংশ পরিমাণ(একর)	দখলদার	মন্তব্য
472	ডাঙ্গা	0.0329	0.0863	Nil	Nil
					Remarks

Sejmur Hossain

Government of West Bengal
Office of the Block Land & Land Reforms Officer
ফরিদপুর-দুর্গাপুর, পশ্চিম বর্ধমান



কম্পানি নং

সিদ্ধান্ত/স্বাক্ষর নাম: যাকী ইব্রাহিম

মোকাই স্বাক্ষর পশ্চিম বর্ধমান

P.S.: দুর্গাপুর

District: পশ্চিম বর্ধমান

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 21/02/2024

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 20/03/2024 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2024/2302/85)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
বনগোল, ২০৯, দুর্গাপুর	2245	472		329	0.0863	ডাঙ্গা	কমার্শিয়াল বাড

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act , 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

Sejal Hossain

Government of West Bengal

Office of the Block Land & Land Reforms Officer

ফরিদপুর-দুর্গাপুর, পশ্চিম বর্ধমান



সি. নং

জিলা/খাসী নাম: বরী দা

বিজ্ঞ

P.S.: দুর্গাপুর

District: পশ্চিম বর্ধমান

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 21/02/2024

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 20/03/2024 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN.2024.2302.88)

Mouza With JL No. & PS	Khatlan No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
বনশোল, 209, দুর্গাপুর	2065	472		432	0.1000	ডাঙ্গা	কমার্শিয়াল বাস

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act , 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

Tapas

স্বাক্ষর টিপ ছাপ ও ফটো / Fingers Print & Photo



A portrait of Ahmed Hossain, a man with a white beard and mustache, wearing a light-colored shirt. The photo is framed by a black border.

port size photograph & finger print of both hands attested by me.

Signature Sej Anand Hoque

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo



Passport size photograph & finger print of both hands attested by me.

Signature Tapas B. M.

হস্তাক্ষর টিপ ছাপ ও ফটো / Fingers Print & Photo



Passport size photograph & finger print of both hands attested by me.

Signature *B. W. N. / J. H. H.*

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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

Passport size photograph & finger print of both hands attested by me.

Signature

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



192025260333058308

Date: 192025260333058308
Payment Mode: SBI Epay
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 10/11/2025 16:47:38
Method: State Bank of India NB
Gateway Ref ID: CHV1856693
GRIPS Payment ID: 101120252033305828
Payment Init. Date: 10/11/2025 16:47:57
Payment Status: Successful
Payment Ref. No: 2003025285/7/2025
[Query No*/Query Year]

Depositor Details

Depositor's Name: Ms BIDISHA NIKETAN
Address: DURGAPUR-713216
Mobile: 7908751059
Period From (dd/mm/yyyy): 10/11/2025
Period To (dd/mm/yyyy): 10/11/2025
Payment Ref ID: 2003025285/7/2025
Dept Ref ID/DRN: 2003025285/7/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003025285/7/2025	Property Registration- Stamp duty	0030-02-103-003-02	11
2	2003025285/7/2025	Property Registration- Registration Fees	0030-03-104-001-16	5400
Total				5411

IN WORDS: FIVE THOUSAND FOUR HUNDRED ELEVEN ONLY.

Major Information of the Deed

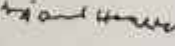
No :	I-2306-10775/2025	Date of Registration	10/11/2025
No / Year	2306-2003025285/2025	Office where deed is registered	
Entry Date	09/11/2025 10:36:36 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : 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 : 5,00,000/-]	
Set Forth value		Market Value	
		Rs. 11,46,453/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,021/- (Article:48(g))		Rs. 5,800/- (Article:E, E, B)	
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Gram Panchayat: ICHHAPUR, Mouza: Bansole, JI No: 209, Pin Code : 713363

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-472 (RS :472)	LR-2245	Bastu	Bastu	8.63 Dec		5,31,073/-	Width of Approach Road: 20 Ft.,
L2	LR-472 (RS :472)	LR-2065	Bastu	Bastu	10 Dec		6,15,380/-	Width of Approach Road: 20 Ft.,
		TOTAL :			18.63Dec	0 /-	11,46,453 /-	
		Grand Total :			18.63Dec	0 /-	11,46,453 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Sejamel Hoque (Presentant) Son of Bani Israil Executed by: Self, Date of Execution: 10/11/2025 , Admitted by: Self, Date of Admission: 10/11/2025 ,Place : Office		 Captured	
		10/11/2025	LTI 10/11/2025	10/11/2025

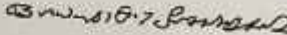
Josh Road, Ronal, Idhah Para, City:- Not Specified, P.O:- Raniganj, P.S:-Raniganj, District:-
 m Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Muslim, Occupation:
 ness, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: abxxxxxx1n, Aadhaar No:
 xxxxxxxx0059, Status :Individual, Executed by: Self, Date of Execution: 10/11/2025
 Admitted by: Self, Date of Admission: 10/11/2025 ,Place : Office

Name	Photo	Finger Print	Signature
Mr Tapas Dutta Son of Mr Shashthi Dutta Executed by: Self, Date of Execution: 10/11/2025 , Admitted by: Self, Date of Admission: 10/11/2025 ,Place : Office	 10/11/2025	 Captured LTI 10/11/2025	 10/11/2025
Gopalganj, Mejia, City:- Not Specified, P.O:- Mejia, P.S:-Mejia, District:-Bankura, West Bengal, India, PIN:- 722134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: anxxxxxx4p, Aadhaar No: 53xxxxxxxx8222, Status :Individual, Executed by: Self, Date of Execution: 10/11/2025 , Admitted by: Self, Date of Admission: 10/11/2025 ,Place : Office			

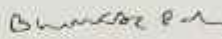
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Bidisha Niketan 2/12, Rocky Path, Moulana Azad City Centre, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 Date of Incorporation:XX-XX-2XX7 , PAN No.:: aaxxxxxx3e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Biswabijoy Sutradhar Son of Mr Rasamay Sutradhar Date of Execution - 10/11/2025, , Admitted by: Self, Date of Admission: 10/11/2025, Place of Admission of Execution: Office		 Captured	
		Nov 10 2025 6:01PM	LTI 10/11/2025	10/11/2025
5/8, Mahiskapur Road, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: bexxxxxx0m, Aadhaar No: 49xxxxxxxx8781 Status : Representative, Representative of : Bidisha Niketan (as Partner)				

Details :

	Photo	Finger Print	Signature
Kta Pal Mr Baldynath Pal pur Court, City Centre, City:- apur, P.O:- Durgapur, P.S:-Durgapur, istrict:-Paschim Bardhaman, West engal, India, PIN:- 713216		 Captured	
	10/11/2025	10/11/2025	10/11/2025
Identifier Of Sejamel Hoque, Mr Tapas Dutta, Mr Biswabijoy Sutradhar			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Sejamel Hoque	Bidisha Niketan-8.63 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapas Dutta	Bidisha Niketan-10 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Gram Panchayat: ICHHAPUR, Mouza: Bansole, JI No: 209, Pin Code : 713363

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 472, LR Khatian No:- 2245		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 472, LR Khatian No:- 2065		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 230610775 / 2025

1-2025

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

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

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

Presented for registration at 17:33 hrs on 10-11-2025, at the Office of the A.D.S.R. DURGAPUR by Sejamel Hoque, 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 11,46,453/-

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

Execution is admitted on 10/11/2025 by 1. Sejamel Hoque, Son of Bani Israil, M N Ghosh Road, Ronai, Idhah Para, P.O: Raniganj, Thana: Raniganj, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Muslim, by Profession Business. 2. Mr Tapas Dutta, Son of Mr Shashthi Dutta, Gopalganj, Mejia, P.O: Mejia, Thana: Mejia, Bankura, WEST BENGAL, India, PIN - 722134, by caste Hindu, by Profession Business

Indetified by Mr Bhakta Pal, . . Son of Mr Baldynath 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 10-11-2025 by Mr Biswabijoy Sutradhar, Partner, Bidisha Niketan (Partnership Firm), 2/12, Rocky Path, Moulana Azad City Centre, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216

Indetified by Mr Bhakta Pal, . . Son of Mr Baldynath 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 5,400.00/- (B = Rs 5,000.00/- ,E = Rs 400.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 5,800/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/11/2025 1:50PM with Govt. Ref. No: 192025260332460618 on 10-11-2025, Amount Rs: 400/-, Bank: SBI EPay (SBlePay), Ref. No. 7113018157129 on 10-11-2025, Head of Account 0030-03-104-001-16 Online on 10/11/2025 4:47PM with Govt. Ref. No: 192025260333058308 on 10-11-2025, Amount Rs: 5,400/-, Bank: SBI EPay (SBlePay), Ref. No. 2426230381519 on 10-11-2025, 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 , by Stamp Rs 5,000.00/-, by online = Rs 21/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 622, Amount: Rs.5,000.00/-, Date of Purchase: 10/11/2025, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/11/2025 1:50PM with Govt. Ref. No: 192025260332460618 on 10-11-2025, Amount Rs: 10/-, Bank: SBI EPay (SBlePay), Ref. No. 7113018157129 on 10-11-2025, Head of Account 0030-02-103-003-02 Online on 10/11/2025 4:47PM with Govt. Ref. No: 192025260333058308 on 10-11-2025, Amount Rs: 11/-, Bank: SBI EPay (SBlePay), Ref. No. 2426230381519 on 10-11-2025, 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 2306-2025, Page from 207985 to 208008
being No 230610775 for the year 2025.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2025.11.18 17:39:01 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 18/11/2025

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