

(8) (2) 1003024/2020

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 514465

v.c No - 69/2020

S/L-1855/2020

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৫:০০ প.ম.

Certified that the documents is admitted registration & the endorsement sheet's & the signature sheet's attached with it & document are the part of this document

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Addl. Dist. Sub R. Jatra
Kolkata

14 SEP 2020

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DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this 9th day of September Two thousand Twenty.

BETWEEN

1. Sri Dibakar Samui, PAN No- AISPS5991E Son of Late Bishnupada Samui, by faith - Hindu, by occupation - retired person residing at Vill -Barbahala, P.O. Mechada, Police Station - Kolaghat, District- Purba Medinipur, PIN-721137.

A. Hazra
Adv.

Barnu Bern. Bera
Arun Kumar Bera
Dibakar Samui
Sati Sambhata Ghosh
Mandun S. Samui Mahupur
Machaki Mahafaka

(2)

2. **Smt. Madhabi Mahapatra**, PAN No- BIRPM6191A w/o-Sri Madhusudan Mahapatra, by religion Hindu(Indian Citizen) residing at Santipur, P.O.- Mecheda, P.S.- Kolaghat, Dist.- Purba Medinipur by occupation - house wife, PIN-721137.

3. **Sri Madhusudan Mahapatra**, PAN No- BIRPM6192D s/o- Late Kshudiram Mahapatra by religion Hindu (Indian Citizen) residing at Santipur, P.O.- Mecheda, P.S.- Kolaghat, Dist.- Purba Medinipur by occupation-business, PIN-721137.

4. **Sri Gouri Sankar Ghosh**, PAN No- AJRPG7781L s/o- Late Tarapada Ghosh by religion Hindu(Indian Citizen) residing at Srikrishnapur, P.O.- Mecheda, P.S.- Kolaghat, Dist.- Purba Medinipur by occupation-retired person, PIN-721137.

5. **Sri Sati Sankar Ghosh**, PAN No- AGCPG0336M s/o- Late Tarapada Ghosh by religion Hindu (Indian Citizen) residing at Srikrishnapur, P.O.- Mecheda, P.S.- Kolaghat, Dist.- Purba Medinipur by occupation-Service, PIN-72113 hereinafter called and referred to as the "LAND OWNERS" (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include their respective heirs, executors, legal representatives and assigns) of the "ONE PART".

AND

AB CONSTRUCTIVE DEVELOPER, PAN No- AAXFA5412B a partnership firm having its office at Barbahala, P.O. Mecheda, Police Station - Kolaghat, Dist. Purba Medinipur represented by its partners namely (1) **SRI ARUN KUMAR BERA**, PAN No- AIFPB0911N Son of Sri Haripada Bera, by faith - Hindu, by occupation - Business, (2) **SRI BARUN BERA**, PAN No- AHUPB3795Q Son of Sri

Handwritten notes at top right: (1) Sri Sankar Ghosh is (2) Sri Sankar Ghosh



Handwritten note: Madhabi Mahapatra

Handwritten notes at bottom right: Barun Bera, Arun Kumar Bera, Dileakar Samui, Sati Sankar Ghosh, Madhu Sankar Mahapatra

Handwritten note at bottom left: A. Hazra Adv.

(3)

Haripada Bera, by faith - Hindu, by occupation - Business, both are residing at Vill. Barbahala, P.O. Mechada, Police Station - Kolaghat, Dist. Purba Medinipur hereinafter called and referred to as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include his respective heirs, executors, legal representatives and assigns) of the "OTHER PART".

WHEREAS

1. ALL THAT piece and parcel of homestead land measuring 33 decimals of land (Bastu, Vacant land) more or less being in plot no-418, Under Khatian No.- 253/1, 523/1, 761/1, 161/1 & 697/1 of Mouza-Rakshachak, J.L. No.-293, under police station-Kolaghat, Dist. - Purba Medinipur.
2. The Owners intended to develop the property measuring more or less measuring 33 decimals of land (Bastu, Vacant land) more fully and particularly mentioned in the "SCHEDULE-A" hereunder written for the construction of a new building i.e. G+7 storied building thereon but for paucity of funds and lack of experience could not develop their said property by construction of a Multi storied Building.
3. The Owners were looking for a proper person/firm for making construction of Building on the land by investing funds and having experience in the construction of the Building.
4. The Developer coming to know the said intention of the Owners approached to the Owners and agreed to invest funds for making development of the property by making construction of building.

Haripada Bera
and his representatives



Machabi Machabaha

Berun Bera.
Arun Kumar Bera
Dibakar Samui
Sati Sankar Ghosh
Maulan Suman Mahapatra

Hazra
Adv.

(4)

5. The Owners and the Developer after having several rounds of discussion have agreed that the Developer will develop the said premises for the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH that the parties hereto have agreed to abide by the terms and conditions of Agreement appearing hereunder and the terms hereunder unless excluded by or repugnant to the subject or context shall mean the following.

ARTICLE -I

- 1.1 OWNER :**
1. Sri Dibakar Samui.
 2. Smt. Madhabi Mahapatra
 3. Sri Madhusudan Mahapatra
 4. Sri Gouri Sankar Ghosh,
 5. Sri Sati Sankar Ghosh,
- 1.2 DEVELOPER :** A B CONSTRUCTIVE DEVELOPER
- 1.3 PREMISES :** The land measuring 33 decimals of land (Bastu, Vacant land) more or less being in plot no- 418, Under Khatian No.- 253/1, 523/1, 761/1, 161/1 & 697/1 of Mouza-Rakshachak, J.L. No.-293, under police station-Kolaghat, Dist.- Purba Medinipur.

Handwritten signature/initials in the top right corner.



Madhabi Mahapatra

Banu-Bera
Arun Kumar Bera
Dibakar Samui
Sati Sankar Ghosh
Madhu Suman Mahapatra

Hazra
Adv.

(5)

- 1.4 **BUILDING :** The G+7 storied building to be constructed by the Developer on the said premises / property.
- 1.5 **COMMON SERVICE AREAS :** Corridors, stairways, passages, common lavatories, ways, pump room, overhead water tank, roof, underground water reservoir, water pump, septic tank open ground space and all other construction and relevant facilities attached with the building.
- 1.6 **SALEABLE SPACE :** All space in the new building available for independent use and occupation along with the spaces for common use.
- 1.7 **ARCHITECT :** The person and/or firm to be appointed by the Developer for planning, designing and supervising the new building.
- 1.8 **TRANSFEROR :** The Owners and developer herein.
- 1.9 **TRANSFeree :** The person, firm, limited company, associations of person to whom any space in the building would have been transferred i.e, purchasers who will purchase flat/space in the building from the Developer.
- 1.10 **OWNERS' ALLOCATION :** Shall mean the Owners shall get 30% i.e. totally complete / finished flats in 2nd floor, 5th floor and rest portion of parking space / space in Ground floor of the said proposed G+7 Storied buildings on the land of the said premises along with undivided proportionate share of land attributable thereto in the said premises more fully and particularly described in the SCHEDULE- "B" hereunder written.

Widhi Karya i.e
Kusnadi & Partners



Widhi Karya

Berni Berni
Arun Kumar Bera
Dibakar Samui
Sati Somkatz Ghosh
Maithu Suman Mahapatra

Habitat
Adv.

(6)

1.11 **DEVELOPERS' ALLOCATION** : Save and except the Owners' Allocation the Developer will be entitled to rest 70% i.e. total flats of 1st floor, 3rd floor, 4th floor, 6th floor, 7th floor and rest portion of parking space in Ground floor of the said proposed G+7 Storied buildings on the land of the said premises along with undivided proportionate share of land attributable thereto in the said premises more fully and particularly described in the **SCHEDULE- "C"** hereunder written.

1.12 **CONSIDERATION** : Owners' Allocation at the cost of the Developer as aforesaid will be treated as consideration to be given to the Owners against which the Owners will transfer proportionate undivided share/interest of land in the premises attributable to the Developers' Allocation.

1.13 **DELIVERY OF VACANT POSSESSION**: In the context shall mean the Owners will hand over to the Developer the peaceful vacant well demarcated physical possession in habitable condition of the said premises immediately after signing of this instrument.

1.14 **TIME** : The Developer will complete Owners' Allocation in complete condition to the Owners within 42 months from the date of execution of this agreement.

ARTICLE-II (OWNER'S RIGHT)

2.1 The Owners will get above mentioned flat of the proposed building from the Developer.

Mr. Ramesh Chandra
- 1002 & 1001 - 1002



Madhalki Mahapalika

Baram Bera
Anam Kumar Bera
Dibakar Samui
Sate Sankar Ghosh
Madhu Subra Mahapatra

1. Hazra
Adv.

(7)

ARTICLE-III (OWNER'S OBLIGATION)

- 3.1 The Developer shall be entitled to construct and complete the building in accordance of the Sanction Building Plan without any interference or hindrance from the side of the Owners.
- 3.2 During the continuance of this Agreement the Owners will 'not let out, grant, lease, mortgage in respect of the Premises or any portion thereof without the consent in writing of the Developer.
- 3.3 The Owners will execute all Deeds of Conveyance for conveying the undivided proportionate share of land relating to the Developers' Allocation in the Building,
- 3.4 The Owners will execute a Registered Power of Attorney in favour of the Developer or its nominee authorizing inter alia : to construct the building, to sell the flats in the Developers' Allocation and transfer the undivided proportionate share / interest of land in the Premises attributable to the Developers' Allocation and receive consideration therefore at its discretion and execute register and present the Deed of Conveyance in respect of the Flats along with undivided proportionate share/ interest of land in the Premises attributable to the Developers' Allocation,
- 3.5 The Owners, with the execution of this Agreement will hand over all Original Documents, Title Deeds to the Developer against Proper Receipt. Those documents will remain with the said Developer till the Owners/Occupiers of the said building form an association or common body,

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Handwritten signature: Nachhaki Nachhakar

Handwritten signatures and text at the bottom right:
Benu Bera.
Arun Kumar Bera
Dilakar Samui
Sati Sankar Ghosh
Madhu Kumar Mahapatra

A. Hazra
Adv.

(8)

3.6 The Owners will be solely responsible for delivering the peaceful, vacant, well demarcated physical possession of the Premises to the Developer free from all encumbrances whatsoever immediately after signing of this instrument.

3.7 The Owners will extend all reasonable co-operation to the Developer for effecting construction of the New Building free of cost.

ARTICLE - IV (DEVELOPER'S RIGHT)

4.1 The Owners hereby grant exclusive right to the Developer to build and complete the Building without any obstruction from the Owners.

4.2 The Developer will have full right and absolute authority to enter into any Agreement with any Purchasers in respect of the Developers' Allocation at any price, of its discretion and receive Advance / Consideration in full thereof.

4.3 The Developer will be entitled to receive, collect and realize all money out of the Developers' Allocation without creating any personal liability of the Owners.

4.4 The Developer will be entitled to deliver the Flats and Spaces pertaining to the Developers' Allocation to the purchaser(s) after peaceful delivery of khas possession to the owners.

4.5 The Developer will be entitled to transfer the undivided proportionate share of land in the Premises attributable to Developer's Allocation on the strength of the **POWER OF ATTORNEY** to be given by the Owners.

Handwritten signature in Hindi: *महेश्वर सुभद्रा महोपाध्याय*



Handwritten signature in Hindi: *महेश्वर सुभद्रा महोपाध्याय*

Handwritten signature in Hindi: *बेनु बेरा, अमर कुमार बेरा, दिलकाश समुी, सती संभद्रा गुप्ता, महेश्वर सुभद्रा महोपाध्याय*

Handwritten text in Hindi: *A-Hazra Adv.*

(9)

4.6 The Developer will be entitled to make publicity and advertisement in all possible manners for the benefit of Developers' Allocation in the Building.

ARTICLE-V (DEVELOPER'S OBLIGATION)

5.1 The Developer will construct the building with standard materials available in the market.

5.2 The Developer will bear all cost arising out of the construction of the Building.

5.3 The Developer will bear entire expenses to execute this instrument and/ Registered Power of Attorney and the owners shall have no liability in that account.

ARTICLE - VI (OWNER'S INDEMNITY)

6.1 The Owners declare that the Premises / property is free from all encumbrances whatsoever and the Owners have full right and absolute authority to enter into this Agreement with the Developer.

6.2 The Owners declare that save and except the Owners herein no other person have any right title and interest on the Premises / property.

6.3 The Owners declare that there is no defect in the Title of the said Premises / property.

ARTICLE- VII (DEVELOPER'S INDEMNITY)

7.1 The Developer indemnifies the Owners against all claims, actions, suits and proceedings arising out of any acts of the Developer in connection with the construction of the Building.

Handwritten notes in Hindi: "कॉन्ट्रिब्यूटर्स" and "अपना हिस्सा देना".

Handwritten signature: "Madhavi - Mahapatra".

Handwritten signatures: "Benu Bena.", "Arun Kumar Bera", "Dilip Kumar Samal", "Sankar Ghosh", "Madhu Subram Mahapatra".

Handwritten notes in Hindi: "1-1/2 Ha 2700 Sq ft".

Handwritten notes in Urdu: "اور یہ ہے کہ اس پر اسے لکھو"



7.2 The Developer declares that they will use or cause to be used the Developers' Allocations for residential /commercial purpose only.

ARTICLE -VII (COMMON RESTRICTIONS)

8.1 Neither party shall use or permit to use of their respective allocation location or any portion of the new building for carrying any harmful trade or activity detrimental to the peaceful living of the other occupiers of the building.

8.2 Neither party shall demolish or permit to demolish any wall or make any structural alteration to the Building.

8.3 Both parties will jointly form Association and/or common body to look after the maintenance of the Building.

8.4 Neither party shall use or permit to use of their respective allocation or any portion of the new building for storing articles which may be detrimental to the free ingress and egress to the building or part thereof. Both parties will bear proportionately tax, maintenance cost, day to day expenditure of their respective allocations from the date of getting their respective allocation.

Handwritten notes in Urdu: "Madraki Mahafuzi"

ARTICLE -IX (MISCELLANEOUS)

9.1 The Owners and the Developer have entered into Agreement purely as a contracted and nothing herein shall deed to construct a partnership between the parties in any manner whatsoever.

Handwritten notes in Urdu: "Bermu Bera, Aam Kama Bera, Dilakar Samui, Sati Saankar Ghosh, Madhu Subram Mahapatra"

Handwritten notes in Urdu: "A. Hazra Adv."

- 9.2 Save and except this Agreement no Agreement and/or oral representation exist or will have any validity.
- 9.3 That after completion of the proposed building the Developer & Owners handover physical possession of flat and car parking space from their respective allocation to the intending purchaser(s). Owners can sale the flat(s) and parking space from owners' allocation which is more fully and particularly described in the SCHEDULE- "B" hereunder written and Developer can sale the flat(s) and parking space from Developer's allocation which is more fully and particularly described in the SCHEDULE- "C" hereunder written.

ARTICLE -X (FORCE MAJURE)

The Developer will complete the Owners' Allocation within the stipulated period subject to the circumstances which may be beyond control of the Developer.

SCHEDULE- "A" ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less 33 decimals lying and situated in Plot No.- 418, Under Khatian No.- 253/1, 523/1, 761/1, 161/1 & 697/1 of Mouza-Rakshachak, J.L. No.-293, under police station-Kolaghat, District - Purba Medinipur, nature of land -Bastu (vacant land) which is butted and bounded by :

Handwritten notes in Bengali script at the top right corner.



Handwritten text in Bengali script: "Madhabis Mahapatra"

Handwritten text in Bengali script: "Benu Bera, Anur Kumar Bera, Dilakar Samui, Sati Sambhats Ghosh, Madhu Kumar Mahapatra"

Handwritten text in Bengali script at the bottom left corner: "H. Hazra Adu"

(12)

ON THE NORTH : HANIF KHAN & OTHERS
ON THE SOUTH : S.E. RAIL WAY
ON THE EAST : BARID HAZRA & OTHERS
ON THE WEST : DREAM RESIDANCE &
OTHERS

SCHEDULE- "B" ABOVE REFERRED TO (OWNERS' ALLOCATION)

Owners will be entitled to ALL THAT entire 30% Areas/ Flats/ Spaces i.e. 2nd floor, 5th floor and rest portion of parking space / space in ground floor of the said proposed G+7 Storied buildings on the land of the said premises along with undivided proportionate share of land attributable thereto in the said premises more fully and particularly described in the SCHEDULE- "A" above mentioned. The Owners' Allocation will be used for residential purpose only.

SCHEDULE- "C" ABOVE REFERRED TO DEVELOPERS' ALLOCATION

Save and except the Owners' Allocation the Developer will be entitled to rest 70% other Areas/Flats/Spaces i.e. 1st floor, 3rd floor, 4th floor, 6th floor, 7th floor and rest portion of parking space in Ground floor in the building along with undivided proportionate share of land and common areas attributable thereto in the said premises more fully and particularly described in the SCHEDULE- "A" mentioned above.

Handwritten notes in the top right corner, including a signature and the name "Madhaki Mahabanta".



Madhaki Mahabanta

Barun Bera
Anur Kumar Bera
Dilakar Somai
Sat. Sankar Ghosh
Madhu Subhan Mahapatra

1. Hazra Adv.

(13)

ANNEXURE - 'A'

Specification of Construction

Foundation:	The building is designed on R.C.C. footing and frame as per design.
Walls :	All the external walls shall be of 200 mm. thick brick wall with both side cement plaster. All internal partition walls shall be 90 mm. thick brick wall with both side cement plaster.
Doors:	Sal wood frames and all doors shutters shall be of 32 mm. thick flash doors (Phenol bonded)
Window & M.S.: Grill & Paint	All the windows shall be aluminium frame with sliding, integrated steel grill with glass panes and handles with one coat of primer & paints on steel surface.
Door & windows: fittings	All the doors fittings such as M.S. Hings, sliding bolt, SS tower bolts, door stoppers as per require.
Flooring :	All the flooring shall be finish by vetrified tiles. and skirting in 100 mm high. Toilet wall shall have 6'-0" high glazed tiles, W.C. wall will be 6' high glazed tiles. Kitchen shall

Handwritten notes in Hindi:
किसी भी प्रकार का
मिर्माणात्मक कार्य



Handwritten signature: *Madhavi Mahapatra*

Handwritten signatures and notes:
Benu Bera.
Arun Kumar Bera
Dikakar Samui
Sati Samkar Ghosh
Madhu Sukum Mahapatra

Handwritten signature: *A. Hazra
A.S.*

(14)

have 1 1/2 height glazed tiles over the table top of 6' x 18" black stone top and also a steel sink will be fixed of size 18" x 22".

Handwritten notes in Hindi: "क्या सिंक है" and "क्या सिंक है" with a drawing of a sink.



Internal Finish to :

All interior walls, ceiling of rooms, walls verandha, kitchen-cum-dining, living and toilets, W.C. shall be finished in plaster of paris/putty. Staircase will be finished with white colour lime wash and the door shutter will be one coat primer and paints of paris. Staircase will be finished with white colour lime wash and the door shutter will be one coat primer paints (white or any colour).

Handwritten note: "सदरुकी महारपत्रा"

Sanitary & Plumbing:

All the internal horizontal soil and waste water pipe shall be of 75 -mm. and 100 mm. dia P.V.C. pipes. All the vertical soil vent and waste water pipes shall be in 75 mm. to 100 mm. dia. PVC pipes exposed to walls. All the rain water pipe shall be 100 mm. dia PVC in good quality (Supreme or similar make).

All water supply pipes shall be within (Oriplast or similar make) concealed to walls of toilet and W.C., Toilet (Both) will be provided

Handwritten notes in Hindi: "Benu Bera", "Anur Kumar Bera", "Dhakar Samui", "Bati Sankar Ghosh", "Madhu Subram Mahapatra"

Handwritten notes in Hindi: "Ha2ra" and "Adr." with an arrow pointing right.

(16)

Water supply :

Each flat shall be provided with water supply line from P.V.C. overhead water tank. Over head water tank shall be filled up by water from the submersible pump (semi) water reservoir with motor pump for all the flats.

Handwritten note:
WBSEB meter
over 2



General:

All the internal approach road shall be cement concreted (Jhama) and on edge of 75mm. brick point. Brick boundary wall up to a height of 5'-0" with both side plaster. Each flat shall have separate WBSEB meter, installation the cost of WBSEB meter will be borne by the purchaser.

Handwritten note:
Kochabera

Any addition and alteration in the flats shall be subject to approvals of the Architect beyond the annexure and the requisite costs for the same shall be borne by the Owner in advance.

Handwritten note:
Madhaki

Maintenance of the flat/flats at proportionate cost will be managed by the flat owners.

Extra cost is to be paid for extra work beyond the agreement Annexure in advance to the Developer as per market rate.

Handwritten notes:
Barun Bera.
Arun Kumar Bera
Dibakar Samal
Bati Samal's Ghosh
Member - Samal Mahopala

Handwritten note:
Hazra
Adv.

IN WITNESSES WHEREOF the Parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

DRAFTED BY:

Amit Hazra
Advocate

Tamuk Court
Enrolment no: F/1192/1180/15

TYPED BY:

Avijit Jana.

(Avijit Jana)
Vill.-Brindabanpur,
P.S.-Kolaghat
Dist.-Purba Medinipur

WITNESSES :-

1. Shampa Ghosh
vill: Khanjadapur
2. Nandini Ghosh
vill: Khanjadapur
3. Joyanti Samui
vill - Barbahala
4. Anurupa Ghosh

Dibakar Samui

Madhu Sankar Mahapatra

Madhaki Mahapatra

Sati Sankar Ghosh



Signature of the owners

SIGNATURE OF THE OWNERS

Anur Kumar Bera

Berun Bera.

SIGNATURE OF THE DEVELOPERS

5. Tanusree Ghosh

5. Tanusree Ghosh, vill - Khanjadapur

This agreement complete by total 21 pages in presence of 05 Witness.



Dibakar Samui

Sri Dibakar Samui:

	Thumb	Ring finger	Middle finger	Four finger	Little finger
L.H. F					
R.H. F					

Dibakar Samui



Madhabi Mahapatra

Smt. Madhabi Mahapatra:

	Thumb	Ring finger	Middle finger	Four finger	Little finger
L.H. F					
R.H. F					

Madhabi Mahapatra



Sri Madhusudan Mahapatra:

	Thumb	Ring finger	Middle finger	Four finger	Little finger
L.H.F					
R.H.F					

Madhusudan Mahapatra



Sri Gouri Sankar Ghosh :

	Thumb	Ring finger	Middle finger	Four finger	Little finger
L.H.F					
R.H.F					

Gouri Sankar Ghosh

Atalaya Adv.



Sri Sati Sankar Ghosh:

	Thumb	Ring finger	Middle finger	Four finger	Little finger
L.H.F					
R.H.F					

Sati Sankar Ghosh



Sri Arun Kumar Bera:

	Thumb	Ring finger	Middle finger	Four finger	Little finger
L.H.F					
R.H.F					

Arun Kumar Bera

Ahazra Adv.



Barun Bera

Sri Barun Bera:

	Thumb	Index finger	Middle finger	Ring finger	Little finger
L.H. F					
R.H. F					

Barun Bera.



Dhananjay Patra

Sri Dhananjay Patra (Identifier):

	Thumb	Index finger	Middle finger	Ring finger	Little finger
L.H. F					
R.H. F					

H. Hazra Adv.









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue









OFFICE OF THE A.D.S.R. KOLAGHAT, District Name :Purba Midnapore

Signature / LTI Sheet of Query No/Year 11182001003024/2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Dibakar Samul Barbahala, P.O:- Mecheda, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137	Land Lord		 V.T.F. 316	Dibakar Samul 10/09/20
2	Mrs Madhabi Mahapatra Santipur, P.O:- Mecheda, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137	Land Lord		 V.T.F. 315	Madhabi Mahapatra 10.9.20
3	Mr Madhusudan Mahapatra Santipur, P.O:- Mecheda, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137	Land Lord		 V.T.F. 316	Madhusudan Mahapatra 10.9.20

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Gouri Sankar Ghosh Srikrishnapur, P.O:- Mecheda, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137	Land Lord			<i>Gouri Sankar Ghosh</i> 02/09/2021
5	Mr Sati Sankar Ghosh Srikrishnapur, P.O:- Mecheda, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137	Land Lord			<i>Sati Sankar Ghosh</i> 21/09/2021
6	Mr Arun Kumar Bera Barbahala, P.O:- Mecheda, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137	Represent ative of Developer [AB CONSTR UCTIVE DEVELOP ER]			<i>Arun Kumar Bera</i> 10/09/2021
7	Mr Barun Bera Barbahala, P.O:- Mecheda, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137	Represent ative of Developer [AB CONSTR UCTIVE DEVELOP ER]			<i>Barun Bera</i> 10/09/2021

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Dhananjoy Patra Son of Mr Bharat Patra Bankurachak, P.O:- Ramtarakhat, P.S:- Kolaghat, District:- Purba Midnapore, West Bengal, India, PIN - 721151	Mr Dibakar Samui, Mrs Madha Mahapatra, Mr Madhusudan Mahapatra, Mr Gouri Sankar Ghosh, Mr Sati Sankar Ghosh Arun Kumar Bera, Mr Barun B			<i>Dhananjoy Patra</i> 10/09/20

(Subhajit Das)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 KOLAGHAT
 Purba Midnapore, West
 Bengal

BRN: 192020210088361951

Online Payment

GRN Date: 26/08/2020 12:22:27

Bank: State Bank of India

BRN: IK0AQXPUP4

BRN Date: 26/08/2020 12:23:34

DEPOSITOR'S DETAILS

Id No.: 2001003024/5/2020

(Query No./Query Year)

Name: dhanannay patra

Contact No.:

Mobile No.: +91 8016159868

E-mail:

Address: bankurachak

Applicant Name: Mr Dhananjay Patra

Office Name:

Office Address:

Status of Depositor: Attorney of Executant

Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001003024/5/2020	Property Registration- Stamp duty	0030-02-103-003-07	35010
2	2001003024/5/2020	Property Registration- Registration Fees	0030-03-104-001-1E	14

Total

35024

In Words: Rupees Thirty Five Thousand Twenty Four / -

Major Information of the Deed

Deed No :	I-1118-01893/2020	Date of Registration	14/09/2020
Query No / Year	1118-2001003024/2020	Office where deed is registered	
Query Date	24/08/2020 2:12:24 PM	1118-2001003024/2020	
Applicant Name, Address & Other Details	Dhananjay Patra Bankurachak, Thana : Kolaghat, District : Purba Midnapore, WEST BENGAL, Mobile No. : 8016159868, Status : Attorney of Executant		
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. 2,97,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			

Land Details :

District: Purba Midnapore, P.S:- Kolaghat, Gram Panchayat: AMALHANDA, Mouza: Raksachak, JI No: 293, Pin Code : 721134

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-418		Bastu	Bastu	33 Dec		2,97,00,000/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
Grand Total :					33Dec	0 /-	297,00,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Dibakar Samui (Presentant) Son of Late Bishrupada Samui Barbahala, P.O:- Mecheda, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No: AIxxxxxx1E, Aadhaar No: 49xxxxxxxx4918, Status :Individual, Executed by: Self, Date of Execution: 09/09/2020 , Admitted by: Self, Date of Admission: 10/09/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/09/2020 , Admitted by: Self, Date of Admission: 10/09/2020 ,Place : Pvt. Residence
2	Mrs Madhabi Mahapatra Wife of Mr Madhusudan Mahapatra Santipur, P.O:- Mecheda, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: BIxxxxxx1A, Aadhaar No: 39xxxxxxxx3998, Status :Individual, Executed by: Self, Date of Execution: 09/09/2020 , Admitted by: Self, Date of Admission: 10/09/2020 ,Place: Pvt. Residence, Executed by: Self, Date of Execution: 09/09/2020 , Admitted by: Self, Date of Admission: 10/09/2020 ,Place : Pvt. Residence

3	Mr Madhusudan Mahapatra Son of Late Kshudiram Mahapatra Santipur, P.O:- Mecheda, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: B1xxxxx2D, Aadhaar No: 20xxxxxxxx8892, Status :Individual, Executed by: Self, Date of Execution: 09/09/2020, Admitted by: Self, Date of Admission: 10/09/2020,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/09/2020, Admitted by: Self, Date of Admission: 10/09/2020,Place : Pvt. Residence
4	Mr Gouri Sankar Ghosh Son of Late Tarapada Ghosh Srikrishnapur, P.O:- Mecheda, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: A1xxxxx1L, Aadhaar No: 95xxxxxxxx7828, Status :Individual, Executed by: Self, Date of Execution: 09/09/2020, Admitted by: Self, Date of Admission: 10/09/2020,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/09/2020, Admitted by: Self, Date of Admission: 10/09/2020,Place : Pvt. Residence
5	Mr Sati Sankar Ghosh Son of Late Tarapada Ghosh Srikrishnapur, P.O:- Mecheda, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AGxxxxx6M, Aadhaar No: 82xxxxxxxx9795, Status :Individual, Executed by: Self, Date of Execution: 09/09/2020, Admitted by: Self, Date of Admission: 10/09/2020,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/09/2020, Admitted by: Self, Date of Admission: 10/09/2020,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AB CONSTRUCTIVE DEVELOPER Barbahala, P.O:- Mecheda, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137, PAN No.: AAxxxxx2B, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Arun Kumar Bera Son of Mr Haripada Bera Barbahala, P.O:- Mecheda, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: A1xxxxx1N, Aadhaar No: 81xxxxxxxx5248 Status : Representative, Representative of : AB CONSTRUCTIVE DEVELOPER (as)
2	Mr Barun Bera Son of Mr Haripada Bera Barbahala, P.O:- Mecheda, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AHxxxxx5Q, Aadhaar No: 44xxxxxxxx6913 Status : Representative, Representative of : AB CONSTRUCTIVE DEVELOPER (as developer)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dhananjay Patra Son of Mr Bharat Patra Bankurachak, P.O:- Ramtarakhat, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721151			

Identifier Of Mr Dibakar Samui, Mrs Madhabi Mahapatra, Mr Madhusudan Mahapatra, Mr Gouri Sankar Ghosh, Mr Sati Sankar Ghosh, Mr Arun Kumar Bera, Mr Barun Bera

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Dibakar Samui	AB CONSTRUCTIVE DEVELOPER-6.6 Dec
2	Mrs Madhabi Mahapatra	AB CONSTRUCTIVE DEVELOPER-6.6 Dec
3	Mr Madhusudan Mahapatra	AB CONSTRUCTIVE DEVELOPER-6.6 Dec
4	Mr Gouri Sankar Ghosh	AB CONSTRUCTIVE DEVELOPER-6.6 Dec
5	Mr Sati Sankar Ghosh	AB CONSTRUCTIVE DEVELOPER-6.6 Dec

On 10-09-2020

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

Presented for registration at 18:00 hrs on 10-09-2020, at the Private residence by Mr Dibakar Samui, 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 2,97,00,000/-

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

Execution is admitted on 10/09/2020 by 1. Mr Dibakar Samui, Son of Late Bishnupada Samui, Barbahala, P.O: Mecheda, Thana: Kolaghat, Purba Midnapore, WEST BENGAL, India, PIN - 721137, by caste Hindu, by Profession Service, 2. Mrs Madhabi Mahapatra, Wife of Mr Madhusudan Mahapatra, Santipur, P.O: Mecheda, Thana: Kolaghat, Purba Midnapore, WEST BENGAL, India, PIN - 721137, by caste Hindu, by Profession House wife, 3. Mr Madhusudan Mahapatra, Son of Late Kshudiram Mahapatra, Santipur, P.O: Mecheda, Thana: Kolaghat, Purba Midnapore, WEST BENGAL, India, PIN - 721137, by caste Hindu, by Profession Business, 4. Mr Gouri Sankar Ghosh, Son of Late Tarapada Ghosh, Srikrishnapur, P.O: Mecheda, Thana: Kolaghat, Purba Midnapore, WEST BENGAL, India, PIN - 721137, by caste Hindu, by Profession Retired Person, 5. Mr Sati Sankar Ghosh, Son of Late Tarapada Ghosh, Srikrishnapur, P.O: Mecheda, Thana: Kolaghat, Purba Midnapore, WEST BENGAL, India, PIN - 721137, by caste Hindu, by Profession Service

Indetified by Mr Dhananjay Patra, , Son of Mr Bharat Patra, Bankurachak, P.O: Ramtarakhat, Thana: Kolaghat, Purba Midnapore, WEST BENGAL, India, PIN - 721151, by caste Hindu, by profession Cultivation

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

Execution is admitted on 10-09-2020 by Mr Arun Kumar Bera, AB CONSTRUCTIVE DEVELOPER, Barbahala, P.O:- Mecheda, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137

Indetified by Mr Dhananjay Patra, , Son of Mr Bharat Patra, Bankurachak, P.O: Ramtarakhat, Thana: Kolaghat, Purba Midnapore, WEST BENGAL, India, PIN - 721151, by caste Hindu, by profession Cultivation

Execution is admitted on 10-09-2020 by Mr Barun Bera, developer, AB CONSTRUCTIVE DEVELOPER, Barbahala, P.O:- Mecheda, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137

Indetified by Mr Dhananjay Patra, , Son of Mr Bharat Patra, Bankurachak, P.O: Ramtarakhat, Thana: Kolaghat, Purba Midnapore, WEST BENGAL, India, PIN - 721151, by caste Hindu, by profession Cultivation

Subhajit Das

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Purba Midnapore, West Bengal

On 14-09-2020

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/08/2020 12:23PM with Govt. Ref. No: 192020210068381951 on 26-08-2020, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No: IK0AQXPUP4 on 26-08-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 377, Amount: Rs.5,000/-, Date of Purchase: 26/08/2020, Vendor name: Amirul Rahaman Khan

2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/08/2020 12:23PM with Govt. Ref. No: 192020210068361951 on 26-08-2020, Amount Rs: 35,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AQXPUP4 on 26-08-2020, Head of Account 0030-02-103-003-02

Subhjit

Subhjit Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KOLAGHAT
Purba Midnapore, West Bengal