

11928/24

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P-11828/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 373234

K 373234

DEVELOPMENT AGREEMENT

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

A.D.S.R. Durgapur
Paschim Bardhaman

29 NOV 2024

QUERY NO. : 2002989432/2024
GRN NO. : 192024250294885468
DISTRICT : Paschim Bardhaman
MOUZA : Bhiringi
P.S. : Durgapur
AREA OF LAND : 24 Decimal

28 NOV 2024

Sl. No. 4287 Date
Sold to Ganesha Construction
Address Durgapur-13
Value of Stamp 5000/-
Date of Purchase of the stamp paper
from Treasury 20 NOV 2024
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

29 NOV 2024

**THIS DEVELOPMENT AGREEMENT IS MADE ON 29TH DAY OF
NOVEMBER, 2024; AT A.D.S.R. DURGAPUR**

BETWEEN

(1) **MR. ANUP MONDAL @ ANUP KUMAR MONDAL, [PAN-AUEPM5553G]** Son of Late Naran Mondal @ Narayan Chandra Mondal, by faith Hindu, by nationality Indian, by occupation-Business, (2) **SMT. ANAMIKA MONDAL, [PAN- BQYPM4528C]** Wife of Late Moley Mondal, by faith Hindu, by nationality Indian, by occupation- House wife, (3) **MR. JEET MONDAL, [PAN-DCBPM8298C]** Son of Late Moley Mondal, by faith Hindu, by nationality Indian, by occupation- Others, all are resident of Bhiringi, 24 no., City:- Durgapur, Post Office: Benachity, P.S.- Durgapur, District:- Paschim Barddhaman, State- West Bengal, India, PIN - 713213, hereinafter refereed to and called as **"LANDOWNER"** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its respective heirs, representatives, executors, administrators, successors and assigns) of the First PART.

AND

"GANESHA CONSTRUCTION" [PAN-ABBFG4873D] (a partnership firm) having its office at Bhiringi, Nachan Road , P.O.- Bhiringi, P.S.-Durgapur, District- Paschim Bardhaman, PIN-713213, W.B. India, **represented by its three of the Partner (1) MR. INDRANIL KAR, [PAN-BKVPK7445K]** Son of Sri. Mihir Baran Kar , by faith Hindu, by occupation Business, by Nationality- Indian resident Bhiringi, Nachan Road, P.O.- Benachity, P.S.-Durgapur, District- Paschim Bardhaman, PIN-713213, W.B. India, (2) **MR. RAHUL ROY, [PAN- AHKPR2769J]** Son of Sri. Bimal Chandra Roy, by faith Hindu, by occupation Business, by Nationality- Indian resident House No. 9/5, Benachity , Ambagan, P.O.- Benachity, P.S.-

[Handwritten signature]



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Durgapur, District- Paschim Bardhaman, PIN-713213, W.B. India, (3) **MR. INDRANIL BANERJEE, [PAN-AHVPB7607A]** Son of Late Jitendranath Banerjee, by faith Hindu, by occupation Business, by Nationality- Indian resident Bhiringi, Arabinda Polly, P.O.- Benachity, P.S.-Durgapur, District- Paschim Bardhaman, PIN-713213, W.B. India, hereinafter refereed to and called as the **"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.**

WHEREAS R.S. Plot no. 2008 corresponding to L.R. Plot no. 4304 of Mouza Bhiringi, J.L. No. 119, admeasuring an area of 33.8 Decimal, out of which, 33 Decimal was recorded property of Mrs. Maya Mondal alias Pratima Mondal, W/O Narayan Chandra Mondal @ Naran Mondal and, 0.8 Decimal Land is L.R. Recorded property of Narayan Mondal @ Naran Mondal, S/O Lt. Kinkar Chandra Mondal.

AND WHEREAS said Mrs. Maya Mondal alias Pratima Mondal and Narayan Chandra Mondal died leaving behind their two sons namely Anup Mondal @ Anup Kumar Mondal and Moloy Mondal and two daughters namely Mita Ghosh & Rita Ghosh, who jointly became owner of aforementioned land as per the law of inheritance. Meanwhile Moloy Mondal died leaving behind his wife Smt. Anamika Mondal and his son Jeet Mondal. Since after death of Moloy Mondal, Smt. Anamika Mondal and Jeet Mondal, became joint owners of the share of the deceased Moloy Mondal. Thereafter Mita Ghosh & Rita Ghosh transferred their share in favour of Anup Mondal @ Anup Kumar Mondal, Smt. Anamika Mondal and Jeet Mondal vide deed No- 6989 for the year 2024 of A.D.S.R. Durgapur and thereafter Anup Mondal @ Anup Kumar Mondal, Smt. Anamika Mondal and Jeet Mondal mutated their names in L.R.R.O.R.

AND WHERE AS the First Part herein desire to develop a specific portion of R.S. Plot no. 2008 corresponding to L.R. Plot no. 4304 of

S
See



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Mouza Bhiringi, J.L. No. 119 measuring 24 Decimal which is mentioned and described in the First schedule herein, by construction of a multi storied building up to maximum limit of floors consisting of so many flats and parking space etc. as approved by Durgapur Municipal Corporation but the owner has not got the sufficient funds for the development work and for this reason First Part is in search of a Developer for the said development work.

AND WHEREAS the First Part herein has approached the Second Part and whereas the Second Part, after considering the various aspects of execution of the project and proposal of the landowner, has decided to construct multistoried building thereat consisting of apartments and flats with the object of selling such flats/apartments to the prospective purchasers, and the Second Part has accepted the proposal of First Part.

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by and between the parties hereto as follows:-

I-DEFINITION

1.1 OWNER/LANDLORD:- (1) MR. ANUP MONDAL @ ANUP KUMAR MONDAL, Son of Late Naran Mondal @ Narayan Chandra Mondal, by faith Hindu, by nationality Indian, by occupation- Business, **(2) SMT. ANAMIKA MONDAL**, Wife of Late Moloy Mondal, by faith Hindu, by nationality Indian, by occupation- House wife, **(3) MR. JEET MONDAL**, Son of Late Moloy Mondal, by faith Hindu, by nationality Indian, by occupation- Others, all are resident of Bhiringi, 24 no., City:- Durgapur, Post Office: Benachity, P.S.- Durgapur, District:- Paschim Bardhaman, State- West Bengal, India, PIN - 713213,





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- 1.2 DEVELOPER:-** Shall mean "**GANESHA CONSTRUCTION**" (a **partnership firm**) having its office at Bhiringi, Nachan Road, P.O.- Bhiringi, P.S.-Durgapur, District- Paschim Bardhaman, PIN-713213, W.B. India.
- 1.3 LAND:-** Shall mean Bastu land measuring about 24 Decimal under Mouza- Bhiringi, J.L. No. 119 ,R.S.Plot No.-2008, L.R. Plot No-4304, L.R. Khatian No-2422, 13841 & 13842 under the jurisdiction of Durgapur Municipal Corporation, Dist- Paschim Bardhaman.
- 1.4 BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owner(s) herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.
- 1.5 MUNICIPAL CORPORATION:-** Shall mean the Durgapur Municipal Corporation and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans
- 1.6 PLAN:** Shall Mean the sanctioned and/or approved plan of the building/s sanctioned by the Durgapur Municipal Corporation and shall also include variations/modifications, alterations therein that may be made by the Owners herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any
- 1.7 OWNER'S AREA:-** Shall mean a 3BHK flat at the first floor of building together with the undivided impartible proportionate interest in the First Schedule mentioned land and the common portions.





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- 1.8 DEVELOPER'S AREA:** Shall mean entire area of the building save and except residential area as mentioned in para-1.7 as owner's area together with the undivided impartible proportionate interest in the First Schedule mentioned land and the common portions, in addition to that the area received from adjustable security.
- 1.9 BENEFIT ARISING OUT OF PROJECT:** Shall mean **Rs. 2,80,00,000/- (Rupees Two Crore Eighty Lakh) only** as per Second Schedule. This amount will be apportioned between the owners in the following ratio:- 50:25:25. The same ratio will be applicable in matters of payment of the remittances as mentioned in the Second Schedule.
- 1.10 UNIT/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.
- 1.11 PROJECT:** Shall mean the work of development undertaken 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.





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1.12 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, lockout, 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: If he/she be an individual then 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.

1.13 MASCULINE GENDER: Shall include the feminine and neuter gender and vice versa.





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1.14 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 became effective from the date of execution of this agreement.

IV:- DURATION:- This agreement is made for a period of 24 months from the date of it becomes effective with a grace period of 6 months and this period may be extended on mutual consent.

V:- SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of Durgapur Municipal Corporation over and above the First Schedule Land.

VI:- OWENER'S DUTY & LIABILITY:- The Owner have offered total land of 24 Decimal for development and construction of a housing complex consisting of flats / apartments & parking spaces.

1. That a land survey shall be conducted by them if it is found that original land is less than the land offered by the land owners then the same shall be rectified at the time of registration of Development Agreement.
2. That all the land related disputes shall be resolved by the land owners.
3. That the Owner shall within 15 (Fifteen) days from this agreement shall vacate and deliver the vacant and peaceful possession of the 1st Schedule property to the second party.
4. The Owner hereby declared that:-





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- a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) The said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.
 - c) That landowner shall hand over all the original documents touching the title of the property at the time of registration of this deed.
5. That the Owner has also agreed to give full authority & power to Second Part 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 Durgapur Municipal Corporation, 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 on that behalf and sale of flats/apartments to the prospective buyer(s) 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 by the Owner and the Owner shall agree to ratify all acts and things lawfully done by the developer.

VII- DEVELOPER DUTY, LIABILITY & responsibility:-





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1. The developer **GANESHA CONSTRUCTION** Confirms, accepts and assure the Owner that they are fully acquainted with, aware of the process/formalities related to similar project in Corporation area and fully satisfied with the papers/documents related to the Ownership, physical measurement of the said land, litigation free possession, suitability of the site and viability of the said project and will not raise any objection with regard thereto.
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(s) 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 & scrutiny 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 developer. However, basic character of the project consisting of





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flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the Owner and Developer.

4. That the Developer shall be responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer(s) of the proposed flats.
5. That the Developer shall be responsible for complying with the Rules & Regulations 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 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 for any incident or damage or loss during construction.
6. That the Developer shall complete the Development work/Construction of building/flat at his own cost and expenses within 30 months from the date of this agreement with further additional period of 6 months if needed; in both the cases the time shall be computed on and from the date of agreement.
7. That the Developer shall not make the 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 and in





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case of failure in such cases the Developer shall be entirely responsible.

8. That Developer shall agree to indemnify the land owner from the obligation of paying Income Tax, sales tax or any other duties, levies, either by the State Government or Central Government or statutory local authorities from his part which are required to be paid for the profits which he derived after selling the flats to the prospective buyer. In case the Developer fails to deliver the possession of the Flats to the prospective buyers then the Developer himself shall be responsible and answerable for the same. In case of any default in the part of Developer any legal action is taken, then the Developer shall personally remain liable for the said consequences under any circumstances and the Owners are not responsible for the same.

VIII-Developer's Allocation:-

Developer's Allocation shall mean all the entire building including common facilities of the building along with undivided proportionate share of the "said property / premises" after providing the land Owner's allocation as mentioned in this deed.

IX-Remedies for Developer's failure:-

- i) The developer will hand over Owner's allocation flat to the owners within 30 months from this agreement with a grace period of Six months from the date of execution of this agreement, then the landowner shall give 3 month's notice to the developer in this respect and if developer fails or neglects to hand over the same after expiry of notice period



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then the owner shall seek specific performance of this through court.

- ii) If the Developer fails to remit any of the installments as mentioned in second schedule to the owners then the landowner shall give one month's notice to the developer mentioning such default; However if the Developer makes good such failure within one month of receiving such notice then the owner will not have any other remedy otherwise they are entitled to get eight percent interest per Annum from delayed period.

X-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 as confidential unless compelled by Judicial or administrative process.
- c) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developer to the 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.





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- 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 borrow money and/or take advance from any individual/bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney.
- h) A successful project completion certificate from the Architect or any competent technical body with specific observations/comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts, if any, to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense for a guaranteed period of next six months, after handing over of physical possession of the flats.
- i) 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 paid and discharged by the Developer exclusively.
- j) The landowner and the developer have entered into this 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.
- k) 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





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the sanction of the building plan and/or any other purpose to be required for said development project, shall be prepared by the developer at its own costs and expenses in the name of the landowner without reimbursement of the same and the landowner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asks for the same without demanding any remuneration and/or money for the same.

- 1) That both the parties can seek specific performance of this agreement through Court,

Declaration :- This is an agreement as per Indian Contract Act, 1872 therefore by virtue this agreement no right, title and interest of land is transferred by landowner in favour of Developer.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

All that piece and parcel **Bastu** land measuring about **24 (Twenty Four) Decimal** under **Mouza- Bhiringi**, J.L. No. 119, R.S. Plot no.-2008, **L.R. Plot No-4304, admeasuring an area 12 (Twelve) Decimal, comprised in L.R. Khatian No-2422**, R.S. Plot no.-2008, **L.R. Plot No-4304, admeasuring an area 6 (Six) Decimal, comprised in L.R. Khatian No-13841**, R.S. Plot no.-2008, **L.R. Plot No-4304, admeasuring an area 6 (Six) Decimal, comprised in L.R. Khatian No-13842**, Police Station- Durgapur, under the jurisdiction of Durgapur Municipal Corporation Dist-Paschim Bardhaman, Entire land is Butted and Bounded as:

North : 16 feet wide Metal Road
South : 16 feet wide Metal Road
East : 16.5 feet wide Metal Road
West : Residential House.


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SECOND SCHEDULE ABOVE REFERRED TO
(Payment schedule of Benefit Arising Out Of Project)

Installment	Time	Amount (Rs.)
Advance		7,50,000/-
1st Installment	At the time of execution of this agreement	40,00,000/-
2nd Installment	At the time of execution of Power of Attorney	12,50,000/-
3rd Installment	within 31.06.2025	20,00,000/-
4th Installment	within 30.12.2025	35,00,000/-
5th Installment	Within 28.05.2026	35,00,000/-
6th Installment	within 31.12.2026	65,00,000/-
7th Installment	within 30.06.2027	65,00,000/-
Total Amount Rs. 2,80,00,000/-		
(In words: Rupees Two Crore Eighty Lakh Only)		

- **GST And TDS applicable as per government rules behalf of above payment schedule.**



It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendor/representative of Developer are attested in additional pages in this deed being no. (1) (A), (1) (B), i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED AND DELIVERED by the OWNER /FIRST PART at DURGAPUR in the presence of:

Anup Mondal

Anup Kumar Mondal

NMI

Anamika Mondal

JE

Jeet Mondal

SIGNED AND DELIVERED by the DEVELOPER/SECOND PART at DURGAPUR in the presence of:

WITNESSES:

① *Sun- You*
Ch- You- You
Vin- Agar
P-5- Coner. Top Bay
Ami- Akay Banu

② *Apmba Sain*
S/O Anu K. Sain
Vih- purnaba
P.S- Durgapur- 7

GANESHA CONSTRUCTION

[Signature]
Partner

GANESHA CONSTRUCTION

[Signature]
Partner

GANESHA CONSTRUCTION

[Signature]
Partner

Drafted by me and typed at my Office and read over And explained the parties and they admitted that same has been

Correctly written as per their instruction.

Subrata Mukherjee

[Signature]

SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No.- WB/506/2007.



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DETAILS OF IDENTIFIER WITH PHOTO

1. NAME (নাম) : SURAJIT MONDAL
2. FATHER/HUSBAND NAME : MANORANJAN MONDAL
(পিতা / স্বামীর নাম)
3. OCCUPATION (পেশা) : LAW CLERK
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
5. VILLAGE/TOWN (গ্রাম) : ANGADPUR
6. POST OFFICE (পোস্ট অফিস) : ANGADPUR
POLICE STATION (থানা) : COKE – OVEN PIN : 713215
DISTRICT (জেলা) : PASCHIM BARDHAMAN STATE (রাজ্য) : WEST BENGAL
7. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা / দাতা গনকে সহিত সম্পর্ক) Owner.
8. AADHAAR NO : 7372 4361 9968

আমি (শনাক্তকারী) Surojit Mondal এ দলিলে (Query No.)
Manoranjan Mondal বিক্রেতা / দাতা গনকে শনাক্ত করিলাম।

I, Surajit Mondal as identifier identifying the executants of the concerned deed
(Query No.) 2002989432/1024.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Surojit Mondal
IDENTIFIER SIGNATURE
(শনাক্তকারীর সাক্ষর)



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Durgapur, Paschim Bardhaman**

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



192024250294885468

GRN Details

GRN: 192024250294885468 Payment Mode: SBI Epay
GRN Date: 29/11/2024 08:56:16 Bank/Gateway: SBIEpay Payment Gateway
BRN : 8077816490719 BRN Date: 29/11/2024 08:57:13
Gateway Ref ID: CHR7729892 Method: State Bank of India NB
GRIPS Payment ID: 291120242029488545 Payment Init. Date: 29/11/2024 08:56:16
Payment Status: Successful Payment Ref. No: 2002989432/1/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr GANESHA CONSTRUCTION
Address: DURGAPUR
Mobile: 8101891226
Period From (dd/mm/yyyy): 29/11/2024
Period To (dd/mm/yyyy): 29/11/2024
Payment Ref ID: 2002989432/1/2024
Dept Ref ID/DRN: 2002989432/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002989432/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	35011
2	2002989432/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	280014
Total				315025

IN WORDS: THREE LAKH FIFTEEN THOUSAND TWENTY FIVE ONLY.










PAID



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SPECIMEN FORM FOR TEN FINGER PRINTS













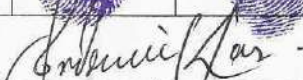
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 Anup Mondal Anup Kumar Mondal					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- Anup Mondal Anup Kumar Mondal					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 Anamika Mondal					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- Anamika Mondal					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 Jeet Mondal					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- Jeet Mondal					













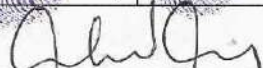






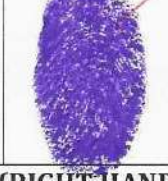







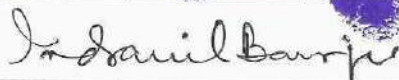
Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

29 NOV 2024

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation  	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- 				

Signature of the Executants/presentation  	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- 				

Signature of the Executants/presentation  	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- 				



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

29 NOV 2024

1/21

Major Information of the Deed



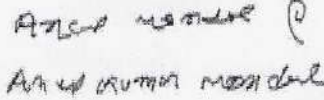





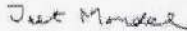
Deed No :	I-2306-11828/2024	Date of Registration	29/11/2024
Query No / Year	2306-2002989432/2024	Office where deed is registered	
Query Date	25/11/2024 7:56:14 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207, Mobile No. : 8101891226, 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 : 2,80,00,000/-]	
Set Forth value		Market Value	
		Rs. 1,67,27,280/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,011/- (Article:48(g))		Rs. 2,80,014/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Srinagar Pally Party Office Road, Mouza: Viringi, JI No: 119, Pin Code : 713213

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-4304 (RS :-2008)	LR-2422	Bastu	Bastu	12 Dec		83,63,640/-	Width of Approach Road: 49 Ft., Adjacent to Metal Road,
L2	LR-4304 (RS :-2008)	LR-13841	Bastu	Bastu	6 Dec		41,81,820/-	Width of Approach Road: 49 Ft., Adjacent to Metal Road,
L3	LR-4304 (RS :-2008)	LR-13842	Bastu	Bastu	6 Dec		41,81,820/-	Width of Approach Road: 49 Ft., Adjacent to Metal Road,
		TOTAL :			24Dec	0 /-	167,27,280 /-	
Grand Total :					24Dec	0 /-	167,27,280 /-	









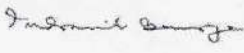
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ANUP MONDAL, (Alias: Mr ANUP KUMAR MONDAL) (Presentant) Son of Late NARAN MONDAL Alias NARAYAN CHANDRA MONDAL Executed by: Self, Date of Execution: 29/11/2024 , Admitted by: Self, Date of Admission: 29/11/2024 ,Place : Office		 Captured	
	29/11/2024	LTI 29/11/2024	29/11/2024	
Bhiringi, 24 No, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: AUxxxxxx3G, Aadhaar No: 53xxxxxxxx2107, Status :Individual, Executed by: Self, Date of Execution: 29/11/2024 , Admitted by: Self, Date of Admission: 29/11/2024 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mrs ANAMIKA MONDAL Wife of Late MOLOY MONDAL Executed by: Self, Date of Execution: 29/11/2024 , Admitted by: Self, Date of Admission: 29/11/2024 ,Place : Office		 Captured	
	29/11/2024	LTI 29/11/2024	29/11/2024	
Bhiringi, 24 No, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: BQxxxxxx8C, Aadhaar No: 43xxxxxxxx4353, Status :Individual, Executed by: Self, Date of Execution: 29/11/2024 , Admitted by: Self, Date of Admission: 29/11/2024 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr JEET MONDAL Son of Late MOLOY MONDAL Executed by: Self, Date of Execution: 29/11/2024 , Admitted by: Self, Date of Admission: 29/11/2024 ,Place : Office		 Captured	
	29/11/2024	LTI 29/11/2024	29/11/2024	
Bhiringi, 24 No, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-2XX4 , PAN No.:: DCxxxxxx8C, Aadhaar No: 46xxxxxxxx4984, Status :Individual, Executed by: Self, Date of Execution: 29/11/2024 , Admitted by: Self, Date of Admission: 29/11/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>GANESHA CONSTRUCTION Bhiringi, Nachan Road, City:- Durgapur, P.O:- Bhiringi, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Date of Incorporation:XX-XX-2XX4 , PAN No.:: ABxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name Mr INDRANIL KAR Son of Mr MIHIR BARAN KAR Date of Execution - 29/11/2024, , Admitted by: Self, Date of Admission: 29/11/2024, Place of Admission of Execution: Office</p>	 <small>Nov 29 2024 2:14PM</small>	 Captured <small>LTI 29/11/2024</small>	 <small>29/11/2024</small>
<p>Bhiringi, Nachan Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: BKxxxxxx5K, Aadhaar No: 31xxxxxxxx9761 Status : Representative, Representative of : GANESHA CONSTRUCTION (as PARTNER)</p>				
2	<p>Name Mr RAHUL ROY Son of Mr BIMAL CHANDRA ROY Date of Execution - 29/11/2024, , Admitted by: Self, Date of Admission: 29/11/2024, Place of Admission of Execution: Office</p>	 <small>Nov 29 2024 2:14PM</small>	 Captured <small>LTI 29/11/2024</small>	 <small>29/11/2024</small>
<p>9/5, Benachity, Ambagan, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: AHxxxxxx9J, Aadhaar No: 97xxxxxxxx4881 Status : Representative, Representative of : GANESHA CONSTRUCTION (as PARTNER)</p>				
3	<p>Name Mr INDRANIL BANERJEE Son of Late JITENDRANATH BANERJEE Date of Execution - 29/11/2024, , Admitted by: Self, Date of Admission: 29/11/2024, Place of Admission of Execution: Office</p>	 <small>Nov 29 2024 2:15PM</small>	 Captured <small>LTI 29/11/2024</small>	 <small>29/11/2024</small>
<p>Bhiringi, Arabinda Polly, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: AHxxxxxx7A, Aadhaar No: 56xxxxxxxx4987 Status : Representative, Representative of : GANESHA CONSTRUCTION (as PARTNER)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL Angadpur, City:- Durgapur, P.O:- Angadpur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713215		 Captured	
	29/11/2024	29/11/2024	29/11/2024
Identifier Of Mr ANUP MONDAL, Mrs ANAMIKA MONDAL, Mr JEET MONDAL, Mr INDRANIL KAR, Mr RAHUL ROY, Mr INDRANIL BANERJEE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ANUP MONDAL	GANESHA CONSTRUCTION-12 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs ANAMIKA MONDAL	GANESHA CONSTRUCTION-6 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr JEET MONDAL	GANESHA CONSTRUCTION-6 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Srinagar Pally Party Office Road,
Mouza: Viringi, JI No: 119, Pin Code : 713213

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4304, LR Khatian No:- 2422	Owner:অনুপ কুমার মণ্ডল, Gurdian:নারায়ণ , Address:বিজ , Classification:বস্তু, Area:0.16840000 Acre,	Mr ANUP MONDAL
L2	LR Plot No:- 4304, LR Khatian No:- 13841	Owner:অনামিকা মণ্ডল, Gurdian:মণ্ডল , Address:বিজ , Classification:বস্তু, Area:0.08480000 Acre,	Mrs ANAMIKA MONDAL
L3	LR Plot No:- 4304, LR Khatian No:- 13842	Owner:জিত মণ্ডল, Gurdian:মণ্ডল , Address:বিজ , Classification:বস্তু, Area:0.08480000 Acre,	Mr JEET MONDAL

Endorsement For Deed Number : I - 230611828 / 2024

On 29-11-2024

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 14:02 hrs on 29-11-2024, at the Office of the A.D.S.R. DURGAPUR by Mr ANUP MONDAL Alias Mr ANUP KUMAR MONDAL, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,67,27,280/-

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

Execution is admitted on 29/11/2024 by 1. Mr ANUP MONDAL, Alias Mr ANUP KUMAR MONDAL, Son of Late NARAN MONDAL Alias NARAYAN CHANDRA MONDAL, Bhiringi, 24 No, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business, 2. Mrs ANAMIKA MONDAL, Wife of Late MOLOY MONDAL, Bhiringi, 24 No, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession House wife, 3. Mr JEET MONDAL, Son of Late MOLOY MONDAL, Bhiringi, 24 No, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Others

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 29-11-2024 by Mr INDRANIL KAR, PARTNER, GANESHA CONSTRUCTION (Partnership Firm), Bhiringi, Nachan Road, City:- Durgapur, P.O:- Bhiringi, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-11-2024 by Mr RAHUL ROY, PARTNER, GANESHA CONSTRUCTION (Partnership Firm), Bhiringi, Nachan Road, City:- Durgapur, P.O:- Bhiringi, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-11-2024 by Mr INDRANIL BANERJEE, PARTNER, GANESHA CONSTRUCTION (Partnership Firm), Bhiringi, Nachan Road, City:- Durgapur, P.O:- Bhiringi, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,80,014.00/- (B = Rs 2,80,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,80,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2024 8:57AM with Govt. Ref. No: 192024250294885468 on 29-11-2024, Amount Rs: 2,80,014/-, Bank: SBI EPay (SBIEPay), Ref. No. 8077816490719 on 29-11-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,011/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4287, Amount: Rs.5,000.00/-, Date of Purchase: 28/11/2024, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2024 8:57AM with Govt. Ref. No: 192024250294885468 on 29-11-2024, Amount Rs: 35,011/-, Bank: SBI EPay (SBlePay), Ref. No. 8077816490719 on 29-11-2024, Head of Account 0030-02-103-003-02

Santanu Pal

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2024, Page from 216765 to 216793
being No 230611828 for the year 2024.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2024.12.02 13:27:29 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 02/12/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.