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अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration, The signature sheet and the endorsement sheets attached with document are the part of this Document.

District Sub-Registrar
Bankura

06 APR 2026

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on 06th day of April, 2026.

BETWEEN

Geno

571 No. 5002

aludang

0002

ক্রমিক নং- 571

ইং তার 6/4/2026

নাম Nirman Real estate

বাসস্থান Jumledin

থানা Bankura

মুলা 5002

শ্রী দেবদাস মখার্জী

বাকুড়া সদর ডা. ডেভার



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Pinku Gupta

810 - Bijoy Gupta

Ashtam Pora Bankura

Post + Dist - Bankura

Pink 722101

District Sub-Registrar
Bankura

06 APR 2026

1) **SRI RAJA MUKHERJEE** [AADHAAR NO- 8057 3811 0541] [PAN NO- AMLPM3408K] S/o Notan Mukherjee by faith- Hindu, by Nationality- Indian, by Profession- Business residing at Rajgram, Bankura, P.O- Rajgram, P.S.- Bankura, Dist- Bankura, Pin-722146, West Bengal.

2) **SRI SUBHAJIT MAJEE** [AADHAAR NO- 3388 6953 7770] [PAN NO- DBMPM0678A] S/o Late Tapan Majee by faith- Hindu, by Nationality- Indian, by Profession- Business residing at Schooldanga, Near Sukanta Statue More, Bankura, P.O- Bankura, P.S.- Bankura, Dist- Bankura, Pin-722101, West Bengal.

3) **SRI GOUTAM CHANDRA DAS** [AADHAAR NO- 6489 1942 6011] [PAN NO- AIBPD0326K] S/O Dharani Dhar Das by faith- Hindu, by Nationality- Indian, by Profession- Service Person residing at Cinema Road, P.O & P.S- Bankura, Dist- Bankura, Pin- 722101, West Bengal.

Hereinafter to referred to and called as "LAND OWNER" (WHICH Term & expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART.**

AND

NIRMAN REALESTATE [PAN No- AARFN1337N] being a Partnership firm Registered office at Avinandan Apartment, Unit B-2, Junbedia, Indra Prastha, Bankura, P.S. & DIST- Bankura, Pin- 722155, West Bengal hereinafter referred to as "THE DEVELOPERS" represented by its Partners **SRI RAJA MUKHERJEE** S/o NOTAN MUKHERJEE [PAN No- AMLPM3408K] by faith- Hindu, by Nationality- Indian, by Profession- Business, resident of Vill & P.O.- Rajgram, P.S. & Dist- Bankura, Pin- 722146, West Bengal and **SRI SUBHAJIT MAJEE** S/o TAPAN MAJEE [PAN No- DBMPM0678A] by faith- Hindu, by Nationality- Indian, by Profession- Business, resident of Schooldanga, Bankura, P.S. & DIST- Bankura, Pin- 722101, West Bengal. (Which Term shall include their heirs, executors, representatives and assigns) of the **SECOND PART.**

WHEREAS The Present Land Owner owing and possessing a "BASTU" Land Measuring area of total 0.0825 Acres, under Plot No- 226 (R.S) 543 (L.R) L.R. Khatian No- 4067, 3923, 4061, J.L. No- 228 of Mouza- Khudsole, P.O & P.S.- Bankura, Dist- Bankura, Ward No- 11 under Bankura Municipality.

AND WHEREAS The First Part desire to develop the First Schedule property by construction of a Multi storied residential building up to maximum limit of floor consisting of so many flats and parking space etc as per plan approved by Bankura Municipality but the owner has not the sufficient fund for 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 develop the first schedule property and whereas the second part after considering the various aspects of execution of the project and proposal of the land owner has decided to construct multi storied 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 :-

1.1 **OWNER/LANDLORD :-** Shall mean 1) **SRI RAJA MUKHERJEE** [AADHAAR NO- 8057 3811 0541] [PAN NO-AMLP3408K] S/o Notan Mukherjee by faith- Hindu, by Nationality- Indian, by Profession- Business residing at Rajgram, Bankura, P.O- Rajgram, P.S.- Bankura, Dist- Bankura, Pin- 722146, West Bengal.

2) **SRI SUBHAJIT MAJEE** [AADHAAR NO- 3388 6953 7770] [PAN NO- DBMPM0678A] S/o Late Tapan Majee by faith- Hindu, by Nationality- Indian, by Profession- Business residing at Schooldanga, Near Sukanta Statue More, Bankura, P.O- Bankura, P.S.- Bankura, Dist- Bankura, Pin-722101, West Bengal.

3) **SRI GOUTAM CHANDRA DAS** [AADHAAR NO- 6489 1942 6011] [PAN NO- AIBPD0326K] S/O Dharani Dhar Das by faith- Hindu, by Nationality- Indian, by Profession- Service Person residing at Cinema Road, P.O & P.S- Bankura, Dist- Bankura, Pin- 722101, West Bengal.

1.2 **DEVELOPER :-** Shall mean **NIRMAN REALESTATE** [PAN NO- AARFN1337N] being a partnership firm registered office at Avinandan Apartment, Unit B-2, Junbedia, Indra Prastha, Bankura, P.S. & DIST- Bankura, Pin- 722155, West Bengal.

1.3 **LAND:-** Shall mean "BASTU" Land Measuring area of total 0.0825 Acres, under Plot No- 226 (R.S) 543 (L.R) L.R. Khatian No- 3923, 4061, 4067 J.L. No- 228 of Mouza- Khudsole, P.O & P.S.- Bankura, Dist- Bankura, Ward No- 11 under Bankura Municipality.

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 Bankura Municipality 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 Bankura Municipality and shall also include variations, modifications, alternations therein that may be made by the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.

1.7 **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.

1.8 **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 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 be taken over by the Unit/Flat and occupiers.

1.9 **FORCE MAJEURE:-** Shall include natural calamities, act of god, flood, 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 of portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developers.

1.10 **PURCHASER/S:-** Shall mean and include-

A) 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 for 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.

1.11 **MASCULINE GENDER:-** Shall include the feminine and neuter gender and vice versa.

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

1.13 **COMMENCEMENT:-** This agreement has commenced and shall be deemed to have commenced on and with effect from the date of execution of this agreement.

1.14 **EFFECTIVENESS:-** This agreement shall become effective from the date of execution of this agreement.

1.15 **DURATION:-** This agreement is made for a period of 60 months from the date of approved plan by the Bankura Municipality with a grace period of 6 months.

1.16 **COMMON FACILITIES:-** Shall mean and include corridors, stair and stair landings, security room, meter room, common lights, passage, driveways surrounding of building, ultimate roof of the Building, amenities for common enjoyment and maintenance by the occupiers of the Building.

1.17 **SALEABLE SPACE:-** Shall mean the Flats, Garages, Space of the Building available for independent use and occupation along with the proportionate share of land and land underneath together with user of common amenities of the Building.

OWNER DUTY & LIABILITY:-

1. The owner has offered total land of 0.0825 acres for development and construction of a Multi storied residential building consisting of flats / apartments & parking spaces.

2. That the Owner shall within 30 days from this agreement shall peaceful possession of the 1st schedule property to the Second Party.

3. The Owner hereby declared that :-

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

b) There is no agreement between the Owner and may other party (except NIRMAL REALESTATE) either for sale or for development and construction of Residential Building and the said land is free from any encumbrance.

4. That the Owner has agreed that they will personally present before the Registering Authority to sign all the agreement for sale and all deeds of conveyance for selling the Flats to the prospective buyer as Land Owner and or the land owners shall be represented by their constituted registered Development Power of Attorney Holder in case of any execution of transfer, Gift and also agreement of sale to the prospective buyers.
5. That Owner hereby declare that he shall resolved all the land related dispute and after starting the construction if any land related dispute arise and if the Land Owner unable to resolved the same then he shall indemnify the Developer and agree to pay damages. The damage amount shall be the amount which is already invested by the Developer.
6. That the owner also agreed that he gives full authority & power to second part to do & execute all lawful acts, deeds things for the owner and on his behalf in respect of all activities related to developing and construction of a Residential Complex on the said land i.e. to receive sanctioned plan from the Bankura Municipality, such other statutory authority or 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 or 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 which are required to be taken in connection with the work or development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers save and except Owner's allocation 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 or transfer are executed by the owner and the owner shall agreed to ratify all acts and things lawfully done by the developer.
7. That Land owner hereby declare that she will not claim any excess consideration apart from the consideration upon the mentioned in the details of the schedule below in this agreement.
8. All the land title related dispute shall resolved by the Landowner.
9. The Owner do hereby further declare that the owner shall jointly execute and register a Development Power of Attorney in favour of the Developers/ Builders for smooth construction upon the FIRST SCHEDULE property and for other allied jobs save.

DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-

1. The Developer NIRMAL REALESTATE confirms and assures the owner that they are fully acquainted with and 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 NIRMAN REALESTATE 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 the 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, 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/alternation/modification from the original approved drawing/plan needs approval of the owner & the Architect before submission to the Corporation/ appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owner and developers. However, basic character of the project consisting of flats / apartment / parking space and common space like garden / water will remain intact unless agreed to by both the owner and Developers.

4. That the Developer shall not raise any question regarding the measurement of the 1st Schedule mentioned property and Developer shall take all necessary steps to save the property from any kind of encroachment by the adjacent land owner.

5. That the developer shall responsible for do all the necessary paper work for sanctioned the plan within six month from this agreement.

6. That the Developer shall be responsible for any acts deeds or things done towards any fund collection from one or more prospective buyer of the proposed flats.

7. 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 subsistence of this Agreement. The Owner part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The second part shall be responsible for the said incident or damage or loss during construction.

8. That the Developer shall complete the Development work/construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan within 30 months from approved plan of Bankura Municipality with further additional period of 6 months if needed both the case the time shall be computed on and from the date of execution of this agreement.

9. 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 such cases the Developer shall be the entire responsibility.

10. That the Developer hereby declared that after completion of project and successful handing over of the project to the prospective buyers and leaseholder they have no right to interfere in any matter of the project.

11. 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 from his part which are required to pay for the profits which he derived after selling the flats to the prospective buyer.

12. That the Developers responsibility to arrange accommodation for the land owner to stay until the flat is handover to the land owner.

ALLOCATION OF OWNER

AND WHEREAS The owner of the schedule below mentioned land will get the Allocation from the Developer in the following manner. One 1 BHK Flat in 1st Floor admeasuring the super built up area of 515 sq.ft. and One 1 BHK Flat in 2nd Floor admeasuring the super built up area of 515 sq.ft. and Two 2 BHK Flat in 1st Floor & 3rd floor admeasuring the super built up area of 1724 sq.ft. and 2 parking spaces at Ground Floor which will be handed over to the owner abovenamed after full completion everything upon the land as has been mentioned in the details schedule below. **There is no cash transactions between land owner & developer.**

Shall mean Raja Mukherjee will get One 1 BHK Flat in 1st Floor admeasuring the super built up area of 515 sq.ft. of that building constructed over the mentioned property.

Shall mean Subhajit Majee will get One 1 BHK Flat in 2nd Floor admeasuring the super built up area of 515 sq.ft of that building constructed over the mentioned property.

Shall mean Goutam Chandra Das will get a 2BHK Flat, Flat No 1C of 1ST floor measuring Super Built Up Area of 862 Sqft. And 2BHK Flat No 3C of 3rd floor measuring Super Built Up Area of 862 Sqft and 2 nos Car Parking Space at Ground Floor of that building constructed over the mentioned property.

ALLOCATION OF DEVELOPER

AND WHEREAS the complete multi storied building including Parking, Stall etc will be absolutely enjoyed and occupied by the Developer except the allocation provided to the land owners abovenamed and they will always be at liberty to do any kind of acts or works relating to the said building without the concern or permission of the owner abovenamed. It is also to be noted that the Developer abovenamed, they will be always at liberty to sell, gift or to make any kind of transfer or whatsoever as the exclusive owner of the same except the Owner's allocation mentioned in details in the schedule below land.

CANCELLATION

The owner has every right to cancel and/or rescind this agreement after 30th month from execution of agreement if the Developer is unable to make payment or deliver the flats to the land owner within stipulated period. If this agreement is cancelled for the reason mentioned earlier then the Developer shall liable to pay the amount which received from the prospective buyer.

The Developer has every right to cancel and/or rescind this agreement if the landowner shall fails or neglect to resolved the land related problems.

MISCELLANEOUS

A) Indian Law- This agreement shall be subject to Indian law and West Bengal housing authority act under the Jurisdiction of Bankura 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 commercial cum residential 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 and their legal advisors.

D) Photo copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water, electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owner time to time.

E) The Owner can visit the construction site anytime with intimation to the Developer/Site supervisor and discuss with the site supervisor but will not disturb 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 normal obligations during execution of the project so as to tender the first party free from legal obligations and all other risks and hazards whatsoever related to the project and the owner shall not be liable for same in any manner whatsoever whether during construction or after construction.

G) The second party of the developer shall have the right and/or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and/or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney.

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 to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expenses 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 borne paid and discharged by the Developer exclusively.

J) The Owner shall have no right, title, interest, claim whatsoever in the consideration received by the Developers or its nominees out of the Developers allocation.

K) The landowner and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.

L) That all applications, building plan along with alternation, modification and addition thereof and other paper 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.

M) Save and expect the conditions and stipulations as mentioned herein the owner shall have every right to terminate the agreement at any moment if any moment if any condition and stipulations is violated and in case of termination of agreement the developer cannot claim any damages from the landowner towards the cost incurred in construction of project.

FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF LAND)

All that piece and parcel of "BASTU" Land Measuring area of total 0.0825 Acres, under –

Plot No- 226 (R.S), 543 (L.R), L.R. Khatian No. 4067, Classification Tora, proposed BASTU, Area 0.0275 Acre,

Plot No- 226 (R.S), 543 (L.R), L.R. Khatian No. 3923, Classification Tora, proposed BASTU, Area 0.0275 Acre,

Plot No- 226 (R.S), 543 (L.R), L.R. Khatian No. 4061, Classification Tora, proposed BASTU, Area 0.0275 Acre,

Within J.L. No- 228 of Mouza- Khudsole, P.O & P.S.- Bankura, Dist- Bankura, Ward No- 11 near Chistiandanga Road under Bankura Municipality.
Butted and bounded as under :-

On the North: 19 ft wide pucca road

On the South: R.S. Plot no 231 & 232.

On the East: House of Saroj Krishna Dutta.

On the West: 8 ft wide kancha road.

In this boundary 0.0825 acres the above mentioned parties hereto executed this Development Agreement on day, month and year first above written.

SPECIMEN FORM FOR TEN FINGERPRINTS

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Left Hand					
Right Hand					



SELLER Name: RAJA MUKHERJEE Signature: Raja Mukherjee

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Left Hand					
Right Hand					



SELLER/BUYER Name: SUBHANT MAHE Signature: Subhant Mahe

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



SELLER/BUYER Name: GOUTAM CHANDRA DAS Signature: Goutam Chandra Das

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Left Hand					
Right Hand					



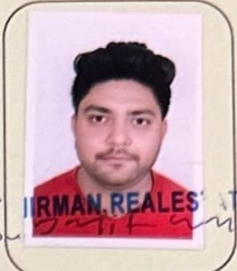
SELLER/BUYER Name: RAJA MUKHERJEE Signature: Raja Mukherjee

NIRMAN REALESTATE

Partner

pSPECIMEN FORM FOR TEN FINGERPRINTS

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Left Hand					
Right Hand					



Partner

NIRMAN REALESTATE

Signature: S. Nit

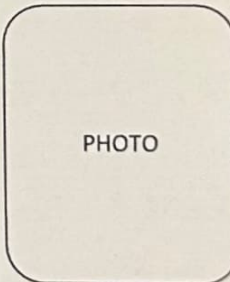
Partner

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Left Hand					
Right Hand					



Signature:

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



Signature:

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



Signature:

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

WITNESSES:-

Pintu Gupta
S/O - Bijoy Gupta
Ashram Para Bankura
PO + Dist = Bankura
Pin - 722101

Sandaru Ghatak
S/O Sanyogopal Ghatak
Radpur, Haradanga
Bankura 722101.

Rajallukalyan
Subrit Mian
Gautam Ch Das

SIGNED AND DELIVERED
BY the OWNER/FIRST PART

NIRMAN REALESTATE
Rajallukalyan
Partner

NIRMAN REALESTATE

Subrit Mian
Partner

It is hereby declared that the full, color passport size photograph and finger prints of each finger of both hands of Land Owners and Developed are attested in additional pages in this Development Agreement/Deed being No.-1 (A) i.e., in total number of pages and these will be treated as part of this deed.

SIGNED AND DELIVERED BY
THE DEVELOPERS/SECOND PART

Drafted by:

APURBA KUMAR GOSWAMI
[APURBA KUMAR GOSWAMI]

Advocate

Bankura District Session's & Judge's Court,
Enrolment No. : F 601/5851

Type by:

Kanchan Maitra
[Kanchan Maitra]

Bankura Court Compound

শনাক্তকারীর ঘোষণাসহ সচিত্র বিবরণ



- ১) শনাক্তকারীর নাম :- Pinu Gupta
 ২) পিতা/স্বামীর নাম :- Bisoy Gupta
 ৩) পেশা :- চাষআদি/গৃহস্থালী/ব্যবসায়ী/চাকরী/বিদ্যা অধ্যয়ণ/অন্যান্য
 ৪) স্থায়ী ঠিকানা :- সাকিন - Ashram Pore পোস্ট - Banwar
 থানা - Banwar জেলা - Banwar
 রাজ্য - W.B পিন - 732151
 ৫) ভোটার কার্ড নং :- BRD2957181
 বিধানসভা - Banwar পাট নং - সিরিয়াল নং -

৬) অত্র দলিলের কোয়ারী নং :-

৭) আমি শনাক্তকারী Pinu Gupta

- i) Rupa Mukherjee ii) Subhgit Mgee iii) Goutam Chandra Das
 iv) v) vi)
 vii) viii) ix)

বিক্রেতা/দাতা গণ কে শনাক্ত করিলাম।

ভ ম ব					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ভ ম ব					

উনি / উনারা আমার কাছে 1 মাস / বৎসর ধরিয়৷ সুপরিচিত এবং আমি উনাকে / উনাদিগকে ব্যক্তিগতভাবে চিনি এবং উনার / উনাদের সাথে ভালোভাবে পরিচিত আছি।

আমি শনাক্তকারী এতদ্বারা স্বীকার ও অঙ্গীকার এবং প্রকাশ ও প্রচার করিতেছি যে, ভবিষ্যতে বা পরবর্তী সময়ে যদি উপরিউক্ত নির্বাহক -এর / নির্বাহকদের পরিচয় সম্পর্কে কোনও প্রশ্ন ওঠে তাহা হইলে আমি এই ধরনের অসঙ্গতির জন্য সম্পূর্ণরূপে দায়ী থাকিব এবং (ভবিষ্যতে প্রমাণিত হইলে) এই ধরনের অপরাধের দায়ভার আমি স্বয়ং বহন করিব। উপরিউল্লিখিত বক্তব্যগুলি যাহা বলা হইয়াছে সেই সম্পর্কে সম্পূর্ণ স্বজ্ঞানে আমি শনাক্তকারী অত্র ঘোষণা পত্রে স্বাক্ষর করিলাম।

তারিখ :- 06.04.26 / ২০২৫ খ্রীষ্টাব্দ।

Pinu Gupta

(শনাক্তকারীর স্বাক্ষর)



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



192026270005016528

GRN Details

GRN:	192026270005016528	Payment Mode:	SBI Epay
GRN Date:	06/04/2026 12:17:27	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	9850294058245	BRN Date:	06/04/2026 12:17:46
Gateway Ref ID:	3031439562	Method:	IDBI Bank-Retail NB
GRIPS Payment ID:	060420262000501651	Payment Init. Date:	06/04/2026 12:17:27
Payment Status:	Successful	Payment Ref. No:	2000864652/1/2026
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Ms NIRMAN REALESTATE
Address:	Avinandan Apartment, Junbedia, Bankura
Mobile:	9563402456
Period From (dd/mm/yyyy):	06/04/2026
Period To (dd/mm/yyyy):	06/04/2026
Payment Ref ID:	2000864652/1/2026
Dept Ref ID/DRN:	2000864652/1/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount ()
1	2000864652/1/2026	Property Registration- Stamp duty	0030-02-103-003-02	2030
2	2000864652/1/2026	Property Registration- Registration Fees	0030-03-104-001-16	800
3	2000864652/1/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300

Total 3130

IN WORDS: THREE THOUSAND ONE HUNDRED THIRTY ONLY.

Major Information of the Deed

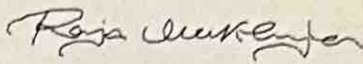
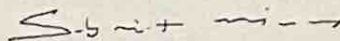
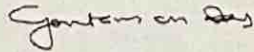
Deed No :	I-0101-01868/2026	Date of Registration	06/04/2026
Query No / Year	0101-2000864652/2026	Office where deed is registered	
Query Date	05/04/2026 6:15:12 PM	D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Soumen Banerjee Bankura,Thana : Bankura, District : Bankura, WEST BENGAL, PIN - 722101, Mobile No. : 9093826462, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 3]		
Set Forth value	Market Value		
	Rs. 31,35,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,030/- (Article:48(g))	Rs. 832/- (Article:E, E)		
Remarks			

Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Chistandanga Road, Road Zone : (Ward no 11 -- Ward no 11) , Mouza: Khudshol, JI No: 228, Pin Code : 722101

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-543 (RS :-)	LR-4067	Bastu	Tara	0.0275 Acre		10,45,000/-	Width of Approach Road: 19 Ft., Adjacent to Metal Road,
L2	LR-543 (RS :-)	LR-3923	Bastu	Tara	0.0275 Acre		10,45,000/-	Width of Approach Road: 19 Ft., Adjacent to Metal Road,
L3	LR-543 (RS :-)	LR-4061	Bastu	Tara	0.0275 Acre		10,45,000/-	Width of Approach Road: 19 Ft., Adjacent to Metal Road,
		TOTAL :			8.25Dec	0 /-	31,35,000 /-	
	Grand Total :				8.25Dec	0 /-	31,35,000 /-	

Land Lord Details :

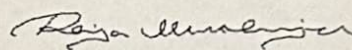
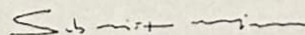
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RAJA MUKHERJEE (Presentant) Wife of NOTAN MUKHERJEE Executed by: Self, Date of Execution: 06/04/2026 , Admitted by: Self, Date of Admission: 06/04/2026 ,Place : Office	 06/04/2026	 Captured LTI 06/04/2026	 06/04/2026
City:- Bankura, P.O:- RAJAGRAM, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722146 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: AMxxxxxx8K, Aadhaar No: 80xxxxxxxx0541, Status :Individual, Executed by: Self, Date of Execution: 06/04/2026 , Admitted by: Self, Date of Admission: 06/04/2026 ,Place : Office				
2	Name Mr SUBHAJIT MAJEE Wife of TAPAN MAJEE Executed by: Self, Date of Execution: 06/04/2026 , Admitted by: Self, Date of Admission: 06/04/2026 ,Place : Office	 06/04/2026	 Captured LTI 06/04/2026	 06/04/2026
SCHOOLDANGA NEAR SUKANTA STATUE MORE, City:- Bankura, P.O:- BANKURA, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: DBxxxxxx8A, Aadhaar No: 33xxxxxxxx7770, Status :Individual, Executed by: Self, Date of Execution: 06/04/2026 , Admitted by: Self, Date of Admission: 06/04/2026 ,Place : Office				
3	Name Mr GOUTAM CHANDRA DAS Son of DHARANI DHAR DAS Executed by: Self, Date of Execution: 06/04/2026 , Admitted by: Self, Date of Admission: 06/04/2026 ,Place : Office	 06/04/2026	 Captured LTI 06/04/2026	 06/04/2026
CINEMA ROAD BANKURA, City:- Bankura, P.O:- BANKURA, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: AIxxxxxx6K, Aadhaar No: 64xxxxxxxx6011, Status :Individual, Executed by: Self, Date of Execution: 06/04/2026 , Admitted by: Self, Date of Admission: 06/04/2026 ,Place : Office				

Developer Details :

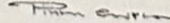
SI No	Name,Address,Photo,Finger print and Signature
1	NIRMAN REALESTATE AVINANDAN APARTMENT UNIT B2 JUNBEDIA INDRA PRASTHA BANKURA, City:- Bankura, P.O:- BANKURA, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Date of Incorporation:XX-XX-2XX9 , PAN No.:: AAXxxxxx7N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RAJA MUKHERJEE Son of NOTAN MUKHERJEE Date of Execution - 06/04/2026, , Admitted by: Self, Date of Admission: 06/04/2026, Place of Admission of Execution: Office	Photo  Apr 6 2026 5:03PM	Finger Print  Captured LTI 06/04/2026	Signature  06/04/2026
RAJAGRAM, City:- Bankura, P.O:- RAJAGRAM, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722146, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: AMxxxxxx8K, Aadhaar No: 80xxxxxxxx0541 Status : Representative, Representative of : NIRMAN REALESTATE (as Partner)				
2	Name Mr SUBHAJIT MAJEE Son of Late TAPAN MAJEE Date of Execution - 06/04/2026, , Admitted by: Self, Date of Admission: 06/04/2026, Place of Admission of Execution: Office	Photo  Apr 6 2026 5:04PM	Finger Print  Captured LTI 06/04/2026	Signature  06/04/2026
SCHOOLDANGA NEAR SUKANTA STATUE, City:- Bankura, P.O:- BANKURA, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: DBxxxxxx8A, Aadhaar No: 33xxxxxxxx7770 Status : Representative, Representative of : NIRMAN REALESTATE (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PINTU GUPTA Son of BIJOY GUPTA ASHRAM PARA BANKURA, City:- Bankura, P.O:- BANKURA, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101	 06/04/2026	 Captured 06/04/2026	 06/04/2026
Identifier Of Mr RAJA MUKHERJEE, Mr SUBHAJIT MAJEE, Mr GOUTAM CHANDRA DAS, Mr RAJA MUKHERJEE, Mr SUBHAJIT MAJEE			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr RAJA MUKHERJEE	NIRMAN REALESTATE-2.75 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBHAJIT MAJEE	NIRMAN REALESTATE-2.75 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr GOUTAM CHANDRA DAS	NIRMAN REALESTATE-2.75 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Chistandanga Road, Road Zone : (Ward no 11 – Ward no 11) , Mouza: Khudshol, JI No: 228, Pin Code : 722101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 543, LR Khatian No:- 4067	Owner:রাজা মুখার্জী, Gurdian:নোটন মুখার্জী, Address:নিজ , Classification:ভড়া, Area:0.02750000 Acre,	Mr RAJA MUKHERJEE
L2	LR Plot No:- 543, LR Khatian No:- 3923	Owner:শুভজিত মাজী, Gurdian:তপন মাজী, Address:নিজ , Classification:ভড়া, Area:0.02750000 Acre,	Mr SUBHAJIT MAJEE
L3	LR Plot No:- 543, LR Khatian No:- 4061	Owner:গৌতম চন্দ্র দাস, Gurdian:ধরনীধর দাস, Address:নিজ , Classification:ভড়া, Area:0.02750000 Acre,	Mr GOUTAM CHANDRA DAS

Endorsement For Deed Number : I - 010101868 / 2026

On 06-04-2026

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 13:30 hrs on 06-04-2026, at the Office of the D.S.R. BANKURA by Mr RAJA MUKHERJEE , 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 31,35,000/-

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

Execution is admitted on 06/04/2026 by 1. Mr RAJA MUKHERJEE, NOTAN MUKHERJEE, P.O: RAJAGRAM, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722146, by caste Hindu, by Profession Business, 2. Mr SUBHAJIT MAJEE, TAPAN MAJEE, SCHOOLDANGA NEAR SUKANTA STATUE MORE, P.O: BANKURA, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business, 3. Mr GOUTAM CHANDRA DAS, Son of DHARANI DHAR DAS, CINEMA ROAD BANKURA, P.O: BANKURA, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Service

Indetified by Mr PINTU GUPTA, , , Son of BIJOY GUPTA, ASHRAM PARA BANKURA, P.O: BANKURA, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Business

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

Execution is admitted on 06-04-2026 by Mr RAJA MUKHERJEE, Partner, NIRMAN REALESTATE, AVINANDAN APARTMENT UNIT B2 JUBNDIA INDRA PRASTHA BANKURA, City:- Bankura, P.O:- BANKURA, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101

Indetified by Mr PINTU GUPTA, , , Son of BIJOY GUPTA, ASHRAM PARA BANKURA, P.O: BANKURA, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Business

Execution is admitted on 06-04-2026 by Mr SUBHAJIT MAJEE, Partner, NIRMAN REALESTATE, AVINANDAN APARTMENT UNIT B2 JUBNDIA INDRA PRASTHA BANKURA, City:- Bankura, P.O:- BANKURA, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101

Indetified by Mr PINTU GUPTA, , , Son of BIJOY GUPTA, ASHRAM PARA BANKURA, P.O: BANKURA, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 832.00/- (E = Rs 800.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 800/-, by POS = Rs 32/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/04/2026 12:17PM with Govt. Ref. No: 192026270005016528 on 06-04-2026, Amount Rs: 800/-, Bank: SBI EPay (SBIEPay), Ref. No. 9850294058245 on 06-04-2026, Head of Account 0030-03-104-001-16

Description of Payment

By POS on 06/04/2026 5:13PM with Govt. Ref. No: 192026270005456076 on 06-04-2026, Amount Rs: 32/-, Bank: SBI, Ref. No. 01012000864652/01/2026 on 06-04-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,030/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 2,030/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 571, Amount: Rs.5,000.00/-, Date of Purchase: 06/04/2026, Vendor name: Debdas Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/04/2026 12:17PM with Govt. Ref. No: 192026270005016528 on 06-04-2026, Amount Rs: 2,030/-, Bank: SBI EPay (SBlePay), Ref. No. 9850294058245 on 06-04-2026, Head of Account 0030-02-103-003-02



Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
Bankura, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0101-2026, Page from 79769 to 79793

being No 010101868 for the year 2026.



Amitava

Digitally signed by Amitava Dutta
Date: 2026.04.17 19:37:14 +05:30
Reason: Digital Signing of Deed.

(Amitava Dutta) 17/04/2026
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
West Bengal.