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5-218/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 633398

DEVELOPMENT AGREEMENT

12-12-22
16-01-23
2000-01-93420/23

certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
son with this and with this
the Part of the
Document

A.P.S.R. Durgapur
Bardhaman

16 JAN 2023

QUERY NO.	:	2000098430/2023
DISTRICT	:	Paschim Bardhaman
MOUZA	:	Dhandabagh
P.S.	:	Durgapur
AREA OF LAND	:	13.2 Decimal

SI No. 1937 Date 13/01/23
Sold to Maa Kamakhya Developers
Address Durgapur - 13
Value of Stamp 500/-
Date of Purchase of the stamp
Pepar from Treasury 05 JAN 2023
Name of the Treasury from
Durgapur

Somnath Chatterjee
Somnath Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur-13
Licence No.-1/2016-17



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

16 JAN 2023

THIS DEVELOPMENT AGREEMENT IS MADE ON 16TH DAY OF JANUARY, 2023

BETWEEN

MR. BIKASH GORAI [PAN -AHHPG4245M] Son of Motor Gorai, By Caste: Hindu, Occupation: Business, resident of Annapurna Nagar, Benachity, Post Office: Benachity, P.S.- Durgapur, District:- Paschim Bardhaman, 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

MAA KAMAKHYA DEVELOPERS [PAN- ABSFM6016H] (a partnership firm) having its office at House No-6, 2nd Street Gurudwara Road, Post Office: Benachity, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713213 represented by its Partners namely (1) **MR. PRITAM MONDAL [PAN- BPFPM5430K]** Son of Late Prabir Mondal, by faith Hindu, by occupation Business, by Nationality- Indian, resident of Village- Biharpur, P.O.- Nadiha, & P.S.- Kanksa, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713218, (2) **MR. SOMNATH PAUL [PAN- BGHPP4489C]** Son of Sri. Nabakumar Paul, by faith Hindu, by occupation Business, by Nationality- Indian resident Sagarbhanga, Gopinathpur, Durgapur, P.S.-Coke Oven, District- Paschim Bardhaman, State- West Bengal, India PIN-713219, (3) **MRS. SUCHARITA GHOSH [PAN-ARMPG3626M]** Wife of Mr. Abhijit Dey, by faith Hindu, by occupation Business, by Nationality- Indian, resident of House No-6, 2nd Street Gurudwara Road, Post Office: Benachity, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN-713213 (4) **MR. ABHIJIT DEY [PAN- AMJPD2312B]** son of Mr. Babul Kumar Dey, by faith Hindu, by occupation Business, by Nationality- Indian, resident of Sukantapally, South Dhadka Road, Asansol, P.O.- Dakhin Dhadka, & P.S.- Asansol, District- Paschim Bardhaman, PIN- 713302, West Bengal, 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 out of 8 Katha or 13.2 decimal, 4 Katha land was purchased by one Chittaranjan Chanda son of Late Sudhir Chanda from Bibekananda Singha son of Anil Kumar Singha vide deed-2750 for the year 2007 of A.D.S.R. Durgapur and after that said Chittaranjan Chanda son of Late Sudhir Chanda transferred the same infvaour of Ranjit Saha son of Late Sudhir Saha & Sanjit Saha son of Sri Ranjit Saha vide deed No- 1486 for the year 2008 of A.D.S.R. Durgapur and thereafter said Ranjit Saha son of Late Sudhir Saha & Sanjit Saha son of Sri Ranjit Saha transferred the same infvaour of Bikash Gorai son of Motor Chandra Gorai i.e. present owner vide deed No-2551 for the year 2010 of A.D.S.R. Durgapur and rest 4 Katha land out of 8 Katha or 13.2 decimal was purchased by one Bikash Gorai son of Motor Chandra Gorai from Bibekananda Singha son of Anil Kumar Singha vide deed-2751 for the year 2007 of A.D.S.R. Durgapur and mutated his name in L.R.R.O.R.

AND WHERE AS the First Part desire to develop the First schedule property by construction of a multi storied building up to maximum limit of floor consisting of so many flats and parking space etc as approved by Durgapur Municipal Corporation but the owner has not the sufficient fund 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 there at consisting of apartments and flat 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:-** Shall mean **Mr. Bikash Gorai** Son of Motor Gorai, By Caste: Hindu, Occupation: Business resident of Annapurna Nagar, Benachity, Post Office: Benachity, P.S.- Durgapur, District:- Paschim Bardhaman, State- West Bengal, India, PIN - 713213.
- 1.2 **DEVELOPER:-** Shall mean **MAA KAMAKHYA DEVELOPERS (a partnership firm)** having its office at House No-6, 2nd Street Gurudwara Road, Post Office: Benachity, P.S.- Durgapur,

District- Paschim Bardhaman, State- West Bengal, India, PIN- 713213.

- 1.3 **LAND:-** Shall mean all that Baid land measuring about 13.2 Decimal under Mouza-Dhandabag, J.L.No-118, R.S. Plot no.- 789, L.R. Plot No-459, L.R. Khatian No-5875 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 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:** 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 **OWNERS AREA:-** Shall mean 35% of the sanctioned area which includes common area and common portion along with undivided impartiable proportionate interest in the First Schedule mentioned land and the common portions.
- 1.8 **DEVELOPER'S AREA:** Shall mean entire area of the building as mentioned in para-1.7 as owners area together with the undivided impartiable proportionate interest in the First Schedule mentioned land and the common portions, in addition to that the area received from adjustable security.
- 1.9 **REFUNDABLE SECURTY:** Shall mean Rs. 20,00,000/- (Rupees Twenty Lakh) only which is already paid by Developer and same shall be refunded by Landowner to the Developer within 24 months from the date of sanctioned plan.

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 apartment 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 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.

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 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 its 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.

1.14 SINGULAR NUMBER: Shall include the plural and vice-versa.

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

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

IV:- DURATION:- This agreement is made for a period of 36 months from the date of its execution with a grace period of 3 months.

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:- OWNER DUTY & LIABILITY:- The Owner has offered total land of 13.2 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 dispute 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 declares that :-

- 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 handed over all the original document at the time of registration of this deed.
5. That the Owner 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:-

1. The developer **MAA KAMAKHYA DEVELOPERS** 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 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 developer. 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 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 & 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 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.

6. That the Developer shall complete the Development work/Construction of building/flat at his own cost and expenses within 24 months from the date of Sanction Plan from the authorities with further additional period of 3 months if needed 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 case of failure in such cases the Developer shall be entirely responsible.
8. That Developer shall agreed 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 form his part which are required to pay 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 for any default in the part of Developer any legal action will take, then the Developer shall personally liable for the said consequences under any circumstances the Owner are not responsible for the same.

VIII-Developer Allocation:-

Developer Allocations shall mean all entire building including common facilities of the building along with undivided proportionate share of



the "said property / premises" after providing the land Owner' allocation as mentioned in this deed.

IX-Cancellation

The Owner have every right to cancel and/or rescind this agreement after 36 months, if the Developer shall unable to hand over owners allocation to the Owner and for the same owner has to give a one month clear notice to the Developer.

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 confidential unless compelled by Judicial or administrative process.
- c) Disputes- Differences in opinion in relation to or arising out during execution of the housing project under this agreement shall be intimated by a registered letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate, to be nominated by both the parties or their legal advisors.
- d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developer to the 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 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 guarantee 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 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.

- 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 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.
- l) 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 of Baid land admeasuring about **13.2 (Thirteen point Two) Decimal** under **Mouza- Dhandabag, P.S.:** Durgapur, J.L. No- 118, R.S. Plot no.-789, **L.R. Plot No-459, L.R. Khatian No-5875** under the jurisdiction of Durgapur Municipal Corporation, Dist-Paschim Bardhaman, Entire land is Butted and Bounded by:

North	:	20 Feet wide Road
South	:	Nala
East	:	Land of Gaitri Bala Panja
West	:	16Feet wide Road

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:

Bikash Kumar

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

WITNESSES:

① *Sumit Kumar*
Sh. Manish Kumar
V/u - Angara, Dr-15
P.S. - Cane, Bin Bani
Dist. Puri, Bhubaneswar

② *Subrata Mukherjee*
Plot 4, Sector 1, Mukherjee
Pharadi, Angara-1
Dist - Puri - Bhubaneswar

Maa Kamakhya Developers

Ritam Mondal
Partner

Maa Kamakhya Developers

Somnath Paul
Partner

Maa Kamakhya Developers

Sucharita Ghosh
Partner

Maa Kamakhya Developers

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

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:- *M. K. Sharma*

Signature of the
Executants/presentation



(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)				
Thumb	Fore	Middle	Ring	Little

Signature:- *Sachin Choudhary*

Signature of the
Executants/presentation



(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)				
Thumb	Fore	Middle	Ring	Little

Signature:- *Pritam Mondal*

Signature of the
Executants/presentation



(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)				
Thumb	Fore	Middle	Ring	Little

Signature:- *Abhishek Das*

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the
Executants/presentation



5

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:-

Somnath Paul

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

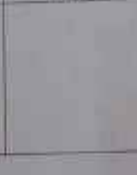
Thumb Fore Middle Ring Little



Signature:-

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:-

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

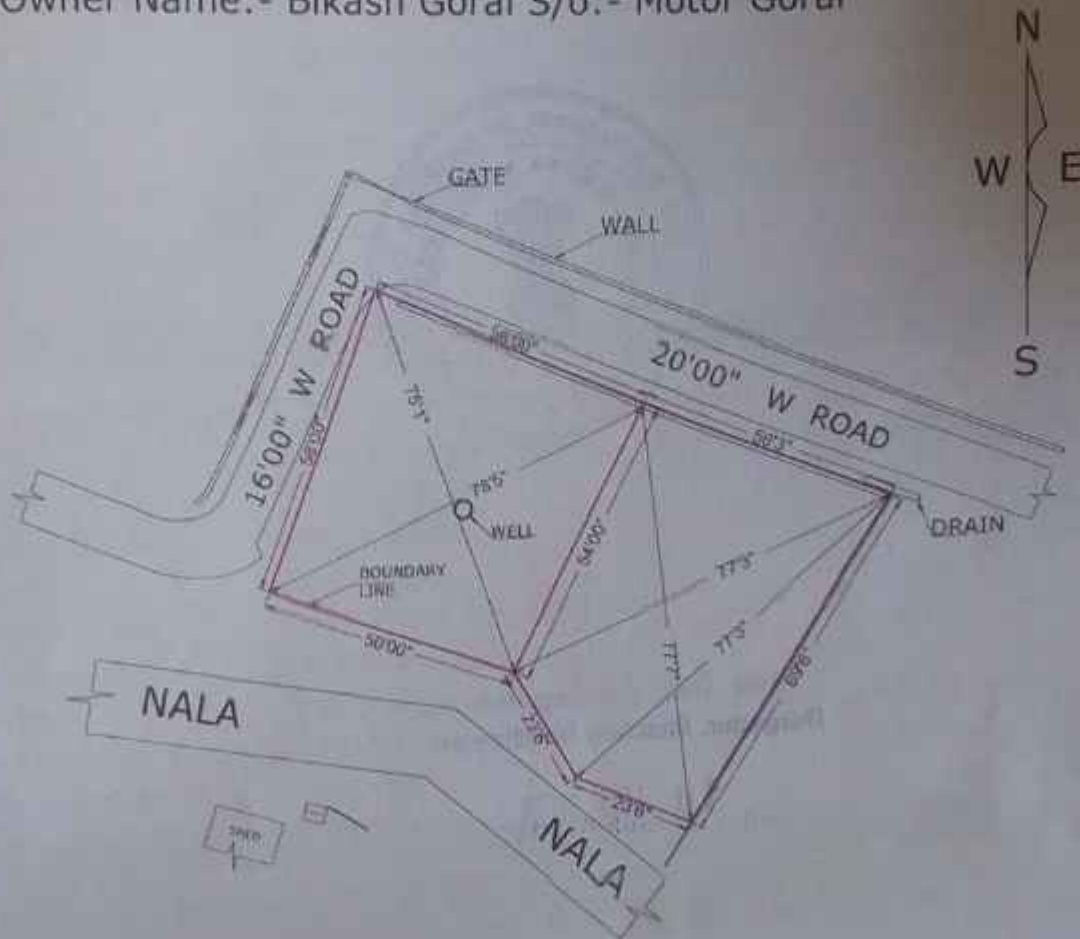
Thumb Fore Middle Ring Little



Signature:-

Sketch map is showing the land of Mouza - Dhandabag J.L
NO-118 PS Durgapur Dist - Paschim Bardhaman. R.S Plot
No - 789, L.R. plot No -459 Khatain No - 5875 in Area
13.2 Decimal land in Red Mark.

Owner Name:- Bikash Gorai S/o:- Motor Gorai



Signature of land owner

Bikash Gorai

Signature of Developer

Sucharita Ghosh

Maa Kamakhya Developers

Ritam Mondal

Partner

Maa Kamakhya Developers

Somnath Paul

Partner

Maa Kamakhya Developers

Abhijit Dey

Partner

Signature of Surveyor





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



192022230253806181

GRN Details

GRN:	192022230253806181	Payment Mode:	Online Payment
GRN Date:	14/01/2023 16:46:14	Bank/Gateway:	HDFC Bank
BRN:	2014019141	BRN Date:	14/01/2023 16:48:24
GRIPS Payment ID:	140120232025380617	Payment Init. Date:	14/01/2023 16:46:14
Payment Status:	Successful	Payment Ref. No:	2000098430/3/2023

[Query Year]

Depositor Details

Depositor's Name: MAA KAMAKHYA DEVELOPERS
Address: Gurudwara Road, Benachity, Durgapur, West Bengal, 713213
Mobile: 7797737722
Depositor Status: Buyer/Claimants
Query No: 2000098430
Applicant's Name: Mr SUBRATA MUKHERJEE
Identification No: 2000098430/3/2023
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 14/01/2023
Period To (dd/mm/yyyy): 14/01/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000098430/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	6511
2	2000098430/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	20014
Total				26525

IN WORDS: TWENTY SIX THOUSAND FIVE HUNDRED TWENTY FIVE ONLY.

PAID



Major Information of the Deed

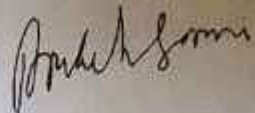
Deed No :	I-2306-00218/2023	Date of Registration	16/01/2023
Query No / Year	2306-2000098430/2023	Office where deed is registered	
Query Date	11/01/2023 8:10:55 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, Thana : Durgapur, District : 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 : 20,00,000/-]		
Set Forth value	Market Value		
	Rs. 51,97,500/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,011/- (Article:48(g))	Rs. 20,014/- (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: Unassessed Road (Dhandabagh),
Mouza: Dhandabagh, JI No: 118, Pin Code : 713213

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-459 (RS -789)	LR-5875	Bastu	Baid	13.2 Dec		51,97,500/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
Grand Total :					13.2Dec	0 /-	51,97,500 /-	

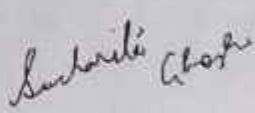
and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr BIKASH GORAI (Presentant) Son of Mr MOTOR GORAI Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office	 16/01/2023	 LTI 16/01/2023	 16/01/2023
Annapurna Nagar, Benachity, 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, PAN No.:: AHxxxxxx5M, Aadhaar No: 45xxxxxxxx0274, Status :Individual, Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office				

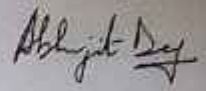
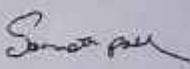
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAA KAMAKHYA DEVELOPERS House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 , PAN No.:: ABxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

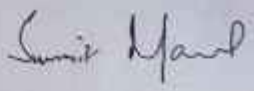
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr PRITAM MONDAL Son of Late PRABIR MONDAL Date of Execution - 16/01/2023, , Admitted by: Self, Date of Admission: 16/01/2023, Place of Admission of Execution: Office	 Jan 16 2023 3:29PM	 LTI 16/01/2023	 16/01/2023
Village- Biharpur, City:- Not Specified, P.O:- Nadiha, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713218, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BPxxxxxx0K, Aadhaar No: 50xxxxxxxx8933 Status : Representative, Representative of : MAA KAMAKHYA DEVELOPERS (as PARTNER)				
2	Smt SUCHARITA GHOSH Wife of Mr ABHIJIT DEY Date of Execution - 16/01/2023, , Admitted by: Self, Date of Admission: 16/01/2023, Place of Admission of Execution: Office	 Jan 16 2023 3:29PM	 LTI 16/01/2023	 16/01/2023

House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx6M, Aadhaar No: 44xxxxxxxx4222 Status : Representative, Representative of : MAA KAMAKHYA DEVELOPERS (as PARTNER)

3	Name	Photo	Finger Print	Signature
	Mr ABHIJIT DEY Son of Mr BABUL KUMAR DEY Date of Execution - 16/01/2023, , Admitted by: Self, Date of Admission: 16/01/2023, Place of Admission of Execution: Office	 Jan 16 2023 3:28PM	 LTI 16/01/2023	 16/01/2023
	Sukantapally, South Dhadka Road, Asansol, City:- Asansol, P.O:- Dakhin Dhadka, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx2B, Aadhaar No: 88xxxxxxxx6128 Status : Representative, Representative of : MAA KAMAKHYA DEVELOPERS (as PARTNER)			
4	Name	Photo	Finger Print	Signature
	Mr SOMNATH PAUL Son of Mr NABAKUMAR PAUL Date of Execution - 16/01/2023, , Admitted by: Self, Date of Admission: 16/01/2023, Place of Admission of Execution: Office	 Jan 16 2023 3:28PM	 LTI 16/01/2023	 16/01/2023
	Sagarbhangra, Gopinathpur, City:- Durgapur, P.O:- Sagarbhangra, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713219, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxxx9C, Aadhaar No: 49xxxxxxxx0053 Status : Representative, Representative of : MAA KAMAKHYA DEVELOPERS (as PARTNER)			

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:- 713212	 16/01/2023	 16/01/2023	 16/01/2023
Identifier Of Mr PRITAM MONDAL, Smt SUCHARITA GHOSH, Mr ABHIJIT DEY, Mr BIKASH GORAI, Mr SOMNATH PAUL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BIKASH GORAI	MAA KAMAKHYA DEVELOPERS-13.2 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Dhandabagh),
Mouza: Dhandabagh, JI No: 118, Pin Code : 713213

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 459, LR Khatian No:- 5875	Owner:বিকাশ গরায়, Gurdian:মটর চন্দ্র, Address:ধুনা গাট বেনাচিতি দুর্গাপুর ১৩ পশ্চিম বর্ধমান, Classification:বাইদ, Area:0.13200000 Acre,	Mr BIKASH GORAI

16-01-2023

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

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

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

Presented for registration at 12:58 hrs on 16-01-2023, at the Office of the A.D.S.R. DURGAPUR by Mr. BIKASH GORAI, 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 51,97,500/-

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

Execution is admitted on 16/01/2023 by Mr BIKASH GORAI, Son of Mr MOTOR GORAI, Annapurna Nagar, Benachity, P.O: Benachity, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business

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 - 713212, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 16-01-2023 by Mr PRITAM MONDAL, PARTNER, MAA KAMAKHYA DEVELOPERS (Partnership Firm), House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, 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 - 713212, by caste Hindu, by profession Law Clerk

Execution is admitted on 16-01-2023 by Smt SUCHARITA GHOSH, PARTNER, MAA KAMAKHYA DEVELOPERS (Partnership Firm), House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, 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 - 713212, by caste Hindu, by profession Law Clerk

Execution is admitted on 16-01-2023 by Mr ABHIJIT DEY, PARTNER, MAA KAMAKHYA DEVELOPERS (Partnership Firm), House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, 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 - 713212, by caste Hindu, by profession Law Clerk

Execution is admitted on 16-01-2023 by Mr SOMNATH PAUL, PARTNER, MAA KAMAKHYA DEVELOPERS (Partnership Firm), House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, 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 - 713212, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,014.00/- (B = Rs 20,000.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 20,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/01/2023 4:48PM with Govt. Ref. No: 192022230253806181 on 14-01-2023, Amount Rs: 20,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2014019141 on 14-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Verified that required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by Stamp Rs 500.00/-
by online = Rs 6,511/-

Description of Stamp

Stamp: Type: Impressed, Serial no 1937, Amount: Rs.500.00/-, Date of Purchase: 13/01/2023, Vendor name:
Somnath Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/01/2023 4:48PM with Govt. Ref. No. 192022230253806181 on 14-01-2023, Amount Rs. 6,511/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 2014019141 on 14-01-2023, Head of Account 0030-02-103-003-02

Santanu Pal

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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 2306-2023, Page from 4332 to 4356
being No 230600218 for the year 2023.



Digitally signed by Santanu Pal
Date: 2023.01.16 16:03:13 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2023/01/16 04:03:13 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)

3684

[Page- 1]

R3630/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 857929

AMENDED OF DEVELOPMENT AGREEMENT

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

A.D.S.R. Durgapur
Paschim Bardhaman

16 APR 2025

QUERY NO.	:	2000992564/2025
GRN NO.	:	192025260019182418
DISTRICT	:	Paschim Bardhaman
MOUZA	:	Dhandabagh
P.S.	:	Durgapur
AREA OF LAND	:	13.2 Decimal

No. 984 Date 09/04/25
Subject Nao Kamakhya Developement.
Address Durgapur - 13
Value of Stamp 50/-
Date of Purchase of the stamp paper 13 MAR 2025
Name of the Treasury from Durgapur

Chatterjee
Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur 15
Licence No. 15-17



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

16 APR 2025

THIS AMENDED DEVELOPMENT AGREEMENT IS MADE ON 16TH DAY
OF APRIL, 2024; AT A.D.S.R. DURGAPUR;

BETWEEN

MR. BIKASH GORAI, [PAN -AHHPG4245M] Son of Motor Gorai, By
Caste: Hindu, Occupation: Business, resident of Annapurna Nagar,
Benachity, Post Office: Benachity, P.S.- Durgapur, District:- Paschim
Bardhaman, 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

"MAA KAMAKHYA DEVELOPERS" [PAN- ABSFM6016H] (a
partnership firm) having its office at House No-6, 2nd Street
Gurudwara Road, Post Office: Benachity, P.S.- Durgapur, District-
Paschim Bardhaman, State- West Bengal, India, PIN- 713213
represented by its Partners namely (1) **MR. PRITAM MONDAL,**
[PAN- BPFPM5430K] Son of Late Prabir Mondal, by faith Hindu, by
occupation Business, by Nationality- Indian, resident of Village-
Biharpur, P.O.- Nadiha, & P.S.- Kanksa, District- Paschim Bardhaman,
State- West Bengal, India, PIN- 713218, (2) **MR. SOMNATH PAUL,**
[PAN- BGHPP4489C] Son of Sri. Nabakumar Paul, by faith Hindu, by
occupation Business, by Nationality- Indian resident Sagarbhanga,
Gopinathpur, Durgapur, P.S.-Coke Oven, District- Paschim
Bardhaman, State- West Bengal, India PIN-713219, (3) **MRS.**
SUCHARITA GHOSH, [PAN-ARMPG3626M] Wife of Mr. Abhijit Dey,
by faith Hindu, by occupation Business, by Nationality- Indian,
resident of House No-6, 2nd Street Gurudwara Road, Post Office:

Enachity, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN-713213 (4) **MR. ABHIJIT DEY, [PAN-AMJPD2312B]** son of Mr. Babul Kumar Dey, by faith Hindu, by occupation Business, by Nationality- Indian, resident of Sukantapally, South Dhadka Road, Asansol, P.O.- Dakhin Dhadka, & P.S.- Asansol, District- Paschim Bardhaman, PIN- 713302, West Bengal, 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 the parties herein has entered into a Development agreement for the Development of the First Schedule mentioned property into multiple storied residential units, vide Deed No. I- 218 for the year 2023 of the A.D.S.R. Durgapur.

AND WHEREAS due to change in the structure of the Proposed Project during sanction of plan, the parties herein have discussed certain important issues pertaining to the same and has felt the necessity to incorporate several outcome of the said discussions in this separate instrument which will be effective in addition to the provision of the Deed No. I- 218 for the year 2023 of the ADSR Durgapur.

NOW THEREFORE THIS AGREEMENT WITNESSETH, and it is mutually agreed between the parties herein as follows:

1. The time period for completing the proposed project will be for a total length of 24 months from the date of execution of this agreement with a grace period of 3 months.



2. That the Developer will be under obligation to handover residential Flats, Shops as mentioned in the Second Schedule, in hospitable condition to the proposed buyers within the time so mentioned in the preceding paragraph.
3. That in case the Developer fails to perform its obligation as mentioned hereinbefore, then the Developer will be under obligation to remit a sum of Rs. 30,000.00 to the Landowner(s) each month after the expiry of 27 months from this Agreement.
4. The remaining terms of the development agreement registered vide Deed No. I- 218 for the year 2023 of the A.D.S.R. Durgapur, will apply *mutatis mutandis* and in consonance to this Agreement.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

All that piece and parcel of Baid land admeasuring about **13.2 (Thirteen point Two) Decimal** under **Mouza- Dhandabag, P.S.:** Durgapur, J.L. No- 118, R.S. Plot no.-789, **L.R. Plot No-459, L.R. Khatian No-5875** under the jurisdiction of Durgapur Municipal Corporation, Dist-Paschim Bardhaman, Entire land is Butted and Bounded by:

North	:	20 Feet wide Road
South	:	Nala
East	:	Land of Gaitri Bala Panja
West	:	16Feet wide Road

92/1

SECOND SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF LANDOWNERS ALLOCATION)

Floor No.	Flat No.	Salable Area in Sq. Ft.
3 rd Floor	3-A	980 (Nine Hundred Eighty)
3 rd Floor	3-B	600 (Six Hundred)
3 rd Floor	3-C	1212 (One Thousand Two Hundred Twelve)
3 rd Floor	3-D	830 (Eight Hundred Thirty)
Two Nos. of Shop i.e. Shop no. 2 & 4 Ground Floor of The Building.		
One medium size Four wheeler Car parking space in the Ground Floor of The Building		



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.

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:

[Signature]

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

WITNESSES:

- ① Saw. Yaw
Sh. Yaw Yaw
Vill - Angkor. Th 15
P.S - Coxen. Sh. Paim Pan
- ② Apunba Sain
510 Anna K. Sain
Vill - Punsha
P.S - Durgapur-7

Maa Kamakhya Developers
Ritorn Mondol
Partner

Maa Kamakhya Developers
Somnath Paul
Partner

Maa Kamakhya Developers
Sudharita Ghosh
Partner

Maa Kamakhya Developers
Abhijit Das
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.

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

DETAILS OF IDENTIFIER WITH PHOTO

- NAME (নাম) : SURAJIT MONDAL
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) : Oter
8. AADHAAR NO : 7372 4361 9968

আমি (শনাক্তকারী) Amended Development Agreement - এ দলিলে (Query No.)
Bikash Gopal Leta বিক্রেতা / দাতা গনকে শনাক্ত করিলাম।

I, Surajit Mondal as identifier identifying the executants of the concerned deed
(Query No.) 2030 992564/2025.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						


IDENTIFIER SIGNATURE
(শনাক্তকারীর সাক্ষর)

FINGER PRINT & PHOTOCOPY

						 <i>Anish Kumar</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Anish Kumar

						 <i>Samrath Paul</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Samrath Paul

						 <i>Pritom Mondal</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Pritom Mondal

						 <i>Abhijit Dey</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Abhijit Dey

FINGER PRINT & PHOTOCOPY

						 <i>Sucharita Ghosh</i>
Right hand	Little	Ring	Middle	fore	Thumb	
						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Sucharita Ghosh

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

Signature & Photograph is duly attested by me

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

Signature & Photograph is duly attested by me

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

Signature & Photograph is duly attested by me

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



192025260019182418

GRN Details

GRN:	192025260019182418	Payment Mode:	SBI Epay
GRN Date:	15/04/2025 19:41:13	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	9207988770155	BRN Date:	15/04/2025 19:41:25
Gateway Ref ID:	510592219806	Method:	State Bank of India UPI
GRIPS Payment ID:	150420252001918240	Payment Init. Date:	15/04/2025 19:41:13
Payment Status:	Successful	Payment Ref. No:	2000992564/2/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr MAA KAMAKHYA DEVELOPERS
Address:	Benachity, Durgapur, PIN:- 713213
Mobile:	8900246531
Period From (dd/mm/yyyy):	15/04/2025
Period To (dd/mm/yyyy):	15/04/2025
Payment Ref ID:	2000992564/2/2025
Dept Ref ID/DRN:	2000992564/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000992564/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	9960
2	2000992564/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				9974

IN WORDS: NINE THOUSAND NINE HUNDRED SEVENTY FOUR ONLY.

Major Information of the Deed

No :	I-2306-03650/2025	Date of Registration	16/04/2025
Query No / Year	2306-2000992564/2025	Office where deed is registered	
Query Date	11/04/2025 8:02:46 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]		
Set Forth value	Market Value		
	Rs. 96,24,991/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
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: Unassessed Road (Dhandabagh),
Mouza: Dhandabagh, JI No: 118, Pin Code : 713213

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-459 (RS -789)	LR-5875	Other Commercial Usage	Bald	13.2 Dec		96,24,991/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
Grand Total :					13.2Dec	0/-	96,24,991 /-	

Land Lord Details :

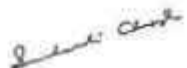
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr BIKASH GARAI (Presentant) Son of Mr MOTOR GORAI Executed by: Self, Date of Execution: 16/04/2025 Admitted by: Self, Date of Admission: 16/04/2025 ,Place : Office		 Captured	
		16/04/2025	LT1 16/04/2025	16/04/2025

Mapurna Nagar, Benachity, 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.: AHxxxxxx5M, Aadhaar No: 45xxxxxxxx0274, Status :Individual, Executed by: Self, Date of Execution: 16/04/2025 , Admitted by: Self, Date of Admission: 16/04/2025 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAA KAMAKHYA DEVELOPERS House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Date of Incorporation:XX-XX-2XX1 , PAN No.: ABxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details				
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr PRITAM MONDAL Son of Late PRABIR MONDAL Date of Execution - 16/04/2025, , Admitted by: Self, Date of Admission: 16/04/2025, Place of Admission of Execution: Office	 Apr 16 2025 4:05PM	 Captured LTI 16/04/2025	 16/04/2025
Village- Biharpur, City:- Not Specified, P.O:- Nadiha, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713218, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: BPxxxxxx0K, Aadhaar No: 50xxxxxxxx8933 Status : Representative, Representative of : MAA KAMAKHYA DEVELOPERS (as PARTNER)				
	Name	Photo	Finger Print	Signature
2	Smt SUCHARITA GHOSH Wife of Mr ABHIJIT DEY Date of Execution - 16/04/2025, , Admitted by: Self, Date of Admission: 16/04/2025, Place of Admission of Execution: Office	 Apr 16 2025 4:09PM	 Captured LTI 16/04/2025	 16/04/2025
House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: ARxxxxxx6M, Aadhaar No: 44xxxxxxxx4222 Status : Representative, Representative of : MAA KAMAKHYA DEVELOPERS (as PARTNER)				
	Name	Photo	Finger Print	Signature
3	Mr ABHIJIT DEY Son of Mr BABUL KUMAR DEY Date of Execution - 16/04/2025, , Admitted by: Self, Date of Admission: 16/04/2025, Place of Admission of Execution: Office	 Apr 16 2025 4:10PM	 Captured LTI 16/04/2025	 16/04/2025

Capally, South Dhadka Road, Asansol, City:- Asansol, P.O:- Dakhin Dhadka, P.S:-Asansol,
 District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302, Sex: Male, By Caste: Hindu,
 Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: AMxxxxxx2B, Aadhaar
 No.: 88xxxxxxx6128 Status : Representative, Representative of : MAA KAMAKHYA DEVELOPERS (as
 PARTNER)

Name	Photo	Finger Print	Signature
Mr SOMNATH PAUL Son of Mr NABAKUMAR PAUL Date of Execution - 16/04/2025, , Admitted by: Self, Date of Admission: 16/04/2025, Place of Admission of Execution: Office		 Captured LTI Apr 16 2025 4:08PM 16/04/2025	 16/04/2025
Sagarbhanga, Gopinathpur, City:- Durgapur, P.O:- Sagarbhanga, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713219, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: BGxxxxxx9C, Aadhaar No: 49xxxxxxxx0053 Status : Representative, Representative of : MAA KAMAKHYA DEVELOPERS (as PARTNER)			

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:- 713212		 Captured 16/04/2025	 16/04/2025

Identifier Of Mr PRITAM MONDAL, Smt SUCHARITA GHOSH, Mr ABHIJIT DEY, Mr BIKASH GARAI, Mr SOMNATH PAUL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BIKASH GARAI	MAA KAMAKHYA DEVELOPERS-13.2 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Dhandabagh),
 Mouza: Dhandabagh, JI No: 118, Pin Code : 713213

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 459, LR Khatian No:- 5875	Owner:বিকশ গারাই, Gurdian:সেতার চন্দ্র, Address:খুন্দা রাস্তা (কোয়ালিটি ফুর্নালুর ১৩ পল্লি) কামার, Classification:বইন, Area:0.13200000 Acre.	Mr BIKASH GARAI

16-04-2025

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:25 hrs on 16-04-2025, at the Office of the A.D.S.R. DURGAPUR by Mr BIKASH GARAI ,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 96,24,991/-

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

Execution is admitted on 16/04/2025 by Mr BIKASH GARAI, Son of Mr MOTOR GORAI, Annapurna Nagar, Benachity, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business

Indetified 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 - 713212, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 16-04-2025 by Mr PRITAM MONDAL, PARTNER, MAA KAMAKHYA DEVELOPERS (Partnership Firm), House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified 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 - 713212, by caste Hindu, by profession Law Clerk

Execution is admitted on 16-04-2025 by Smt SUCHARITA GHOSH, PARTNER, MAA KAMAKHYA DEVELOPERS (Partnership Firm), House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified 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 - 713212, by caste Hindu, by profession Law Clerk

Execution is admitted on 16-04-2025 by Mr ABHIJIT DEY, PARTNER, MAA KAMAKHYA DEVELOPERS (Partnership Firm), House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified 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 - 713212, by caste Hindu, by profession Law Clerk

Execution is admitted on 16-04-2025 by Mr SOMNATH PAUL, PARTNER, MAA KAMAKHYA DEVELOPERS (Partnership Firm), House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified 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 - 713212, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/04/2025 7:41PM with Govt. Ref. No: 192025260019182418 on 15-04-2025, Amount Rs: 14/-, Bank: SBI
EPay (SBIEPay), Ref. No. 9207988770155 on 15-04-2025, Head of Account 0030-03-104-001-16

ent of Stamp Duty

ed that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by Stamp Rs 50.00/-,
online = Rs 9,960/-

Description of Stamp

Stamp; Type: Impressed, Serial no 984, Amount: Rs.50.00/-, Date of Purchase: 09/04/2025, Vendor name:

SOMNATH CHATTERJEE

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

Online on 15/04/2025 7:41PM with Govt. Ref. No: 192025260019182418 on 15-04-2025, Amount Rs: 9,960/-, Bank:

SBI EPay (SBIEPay), Ref. No. 9207988770155 on 15-04-2025, 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 2306-2025, Page from 70498 to 70514

being No 230603650 for the year 2025.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2025.04.17 14:17:04 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 17/04/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.