

12750/23

P-12604/23.



अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

K 881469

certified that the Document
is Admitted to Registration the
Signature Sheet and the End-
orsements Attached with this
Document are the Part of the
Document

29 DEC 2023

A.D.S.R. Durgapur
Durgapur

DEVELOPMENT AGREEMENT

This Development Agreement is made before ADSR Office
at Durgapur.


- Adv

SINO. 9123 Date 26/12/2023
Sold to Kedar Nath Construction
Address D h p. 12
Village Site sm
Date of Purchase of the stamp
Paper from Treasury 07 DEC 2023
Name of the Treasury from
Durgapur

Chatterjee
Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-16
Licence No.-1/2015-17



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

29 DEC 2023

Smt. KALPANA ROY [PAN-AEQPR2645E] Wife of Sri Damodar Chandra Roy, by Occupation-Business, by faith-Hindu, By Nationality: Indian, resident of Panagarh Bazar P.O-Panagarh Bazar, Pin-713148, P.S.-Kanksha, District-Paschim Barddhaman, West Bengal.

{ Hereinafter referred to and called as "LANDOWNER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, representatives and assigns) of the ONE PART.

AND

KEDARNATH CONSTRUCTION, [Pan No- AAWFK6546R] a Partnership Firm Having its registered office at the Village+P.O-Bamunara P.S-Kanksa, District : Paschim Bardhaman West Bengal represented by its Partner namely [1] **SUBHADEEP ROY [Pan No-EHSPR0717L, Aadhaar No- 451478650223]** son of Lalubahadur Roy, by nationality: Indian, by faith: Hindu, by occupation: Business, residing at Village+P.O- Bamunara, P.S-Kanksa, Paschim Bardhaman, West Bengal. [2] **INDRAJIT ROY (Pan No-CKHPR3068L, Aadhaar No-974726471183)** son of Sri Gangadhar Roy, by nationality: Indian, by faith Hindu, by occupation: Business residing at Village+P.O-Bamunara, P.S-Kanksa, District : Paschim Bardhaman, West Bengal.[3] **SUSOVAN ROY (Pan No-DNVPR0917Q, Aadhaar No- 393710648848)** Son Of Late Debidas Roy, by Nationality: Indian, by faith Hindu, by occupation: Business residing at Village+P.O-Bamunara P.S-Kanksa, District : Paschim Bardhaman, West Bengal

[Hereinafter referred to and called as "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, legal representatives, administrators, executors and assigns) of the OTHER PART.

AND WHEREAS the schedule below land originally belongs to the present landowner which he acquired by way of Regd Deed of SALE being no-3455 of 1998 and name of the present landowner duly recorded in the role of BL & LRO under khatian no-LR-1599 and paid municipal Holding tax upto 2023.

And whereas the present LANDOWNER is owning, possessing and seizing the schedule below land without any encumbrances.

AND WHEREAS the LANDOWNER desires to develop the "First Schedule Property" by construction of multistoried building or as per sanction of Durgapur Municipal Corporation up to maximum limit of floor as per sanction plan of the Durgapur Municipal Corporation and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient time the LANDOWNER could not be able to take any steps for the said development and as such the LANDOWNER is searching a Developer for the said development works.

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

1-DEFINITION

1. **LANDOWNER:-** Shall mean namely **Smt. KALPANA ROY [PAN-AEQPR2645E]** Wife of Sri Damodar Chandra Roy, by Occupation-Business, by faith-Hindu, By Nationality: Indian, resident of Panagarh Bazar P.O-Panagarh Bazar, Pin-713148, P.S.-Kanksha, District- Paschim Barddhaman, West Bengal.

2. **DEVELOPER:-** Shall mean "KEDARNATH CONSTRUCTION, [Pan No-AAWFK6546R] a Partnership Firm Having its registered office at the Village+P.O-Bamunara P.S-Kanksa, District : Paschim Bardhaman West Bengal.
3. **LAND:-** Shall mean piece and parcel of Land as described in schedule below.
4. **BUILDING :-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Developer herein in the Land mentioned in the FIRST SCHEDULE.
5. **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
6. **Sanctioning Authority :-** 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.
7. **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Durgapur Municipal Corporation and shall also include variations/ modifications, alterations therein that may be made by the LANDOWNER herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
8. **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.
9. **PROJECT:** Shall mean the work of development undertake and to be done by the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/ Flat/ s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.
10. **FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockdown, transport strike, notice or prohibitory order from Durgapur Municipal Corporation or any other statutory Body or any Court, Government Regulations, new and/or changes in any law or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.
 - a. **PURCHASER/S** shall mean and include:
 - A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
 - B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns.
 - C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
 - D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;



E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.

1. **Masculine gender:** Shall include the feminine and neuter gender and vice versa.

2. **Singular number:** Shall include the plural and vice-versa.

II- COMENCMENT:- This agreement has commenced and shall be deemed to have commenced on and from the date of registration of development agreement.

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

IV: - DURATION:- This agreement is made for a period of 36 months which starts from the date of getting approved sanction plan from the sanctioning authority with a grace period of 6 months.

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

VI: - LANDOWNER DUTY & LIABILITY:-

1. The LANDOWNER will deliver the First Schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.

2. That LANDOWNER hereby declare that the Schedule mentioned land is free from all encumbrances and if any question regarding ownership of the land is arises on that score the LANDOWNER is answerable for the same and if any land related dispute is found in future that also shall be meet up by the LANDOWNER at his own cost and if the Developer agrees to bear the cost or expenses for the same on that score that will be deducted from the LANDOWNER's Allocation.

3. That the LANDOWNER shall handover the peaceful possession of the first Schedule property in the hands of the developer as and when required by the developer .

4. The LANDOWNER hereby declared that :-

- a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
- b) There is no agreement between the LANDOWNER and any other party except "KEDARNATH CONSTRUCTION" either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
- c) Sec-202 of Indian contract Act will be taken into consideration in case of death of any of the LANDOWNER after execution of Development Agreement & Development Power of Attorney.
- d) That GST, stamp duty and registration fees in relation to the LANDOWNER' allocation Flat shall be borne by the LANDOWNER herself .
- e) That it is agreed by the LANDOWNER that she will paid development charges in the hands of the developer in respect of allotted flats of LANDOWNER.



That the LANDOWNER also agreed that she will execute a power of attorney and will appoint the Developer party to do & execute all lawful acts, deeds things for the LANDOWNER 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, such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against LANDOWNER in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers and accept booking money, advance and consideration money.

6. That in no case ownership is transferred in favour of the developer by force of this development agreement.

VIII- DEVELOPER DUTY, LIABILITY & Responsibility:-

1. The developer "KEDARNATH CONSTRUCTION" is fully acquainted with, aware of the process/formalities related to similar project in this area.
2. The developer confirms and assures the LANDOWNER that she 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 LANDOWNER 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/ Durgapur Municipal Corporation /Govt. agencies.

Any variation/ alteration/ modification from the original approved drawing/plan needs approval of the LANDOWNER & the Architect before submission to the Durgapur Municipal 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 the developer only. 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 LANDOWNER and Developer.

4. That the Developer shall not raise any question regarding the measurement of the First schedule mentioned property and second party shall take the entire necessary step to save the property from any kind of encroachment by the adjacent LANDOWNER.
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 LANDOWNER 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 LANDOWNER 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.

Q
-Actv

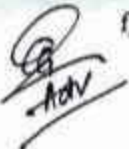
6. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan.
7. That the Developer shall not make LANDOWNER responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers.
8. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
9. That it is agreed by the Developer that the allocation of the owner as described in second schedule will be allotted after sanction of plan that very allotted flat and parking space is the absolute right of the landowner with having right to execute sale deed in favour of any prospective buyer without presence of the developer and can collect funds in respect of landowners allocation.

X-Cancellation :

1. The LANDOWNER or in his/her /their absence , his/her/their legal heirs have no right to cancel and/or rescind this agreement after getting all the statutory permission by the Developer and all the legal heirs is/are same liable to proceed with the terms of development agreement and also entertain to get the allotted share as stipulated in this development agreement.

2. XI-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) **Dispute-** That all disputes and differences arising out of this development agreement and power of attorney and incase of death of any one of the parties shall be referred to Arbitrator for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.
- d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the LANDOWNER time to time.
- e) The LANDOWNER can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor and the decision will be held after discussion with the developer.
- 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.


Adv

- g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney but the LANDOWNER is not liable to make payment of any kind of loan liability of the developer.
- h) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- 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 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 LANDOWNER without reimbursement of the same and the LANDOWNER shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

ALL THAT piece and parcel of **Bastu Land** measuring an area of 10 Decimal comprising in Plot No -RS-4931, LR Plot No-3757 under Khatian No-LR-1599 under Mouza-Gopinathpur, J.L No- 85, P.S-Faridpur, Dist-Paschim Bardhaman, West Bengal Which is butted and bounded as follows : South: 17 ft Wide Road. East: 20 ft wide road, West: Plot no-4932. North: Land of Plot no-4930.

SECOND SCHEDULE ABOVE REFERRED TO

(LANDOWNER'S ALLOCATION)

That each of The LANDOWNER will get 35 % of the total construction area [Saleable/ Super built up] and Rs. 15,00,000/- [Rupees Fifteen Lakh] only as adjustable advance out of which Rs. 10,00,000/- [Rupees Ten Lakh] only at the time of Signing of this development agreement and Rs. 5,00,000/- [Rupees Five Lakh] only at the time of execution of development power of attorney .

The LANDOWNER will get together with the undivided importable proportionate share and/or interest in the said land and the common portions as specified in schedule below.

It is agreed by the LANDOWNER will not claim any other consideration in any manner whatsoever save and except the above.



THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION shall mean the entire building including common facilities common areas and common facilities of the building along with undivided proportionate share of the "said property / premises" absolutely shall be the property of the Developer except LANDOWNER's allocation.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of LANDOWNER & Developers are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

IN WITNESS WHEREOF the parties hereto have executed these presents on this 27th day of December 2023 before the office of the ADSR Durgapur.

WITNESSES:-

1) Bhakti Lal
Sp. Bhakti Lal
Durgam Court-16

Kalpna Roy
Signature of LANDOWNER

KEDARNATH CONSTRUCTION
Subho Deep Roy
Partner

2. Samadar Chandra Roy
Sp. Narayan Prasad Roy
Laxmi Bhawan, G. T. Road.
TOWN+P.O.- Paschim Bazar.
Dist. Paschim Bardhaman
WB. PIN- 713148.

KEDARNATH CONSTRUCTION
Subho Deep Roy
Partner

Subhojit Roy
Partner

Signature of the Developer

Drafted by me and Typed at my office & I
read over & Explained in Mother Languages to
the LANDOWNER and she admit that the
same has been correctly written as per her
instruction.

Santa Dasgupta
Advocate, Durgapur Court
Regd No- NB-733 of 2011

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিহ্ন বিবরণ)

1. NAME (নাম) Bhakti Pal
2. FATHER/HUSBAND NAME Baldev Prasad
(পিতা/স্বামীর নাম)
3. OCCUPATION (পেশা) Law Clerk
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Haridwar
POST OFFICE (পোস্ট অফিস) Gorakhpur
POLICE STATION (থানা) Fardola PIN 21377
DISTRICT (জেলা) P.B. STATE (রাজ্য) W.B.
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) _____
6. AADHAR NO 469709749013
PAN _____
EPIC NO _____

আমি (শনাক্তকারী) _____ অএ দলিলের (Query No.) _____
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

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

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND					
RIGHT HAND					



Bhakti Pal
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

					
সুল Thums	তঙ্গনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
					
ডান Right					



Kalpana Roy

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature Kalpana Roy

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তঙ্গনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Anurajit Roy

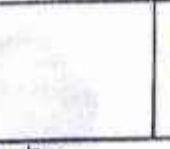
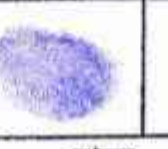
উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature Anurajit Roy

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তঙ্গনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Anurag Roy

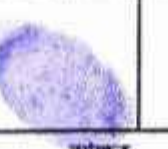
উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature Anurag Roy

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তঙ্গনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Subhadeep Roy

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature Subhadeep Roy

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



192023240330049128

GRN Details

GRN: 192023240330049128
GRN Date: 29/12/2023 11:39:50
BRN : 9388123048029
Gateway Ref ID: CHO6150976
GRIPS Payment ID: 291220232033004911
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIPay Payment Gateway
BRN Date: 29/12/2023 11:40:21
Method: State Bank of India NB
Payment Init. Date: 29/12/2023 11:39:50
Payment Ref. No: 2003171492/4/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Prof KEDARNATH CONSTRUCTION PARTNERSHIP FIRM
Address: BAMUNARA, PIN-713212
Mobile: 7908751059
Period From (dd/mm/yyyy): 29/12/2023
Period To (dd/mm/yyyy): 29/12/2023
Payment Ref ID: 2003171492/4/2023
Dept Ref ID/DRN: 2003171492/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003171492/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	2011
2	2003171492/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	15014
Total				17025

IN WORDS: SEVENTEEN THOUSAND TWENTY FIVE ONLY.

Major Information of the Deed

Deed No :	I-2306-12604/2023	Date of Registration	29/12/2023
Query No / Year	2306-2003171492/2023	Office where deed is registered	
Query Date	26/12/2023 11:16:07 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 7908751059, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
Set Forth value	Market Value		
Stamp duty Paid(SD)	Rs. 34,36,362/-		
Rs. 7,011/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 15,014/- (Article:E, E, B)		
	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Karangapara Road, Mouza: Gopinathpur, JI No: 85, Pin Code : 713201

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3757 (RS :-4931)	LR-1599	Bastu	Bastu	10 Dec		34,36,362/-	Width of Approach Road: 37 Ft., Adjacent to Metal Road.
Grand Total :					10Dec	0 /-	34,36,362 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Kalpana Roy (Presentant) Wife of Mr. Damodar Chandra Roy Executed by: Self, Date of Execution: 29/12/2023 , Admitted by: Self, Date of Admission: 29/12/2023 ,Place : Office	Photo  29/12/2023	Finger Print  Captured L1 29/12/2023	Signature  29/12/2023

anagarh, City:- Not Specified, P.O:- Panagarh Bazar, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713148 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: acxxxxxx5e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/12/2023
 , Admitted by: Self, Date of Admission: 29/12/2023 ,Place : Office

Developer Details :

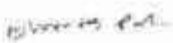
Sl No	Name,Address,Photo,Finger print and Signature
1	KEDARNATH CONSTRUCTION Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AAxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Subhadeep Roy Son of Mr Lalbahadur Roy Date of Execution - 29/12/2023, , Admitted by: Self, Date of Admission: 29/12/2023, Place of Admission of Execution: Office	Photo  Dec 29 2023 1:10PM	Finger Print  Captured LTI 29/12/2023	Signature  29/12/2023
Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ehxxxxxx7i, Aadhaar No: 45xxxxxxxx0223 Status : Representative, Representative of : KEDARNATH CONSTRUCTION (as Partner)				
2	Name Mr Indrajit Roy Son of Mr Gangadhar Roy Date of Execution - 29/12/2023, , Admitted by: Self, Date of Admission: 29/12/2023, Place of Admission of Execution: Office	Photo  Dec 29 2023 1:11PM	Finger Print  Captured LTI 29/12/2023	Signature  29/12/2023
Bamunara, City:- Not Specified, P.O:- Durgapur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ckxxxxxx8i, Aadhaar No: 97xxxxxxxx1183 Status : Representative, Representative of : KEDARNATH CONSTRUCTION (as Partner)				
3	Name Mr Susovan Roy Son of Late Debidas Roy Date of Execution - 29/12/2023, , Admitted by: Self, Date of Admission: 29/12/2023, Place of Admission of Execution: Office	Photo  Dec 29 2023 1:12PM	Finger Print  Captured LTI 29/12/2023	Signature  29/12/2023

Amunara, City:- Not Specified, P.O:- Durgapur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.:: dnxxxxxx7q, Aadhaar No: 39xxxxxxx8848 Status : Representative, Representative of : KEDARNATH CONSTRUCTION (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr Baidynath Pal Durgapur Court, City Centre, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216	 29/12/2023	 29/12/2023	 29/12/2023

Identifier Of Mrs Kalpana Roy, Mr Subhadeep Roy, Mr Indrajit Roy, Mr Susovan Roy

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Kalpana Roy	KEDARNATH CONSTRUCTION-10 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Karangapara Road, Mouza: Gopinathpur, JI No: 85, Pin Code : 713201

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3757, LR Khatian No:- 1599	Owner: Mrs. Gurdian, Address: , Classification: , Area 0.10000000 Acre,	Mrs Kalpana Roy

Endorsement For Deed Number : I - 230612604 / 2023

29-12-2023

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 12:00 hrs on 29-12-2023, at the Office of the A.D.S.R. DURGAPUR by Mrs Kalpana Roy, 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 34,36,362/-

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

Execution is admitted on 29/12/2023 by Mrs Kalpana Roy, Wife of Mr Damodar Chandra Roy, Panagarh, P.O: Panagarh Bazar, Thana: Kanksa, Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by Profession Business

Identified by Mr Bhakta Pal, Son of Mr Baidynath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 29-12-2023 by Mr Subhadeep Roy, Partner, KEDARNATH CONSTRUCTION (Partnership Firm), Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr Bhakta Pal, Son of Mr Baidynath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-12-2023 by Mr Indrajit Roy, Partner, KEDARNATH CONSTRUCTION (Partnership Firm), Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr Bhakta Pal, Son of Mr Baidynath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-12-2023 by Mr Susovan Roy, Partner, KEDARNATH CONSTRUCTION (Partnership Firm), Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr Bhakta Pal, Son of Mr Baidynath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,014.00/- (B = Rs 15,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 15,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/12/2023 11:40AM with Govt. Ref. No: 192023240330049128 on 29-12-2023, Amount Rs: 15,014/-, Bank: SBI ePay (SBlePay), Ref. No: 9388123048029 on 29-12-2023, Head of Account 0030-03-104-001-16

Amount of Stamp Duty

Notified that required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by Stamp Rs. 2,011/-, by online = Rs 2,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9123, Amount: Rs.5,000.00/-, Date of Purchase: 26/12/2023, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/12/2023 11:40AM with Govt. Ref. No: 192023240330049128 on 29-12-2023, Amount Rs: 2,011/-, Bank: SBI EPay (SBIPay), Ref. No: 9388123048029 on 29-12-2023, 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 2306-2024, Page from 530 to 547

being No 230612604 for the year 2023.



Digitally signed by SANTANU PAL
Date: 2024.01.02 14:43:40 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 02/01/2024

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