

S.L.No. 010101889/2025

:: JAY BHOLE ::

C-010101897/2025



पश्चिम बंगाल WEST BENGAL

K 630370

K 630370

DEED OF DEVELOPMENT AGREEMENT

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

08 APR 2025

THIS DEED OF DEVELOPMENT AGREEMENT IS MADE ON THIS 08th DAY OF APRIL, 2025 (Two Thousand and Twenty Five).

Contd.....P/2

Deno

2074 No. 5000

Subash

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ক্রমিক নং- 2074
8/4/2025

ইং তাং

নাম SS B Builders

বাসস্থান Jankata

থানা Bankura জেলা

স্থল 5000

শ্রী দেবদাস মন্ডল

বাকুড়া সদর থানা জেলা



District Sub-Registrar
Bankura

08 APR 2025

Ajoy Bhui

S/O Sri Haradhar Bhui
Bankati, Bankura
Pin-722102

P/2

BETWEEN

1) MR. SOUMEN BARAT, Son of Late Subhas Barat, 2) MR. BAPPA BARAT, Son of Late Rajaram Barat, 3) MRS. KRISHNA BARAT, Wife of Late Rajaram Barat all are resident of Padma Pukur Pally, Nutanchati, Bankura, P.O., P.S. & Dist. Bankura, Pin - 722101. all are by faith Hindu, by Nationality Indian, by occupation others, (which expression unless otherwise excluded by or repugnant to the subject or context would be deemed to mean and include it is successors and assigns of the **FIRST PART** (hereinafter called the **OWNER / VENDOR**).

AND

"S.S.B. BUILDERS" (PAN- AFGFS1481J) having its registered office at Vill. & P.O. Junbedia, P.S. & Dist. Bankura, Pin - 722155 West Bengal, represented by its partners 1) **MR. LAKSHMIKANTA SENAPATI**, Son of Late Subodh Chandra Senapati, resident of Chandidas Pally, Bamunkuli, P.O. & P.S. Chhatna, Dist. Bankura, Pin - 722132. 2) **MR. MATHURA PRASAD SAINI**, Son of Late Shaktipada Saini, resident of Vill. Kharigara, P.O. Dhabani, P.S. & Dist. Bankura, Pin - 722203, 3) **MR. SUSANTA BARASH**, Son of Late Uttam Barash, resident of Vill. Kelebola, P.O. Bankati, P.S. & Dist. Bankura, Pin - 722102 all are by faith Hindu, by Nationality Indian, by occupation Business, (hereafter referred to as the **DEVELOPERS** (which expression unless otherwise excluded by or repugnant to the subject or context would be deemed to mean and include it is successors and assigns of the **SECOND PART**.

AND WHEREAS Kalicharan Bandyopadhyay Son of Late Arun Chandra Bandyopadhyay, resident of Pathkpara, Bnkura, P.O., P.S. & Dist. Bankura, Pin - 722101 was the absolute owner of the schedule below mentioned land, who sold his land in favour of Smt. Ujjwala Barat Wife of Sri Gandhi Barat, resident of Village & P.O. Junbedia, P.S. & Dist. Bankura by virtue of registered Deed of Sale being No. I-2533/12 of the A.D.S.R. Bankura.

AND WHEREAS having exclusive right, title, interest and possession over the said land Smt. Ujjwala Barat wife of Sri Gandhi Barat sold her said land in favour of 1) Soumen Barat, Son of Subhas Barat, 2) Bappa Barat, Son of Rajaram Barat, both are resident of

Contd.....P/3

P/3

Nutanchati, Padma Pukur Pally, Bankura, P.O., P.S. & Dist. Bankura, by virtue of a registered Sale Deed No. I- 010202331/2015 of the A.D.S.R. Bankura.

AND WHEREAS Kalicharan Bandyopadhyay Son of Late Arun Chandra Bandyopadhyay, resident of Pathkpara, Bnkura, P.O., P.S. & Dist. Bankura, Pin - 722101 sold his land in favour of Smt. Sarama Barat, Wife of Sri Subhas Barat 2) Smt. Krishna Barat, Wife of Rajaram Barat, all are resident of Vill. & P.O. Junbedia, P.S. & Dist. Bankura by virtue of a registered Deed of Sale being No. I-2534/2012 of the A.D.S.R. Bankura.

AND WHEREAS Munmun Nag Wife of Tapan Nag resident of Vill. Chenchura, P.O. & P.S. Taldangra, Dist. Bankura gifted her land as mentioned in the schedule below in favour of Soumen Barat son of Late Subhas Barat resident of Padma Pukur Pally, Nutanchati, Bankura, P.O., P.S. & Dist. Bankura, Pin - 722101 by virtue of Gift Deed being No. I-010105559/24 duly been registered at the D.S.R. Bankura.

AND WHEREAS the L.R. record of rights has been prepared and published in connection with the aforementioned transferred landed property.

Smt. Sarama Barat
AND WHEREAS said Sarama Barat breathed her last and 1) Soumen Barat Son of Late Subhas Barat succeeded her and 2) Bappa Barat Son of Late Rajaram Barat and 3) Krishna Barat wife of Rajaram Barat all are the resident of Padma Pukur Pally, Nutanchati, P.O., P.S. & Dist. Bankura, Pin - 722101 in the state of West Bengal hereinafter referred to as the land owners.

AND WHEREAS the above named owner severally for the purpose of their beneficial enjoyment and possession approached before and competent authority be pleased to permit them individually to change the character of use land.

AND WHEREAS the owner is absolutely Seized and passed of piece of land which his particularly described in the schedule hereunder written.

AND WHEREAS the owners herein will get 31% of the Total Constriction Area i.e. Flat No. C, admeasuring an area of 777 Sq. Ft. (Super Built Up) in the ground Floor, Flat No. A admeasuring

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P/4

an area of 834 Sq. Ft. (Super Built Up) in the First Floor, Flat No. C admeasuring an area of 777 Sq. Ft. (Super Built Up) in the Second Floor, Flat No. D admeasuring an area of 928 Sq. Ft. (Super Built Up) in the Second Floor, Flat No. A admeasuring an area of 834 Sq. Ft. (Super Built Up) in the Third Floor, Flat No. D admeasuring an area of 928 Sq. Ft. (Super Built Up) in the Fourth Floor, Flat No. E admeasuring an area of 378 Sq. Ft. (Super Built Up) in the Fourth Floor.

AND WHEREAS the DEVELOPERSS herein will get 69% of the rest portion in the Total Construction area.

AND WHEREAS the DEVELOPERS has requested the owners allow him to develop the said land described in the schedule hereunder written. In the Ground Floor Portion the Owner will get vacant land and rest portion will get DEVELOPERS the Cost of electric Transformer and Generator will be borne by the purchasers as per cost of market.

Antarika
AND WHEREAS that the owner(s) hereby agree to sign execute Register DEVELOPERS agreement power of attorney and also all the petition affidavit deeds planed written objection, proposed side plan, building Plan Completion Plan, Declaration of Amalgamation deed of Amalgamation, Agreement for sale and all other necessary documents in favour of the DEVELOPERS or its nominated person or persons for betterment of the construction over the schedule land and adjustment land and betterment of project and also for the Betterment of Title over the schedule property and the owners also agreed to pay all the cost and expenses of the documents in up to date condition and for betterment of the title of the property of the owners herein.

AND WHEREAS the owners hereby agree to execute a register DEVELOPERS power of attorney in favour the DEVELOPERS or its nominated person in respect of the DEVELOPERSs allocation and also for the purpose of addition alternation revision of the sanctioned building plan completion plan for construction and completion of the work as per agreement and also to sign on the deed or on behalf of the owners and to present be same before the District Register, Additional District Sub-Register and other Register who has authority to register the deed or of transfer and other document and if required owners will

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put their signature on the agreement for sale, Deed of Conveyance after delivery of the position of the owner allocation, it is also further agreed that for the purpose of betterment of the indenting purchaser if required the owners herein will joint in the deed of Conveyance as owner for transfer the flat to the intending purchaser.

AND WHEREAS The owners have agreed to authorize the DEVELOPERS to develop the said land described in the schedule hereunder written by demolishing the existing buildings or structure thereon if any and constructing new building thereon flat ownership basis and the owner is agreeable to directly convey the said land with the new building thereon and other structure to any co-operative housing society or other body that will be formed by the purchased of flat and other premises in such building on the following terms and condition agreed to between the parties hereto.

AND WHEREAS the land owners herein have right to sale, convey, transfer etc. the said property as absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said property is free from all encumbrances charges, liens, lispendents, attachments, trust whatsoever and paying the Panchayet taxes as absolute owners and occupier time to time.

AND WHEREAS the aforesaid land owners decided to develop the said property by constructing multi - storied building there on the but due to insufficient fund, pre-engagement of respective work and lack or technical expertise the land owners could not construct building and / or buildings on the side property and were searching for a reputed promoter / DEVELOPERS who would construct multi- storied building on the said land under certain terms and conditions inter alia at its own costs and expenses after obtaining necessary sanction from the competent authority.

AND WHEREAS the DEVELOPERS herein approached the land Owners and expressed their intention to develop the said property according to the Building Plan to be approved and sanctioned under by the Junbedia Gram Panchayat.

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AND WHEREAS the Land Owners have agreed to authorized the DEVELOPERS to construct a Multi - storied Building over the said property according to the Building Plan to be approved by the Junbedia Gram Panchayat as specification with floors, plans elevation, sections made in compliance with the statutory requirements in the said property at the cost of the DEVELOPERS on the terms and conditions stipulated hereunder.

AND WHEREAS that the owners hereto without influenced or provoked by anybody do hereby categorically declared that the DEVELOPERSs shall continue to construct the building exclusively in the name of the DEVELOPERSs development firm and also by taking partner in the firm at its own cost arrangement and expenses as well as the owners shall have no financial participation and or involvement. The DEVELOPERS shall hand over the complete habitable peaceful vacant position of the owner's allocation within 36 months from the date of Sanctioned Plan pass.

NOW THIS INDENTURE WITNESSETH that it is hereby agreed by and between the parties as follows:-

As per Contract Act No ownership of right, title, interest is hereby transferred in favour of the DEVELOPERS by virtue of this Development Agreement.

ARTICLE "I" DEFINATION

- 1) **OWNER:** Shall mean **MR. SOUMEN BARAT, MR. BAPPA BARAT, and MRS. KRISHNA BARAT**, as the absolute owner and his legal heirs successors, executors, legal representatives, administrative and / or assigns.
- 2) **DEVELOPERS** Shall Mean **"S.S.B. BUILDERS" (PAN-AFGFS1481J)** having its registered office at Vill. & P.O. Junbedia, P.S. & Dist. Bankura, Pin - 722155 West Bengal, represented by its partners **1) MR. LAKSHMIKANTA SENAPATI**, Son of Late Subodh Chandra Senapati, resident of Chandidas Pally, Bamunkuli, P.O. & P.S. Chhatna, Dist. Bankura, Pin - 722132. **2) MR. MATHURA PRASAD SAINI**, Son of Late Shaktipada Saini, resident of Vill. Kharigara, P.O. Dhabani, P.S. & Dist. Bankura, Pin - 722203. **3) MR. SUSANTA BARAS**, Son of Late Uttam Baras, resident of Vill. Kelebola, P.O. Bankati, P.S. & Dist. Bankura, Pin - 722102. hereafter referred to as the **DEVELOPERS**.

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P/7

- 3) **THE SAID PREMISES:** shall mean and include the land measuring about 0.10 Acre under Plot No. 451 (R.S. & L.R.) more or less comprised in Mouza – Junbedia, L.R. Khatian No. 3886, 3885 & 2039 within the jurisdiction of D.S.R. & A.D.S.R. Bankura under Junbedia Gram Panchayat, District Bankura, The said land shall be known, numbered, called, distinguished and / or described, more fully and particularly in **SCHEDULE – “A”** written hereunder.
- 4) **BUILDING:** Shall mean and include **G + 4** residential building consisting several flats, garages, and Floors etc. proposed to be constructed at the said property.
- 5) **COMMON FACILITIES AND AMENITIS:** Shall mean and include corridors, stair cases, passages, ways, lift, common lavatories, overhead water tank, water pump and motor ultimate floor of the said building and facilities which may be mutually agreed upon between the parties and as required for the purpose of establishment location, enjoyment, provision, maintenance and / or management of the said building.
- 1) **TRANSFER:** Shall mean as required under the Indian registration Act, 1908, as well as described under Transfer of property Act, 1882, for Transfer of Flats, Shops etc. with undivided demarcated proportionate variable share of the land.
- 2) **TRNASFEREE / BUYERS:** shall mean the purchaser of nay portion of the residential Unit of the Building as to be constructed according to the sanctioned Plan of the Junbedia Gram Panchayat.

ARTICLE “II” DATE OF COMMENCEMENT

This agreement shall have the effect on and from the 08/04/2025.

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ARTICLE "III": LAND OWNERS' REPRESENTATION

The land owners seized and possessed or otherwise and sufficiently entitled to **ALL THAT** piece and parcel of land measuring about 0.10 Acre under Plot No. 451 (R.S. & L.R.), Khatian No. 3886, 3885 & 2039 (L.R.), more or less comprised in Mouza Junbedia, within the jurisdiction of D.S.R. & A.D.S.R. Bankura under Junbedia Gram Panchayat within the District Bankura.

That the said property is free from all encumbrances charges, liens, impendence, attachments, trusts, Acquisition, requisitions whatsoever or howsoever, and the land owner has clear and marketable title in respect of the said land more fully and particularly described in the Schedule hereunder written. .

ARTICLE "IV": DEVELOPERS'S REPRESENTATION

The DEVELOPERSs under takes to carry out the work or development of the said premises and for construction of the building consisting of several self-contained flats, garage and other constructions thereupon in accordance with the plan sanctioned by the Junbedia Gram Panchayat and / or by the competent authority or authorities to sanction the plan and / or on the basis of the modified plan and / or revised plan therefore.

The land owners have handed over all the Xerox copy of the deeds, porches, Municipal tax receipt, Dahlia, relating to the said property of the DEVELOPERS. The DEVELOPERS shall complete the investigation of the market ability of the title schedule plot of land.

The land owner shall grant to the DEVELOPERS a registered General Power of Attorney to do all acts, deeds and things as required for the purpose of promotion of the schedule plot of land and also for the purpose of execution of the agreement with the intending flat garage etc. purchasers in respect of the DEVELOPERS's allocation and collection of money from those purchasers and after getting hand overall location, and / or dealing with and / or dispose of the DEVELOPERS allocated share of the F.A.R. as mentioned hereunder.

Contd.....P/9

That within 36th months from the date of sanctioning of the building plan the project shall be completed by the DEVELOPERS. That the DEVELOPERS at its own costs and expenses shall complete the proposed project upon the plot of land measuring 0.08 Acre more or less more fully and particularly described in the schedule "A" hereunder written.

ARTICLE "V" DEVELOPERSS AUTHORITY

The land owner hereby appoint the DEVELOPERSs as the builder and / or promoter for the DEVELOPERSs as the said premises and / or construction of the residential building as per the scheme of the development as herein agreed. The DEVELOPERS hereby also confirms this appointment.

The land owner as well as one of the partner of "S.S.B. BUILDERS" doth hereby entrust the work of development of the said property on the terms and conditions contained in this agreement.

The DEVELOPERS shall carry out the work of development in respect of said property. By constructing a residential building or other structure in or upon the said property at its own costs and expenses.

Additional
If any additional construction can be executed in the said area that additional constructed portion will be given to the DEVELOPERS and the land owners no right in the said additional constructed portion.

ARTICLE "VI" PERIOD OF COMPLETION

That the time is the essence of the instant contract and the DEVELOPERS at its own cost and expenses shall complete the entire project within the specified time as mentioned hereunder.

That the DEVELOPERS at its own costs and expenses with 36th months from the date of sanctioning of the building plan by the Junbedia Gram Panchayat shall complete the building which time may be extended for further period as shall be mutually be settled between the parties.

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ARTICLE "VII": ARBITRATION CLAUSE

This agreement will be subject to Indian Law and under the jurisdiction of Bankura Court.

Disputes – differences in opinion in relating to or arising out during execution of the housing project under this agreement will be intimated by a registered letter / notice and then to an arbitral tribunal / arbitrator for resolving the disputes under the Arbitration & Conciliation Act 1996, with modification made by time to time. The arbitral tribunal will consist of one arbitrator who will be an Advocate, to be nominated by both the Parties and their legal advisors.

ARTICLE "VIII" RATES & TAXES

The DEVELOPERS to pay all municipal Taxes, electrical and telephone bills from the date of handing over possession of the said premises to the DEVELOPERS and all other rate's and taxes as may be payable by the DEVELOPERS relating of its allocated portion of the demise premises and in the event of failure by the DEVELOPERS to pay the same, the owner shall be entitled to recover taxed as may be paid by the owner on account of the allocated area if the DEVELOPERS.

The DEVELOPERSs and the transferee of the municipal taxes and other taxes and rates whatsoever on the Bastu of the areas of the flat and other spaces of the building as may require by him respectively.

ARTICLE "IX" DEFAULT AND INDEMNITY CLAUSES

The DEVELOPERS is bound to complete the construction the construction work in due time mentioned in this agreement and give possession to the land owners. If there will arise any default from the DEVELOPERS accept any act of the god like storm, earthquack etc. war, political instability by which the DEVELOPERS cannot complete the development work the security deposit will be forfeited by the land owner.

Contd.....P/11

ARTICLE "X" DEFAULT AND INDEMNITY CLAUSES

That the land owner shall also grant a registered power of attorney as required for the purpose of due registration of the deed of conveyance in favour of the intending purchaser.

The DEVELOPERS will not have the right to execute or transfer this "Agreement of Development" to any other person or concern without getting permission from the Land owner if all the terms & conditions of the Land owners side is maintained by the land owner.

The DEVELOPERS will have the right and / or authority to deal with and negotiate with any person and or enter into any deal with the contract and / or agreement and / or borrow money and / or take advance from any bank / financial institution and / or also allocate flats under this agreement.

The DEVELOPERS will preserve the right to mortgage the property to any bank or financial institution for arrangement of fund for the construction work.

SCHEDULE - A

Amranchi An
ALL THAT piece and parcel of "**BASTU**" land measuring 0.10 Acre more or less together Plot No. 451 (R.S. & L.R.) recorded in L.R. Khatian No. 3886, 3885 & 2039 (L.R.), J.L. No. 229, Mouza Junbedia, Vide L.R. Khatian No. 3886 admeasuring an area of 05 Decimal, L.R. Khatian No. 3885 admeasuring an area of 02 Decimal, L.R. Khatian No. 2039 admeasuring an area of 03 Decimal, in total of 10 Decimal or 0.10 Acre **which is butted and bounded as follows:-**

- On the North** :- 60' - 00" feet wide Metal Road .
On the South :- Others Vacant land of Plot No. 451.
On the East :- Land of Ramranjan Banerjee.
On the West :- Land of Gopal Banerjee.

Contd.....P/12

SCHEDULE - B

The Land owners herein will get 31% of the Total Constriction Area i.e. Flat No. C, admeasuring an area of 777 Sq. Ft. (Super Built Up) in the ground Floor, Flat No. A admeasuring an area of 834 Sq. Ft. (Super Built Up) in the First Floor, Flat No. C admeasuring an area of 777 Sq. Ft. (Super Built Up) in the Second Floor, Flat No. D admeasuring an area of 928 Sq. Ft. (Super Built Up) in the Second Floor, Flat No. A admeasuring an area of 834 Sq. Ft. (Super Built Up) in the Third Floor, Flat No. D admeasuring an area of 928 Sq. Ft. (Super Built Up) in the Fourth Floor, Flat No. E admeasuring an area of 378 Sq. Ft. (Super Built Up) in the Fourth Floor

SCHEDULE - C

Foundation and Super Structure	Building designed on RCC foundation with RCC framed structure with RCC roof slabs all conforming to National Building Code of India and Calcutta Municipal Corporation.
Brick Work	All outside brick work with cement mortars will be either 8" or 5" thick All 5" or 3" thick brick work will be with cement mortar.
Doors	Wooden frame and all doors will be commercial flush door, normal lock for entrance door.
Windows	All windows will have glass fitted aluminum windows.
Kitchen	Kitchen slabs of black stone slabs and will 2' - 06" ft. Height with glazed tiles fitted on the cooking bench and one steel sink to be fitted with concealed water line and C.P. bib cock the floor will have marble floors.
Bathrooms	One Indian / European type with white PVC cistern concealed water line with C.P. fitting i.e. stop cock Angular stop cock, bib cock shower, all will with 8" x 12" glazed tiles upto 6' - 06" inches height. The floor will be marble fitting. Door will be PVC frame and Palla, all C.P. fitting and commode/ pan will be repudiated made. One cold and hot water provision will be provided in one toilet.

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Floor	All floors will have vitrified tiled floors with standard height of 4`scatting.
Drawing / Dining	One Washbasin with C.P. Angular bib cock, basin with glazed tiles upto 2` from top of the basin.
Electric	All Electric lines will be concealed with copper wire. Two light points, one fan point, one plug point for each bed room and one A.C. Point for one bed room. Two light points, one fan point, one T.V. Point, one Plug Point and one Telephone and Cable Point from drawing Room. One light point, one exhaust Fan point, one Geyer Point, and Power line for washing machine to be fitted in common bed room. One light point, and one exhaust fan point to be fitted in attached bathroom. One light point one fan point, one exhaust fan / chimney point and one plug point for kitchen. One light point in balcony.
Plumbing	P.V.C. pipe of reputed brand.
Color	Internal wall – plaster of Paris, out side wall – combination of snowcem and weather coat.
Common Passage	All common passage are will have light point.
Water Pump	Water Pump connection will be through the separate common meter.
Roof	Water proofing treatment.

N.B. If any extra work other than above specification is required to be done by the DEVELOPERS shall Garry on side extra work subject to payment of extra charges in advance before starting the side extra work by the purchaser or owner.

Contd.....P/14

**REST PORTION AREA OF TO BE ALLOTTED TO DEVELOPERS IN
TOTAL CONSTRUCTION.**

IN WITNESS WHEREOF the parties hereto have execute these
presents the day month and year first above written.
*The owner/vendor no 3 has signed in Bengali Language after acknowledging the recitals of
the Deed.*

WITNESS

1) Ajoy Bhui

S/o Sri Haradhan Bhui

Bankati, Bankura

Pin-722102

2) Partha Sarathi Mandal

S/o Ajit Mandal

Bankati, Bankura

Photograph and Finger Prints of all
parties are affixed in separate sheets
which is part of the Deed.

Drafted by

Amitabha Chaudhury
Amitabha

Am 16/03/22
Amitabha Chaudhury
Advocate & Survey Commissioner
District Judge Court, Bankura

:: Typed by ::

**Koushik Banerjee
(BANKURA COURT
COMPOUND)**

Soumen Basal

Bappa Basal

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Signature of the OWNERS

S S B BUILDERS

Lakshmi Kanta Senapati

Partner

S S B BUILDERS

Maharajprasad Senapati

Partner

S S B BUILDERS

Suomta Basal

Partner

Signature of the DEVELOPERS

SPECIMEN FROM FOR TEN FINGERPRINTS

	Thumb	Fore finger	Middle finger	Ring finger	Little finger
Left hand					
Right hand					

Signature :- *Saamen Basat*



	Thumb	Fore finger	Middle finger	Ring finger	Little finger
Left hand					
Right hand					

Signature :- *Bappa Basat*



	Thumb	Fore finger	Middle finger	Ring finger	Little finger
Left hand					
Right hand					

Signature :- *ସୁଶୀ ବାରି*



	Thumb	Fore finger	Middle finger	Ring finger	Little finger
Left hand					
Right hand					

Signature :-

PHOTO

SPECIMEN FROM FOR TEN FINGERPRINTS

	Thumb	Fore finger	Middle finger	Ring finger	Little finger
Left hand					
Right hand					



Lakshmi Kanta Sengupta

S S B BUILDERS
Signature :- Lakshmi Kanta Sengupta
Partner



	Thumb	Fore finger	Middle finger	Ring finger	Little finger
Left hand					
Right hand					



Mathuraprasad Saini

S S B BUILDERS
Signature :- Mathuraprasad Saini
Partner



	Thumb	Fore finger	Middle finger	Ring finger	Little finger
Left hand					
Right hand					



Swanta Borah

S S B BUILDERS
Signature :- Swanta Borah
Partner



	Thumb	Fore finger	Middle finger	Ring finger	Little finger
Left hand					
Right hand					

PHOTO

Signature :-



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



192025260010708231

GRN Details

GRN:	192025260010708231	Payment Mode:	Online Payment
GRN Date:	08/04/2025 12:04:11	Bank/Gateway:	State Bank of India
BRN :	CK00HQAPI2	BRN Date:	08/04/2025 12:04:57
GRIPS Payment ID:	080420252001070822	Payment Init. Date:	08/04/2025 12:04:11
Payment Status:	Successful	Payment Ref. No:	2000942092/1/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Lakshmikanta Senapati
Address:	Chhatna, Bankura, , West Bengal, 722132
Mobile:	7908975013
Contact No:	9564043513
Depositor Status:	Buyer/Claimants
Query No:	2000942092
Applicant's Name:	Mr Saroj Mondal
Identification No:	2000942092/1/2025
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	08/04/2025
Period To (dd/mm/yyyy):	08/04/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000942092/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	2030
2	2000942092/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				2058

IN WORDS: TWO THOUSAND FIFTY EIGHT ONLY.

PAID

Major Information of the Deed

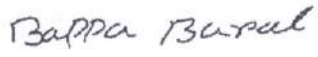
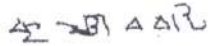
Deed No :	I-0101-01897/2025	Date of Registration	08/04/2025
Query No / Year	0101-2000942092/2025	Office where deed is registered	
Query Date	07/04/2025 1:48:11 PM	D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Saroj Mondal Bankati, Thana : Bankura, District : Bankura, WEST BENGAL, Mobile No. : 9564043513, 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. 37,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,030/- (Article:48(g))	Rs. 60/- (Article:E, E, M(b), H)		
Remarks			

Land Details :

District: Bankura, P.S:- Bankura, Gram Panchayat: JUNBEDIA, Mouza: Junbedia, JI No: 229, Pin Code : 722155

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-451 (RS :-)	LR-3886	Commercial	Tara	5 Dec		18,75,000/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L2	LR-451 (RS :-)	LR-3885	Commercial	Tara	2 Dec		7,50,000/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L3	LR-451 (RS :-)	LR-2039	Commercial	Tara	3 Dec		11,25,000/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
		TOTAL :			10Dec	0 /-	37,50,000 /-	
	Grand Total :				10Dec	0 /-	37,50,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Soumen Barat (Presentant) Son of Late Subhas Barat Executed by: Self, Date of Execution: 08/04/2025 , Admitted by: Self, Date of Admission: 08/04/2025 ,Place : Office	Photo  08/04/2025	Finger Print  Captured LTI 08/04/2025	Signature  08/04/2025
Padmapukur Pally Nutanhcati Bankura, 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-1XX1 , PAN No.: bhxxxxxx2e, Aadhaar No: 59xxxxxxxx6625, Status :Individual, Executed by: Self, Date of Execution: 08/04/2025 , Admitted by: Self, Date of Admission: 08/04/2025 ,Place : Office				
2	Name Mr Bappa Barat Son of Late Rajaram Barat Executed by: Self, Date of Execution: 08/04/2025 , Admitted by: Self, Date of Admission: 08/04/2025 ,Place : Office	Photo  08/04/2025	Finger Print  Captured LTI 08/04/2025	Signature  08/04/2025
Padmapukur Pally Nutanhcati Bankura, 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-1XX6 , PAN No.: cxxxxxxx0g, Aadhaar No: 33xxxxxxxx6861, Status :Individual, Executed by: Self, Date of Execution: 08/04/2025 , Admitted by: Self, Date of Admission: 08/04/2025 ,Place : Office				
3	Name Mrs Krishna Barat Wife of Late Rajaram Barat Executed by: Self, Date of Execution: 08/04/2025 , Admitted by: Self, Date of Admission: 08/04/2025 ,Place : Office	Photo  08/04/2025	Finger Print  Captured LTI 08/04/2025	Signature  08/04/2025
Padmapukur Pally Nutanchati Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:- Bankura, West Bengal, India, PIN:- 722101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: cdxxxxxx8c, Aadhaar No: 79xxxxxxxx2564, Status :Individual, Executed by: Self, Date of Execution: 08/04/2025 , Admitted by: Self, Date of Admission: 08/04/2025 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SSB Builders Village:- Junbedia, P.O:- Junbedia, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722155 Date of Incorporation:XX-XX-2XX4 , PAN No.:: afxxxxxx1j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature															
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr Lakshmikanta Senapati Son of Late Subodh Chandra Senapati Date of Execution - 08/04/2025, , Admitted by: Self, Date of Admission: 08/04/2025, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td>Apr 8 2025 1:18PM</td><td>LTI 08/04/2025</td><td colspan="2">08/04/2025</td></tr></table>	Name	Photo	Finger Print	Signature	Mr Lakshmikanta Senapati Son of Late Subodh Chandra Senapati Date of Execution - 08/04/2025, , Admitted by: Self, Date of Admission: 08/04/2025, Place of Admission of Execution: Office		 Captured		Apr 8 2025 1:18PM	LTI 08/04/2025	08/04/2025		Chandidaspally Bamunkuli, Village:- Chhatna, P.O:- Chhatna, P.S:-Chhatna, District:-Bankura, West Bengal, India, PIN:- 722132, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: ayxxxxxx9h, Aadhaar No: 80xxxxxxxx1744 Status : Representative, Representative of : SSB Builders (as Partner)		
Name	Photo	Finger Print	Signature													
Mr Lakshmikanta Senapati Son of Late Subodh Chandra Senapati Date of Execution - 08/04/2025, , Admitted by: Self, Date of Admission: 08/04/2025, Place of Admission of Execution: Office		 Captured														
Apr 8 2025 1:18PM	LTI 08/04/2025	08/04/2025														
2	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr Mathura Prasad Saini Son of Late Shaktipada Saini Date of Execution - 08/04/2025, , Admitted by: Self, Date of Admission: 08/04/2025, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td>Apr 8 2025 1:19PM</td><td>LTI 08/04/2025</td><td colspan="2">08/04/2025</td></tr></table>	Name	Photo	Finger Print	Signature	Mr Mathura Prasad Saini Son of Late Shaktipada Saini Date of Execution - 08/04/2025, , Admitted by: Self, Date of Admission: 08/04/2025, Place of Admission of Execution: Office		 Captured		Apr 8 2025 1:19PM	LTI 08/04/2025	08/04/2025		Village:- Kharigara, P.O:- Dhabani, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722155, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: cyxxxxxx9n, Aadhaar No: 50xxxxxxxx5913 Status : Representative, Representative of : SSB Builders (as Partner)		
Name	Photo	Finger Print	Signature													
Mr Mathura Prasad Saini Son of Late Shaktipada Saini Date of Execution - 08/04/2025, , Admitted by: Self, Date of Admission: 08/04/2025, Place of Admission of Execution: Office		 Captured														
Apr 8 2025 1:19PM	LTI 08/04/2025	08/04/2025														
3	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr Susanta Barash Son of Late Uttam Barash Date of Execution - 08/04/2025, , Admitted by: Self, Date of Admission: 08/04/2025, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td>Apr 8 2025 1:20PM</td><td>LTI 08/04/2025</td><td colspan="2">08/04/2025</td></tr></table>	Name	Photo	Finger Print	Signature	Mr Susanta Barash Son of Late Uttam Barash Date of Execution - 08/04/2025, , Admitted by: Self, Date of Admission: 08/04/2025, Place of Admission of Execution: Office		 Captured		Apr 8 2025 1:20PM	LTI 08/04/2025	08/04/2025		Village:- Kolebala, P.O:- Junbedia, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722155, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 81xxxxxxxx4335 Status : Representative, Representative of : SSB Builders		
Name	Photo	Finger Print	Signature													
Mr Susanta Barash Son of Late Uttam Barash Date of Execution - 08/04/2025, , Admitted by: Self, Date of Admission: 08/04/2025, Place of Admission of Execution: Office		 Captured														
Apr 8 2025 1:20PM	LTI 08/04/2025	08/04/2025														

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ajoy Bhuin Son of Haradhan Bhuin Village:- Bankati, P.O:- Bankati, P.S:- Bankura, District:-Bankura, West Bengal, India, PIN:- 722102		 Captured	
	08/04/2025	08/04/2025	08/04/2025
Identifier Of Mr Soumen Barat, Mr Bappa Barat, Mrs Krishna Barat, Mr Lakshmikanta Senapati, Mr Mathura Prasad Saini, Mr Susanta Barash			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Soumen Barat	SSB Builders-5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Bappa Barat	SSB Builders-2 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs Krishna Barat	SSB Builders-3 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Gram Panchayat: JUNBEDIA, Mouza: Junbedia, JI No: 229, Pin Code : 722155

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 451, LR Khatian No:- 3886	Owner:সৌমেন বরাত, Gurdian:সুভাষ , Address:নিজ , Classification:ভূজা, Area:0.05000000 Acre,	Mr Soumen Barat
L2	LR Plot No:- 451, LR Khatian No:- 3885	Owner:বাপ্পা বরাত, Gurdian:রাজারাম , Address:নিজ , Classification:ভূজা, Area:0.02000000 Acre,	Mr Bappa Barat
L3	LR Plot No:- 451, LR Khatian No:- 2039	Owner:কৃষ্ণা বরাত, Gurdian:রাজারাম বরাত, Address:নিজ , Classification:ভূজা, Area:0.03000000 Acre,	Mrs Krishna Barat

Endorsement For Deed Number : I - 010101897 / 2025

On 08-04-2025

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

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

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

Presented for registration at 12:15 hrs on 08-04-2025, at the Office of the D.S.R. BANKURA by Mr Soumen Barat , 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 37,50,000/-

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

Execution is admitted on 08/04/2025 by 1. Mr Soumen Barat, Son of Late Subhas Barat, Padmapukur Pally Nutanhcati Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business, 2. Mr Bappa Barat, Son of Late Rajaram Barat, Padmapukur Pally Nutanhcati Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business, 3. Mrs Krishna Barat, Wife of Late Rajaram Barat, Padmapukur Pally Nutanhcati Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession House wife

Indetified by Mr Ajoy Bhuin, , , Son of Haradhan Bhuin, P.O: Bankati, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722102, by caste Hindu, by profession Business

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

Execution is admitted on 08-04-2025 by Mr Lakshmikanta Senapati, Partner, SSB Builders, Village:- Junbedia, P.O:- Junbedia, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722155

Indetified by Mr Ajoy Bhuin, , , Son of Haradhan Bhuin, P.O: Bankati, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722102, by caste Hindu, by profession Business

Execution is admitted on 08-04-2025 by Mr Mathura Prasad Saini, Partner, SSB Builders, Village:- Junbedia, P.O:- Junbedia, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722155

Indetified by Mr Ajoy Bhuin, , , Son of Haradhan Bhuin, P.O: Bankati, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722102, by caste Hindu, by profession Business

Execution is admitted on 08-04-2025 by Mr Susanta Barash,

Indetified by Mr Ajoy Bhuin, , , Son of Haradhan Bhuin, P.O: Bankati, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722102, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60.00/- (E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 28/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/04/2025 12:04PM with Govt. Ref. No: 192025260010708231 on 08-04-2025, Amount Rs: 28/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK00HQAPI2 on 08-04-2025, 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 Stamp Rs 5,000.00/-, by online = Rs 2,030/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2074, Amount: Rs.5,000.00/-, Date of Purchase: 08/04/2025, Vendor name: Debidas Mukherjee

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/04/2025 12:04PM with Govt. Ref. No: 192025260010708231 on 08-04-2025, Amount Rs: 2,030/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK00HQAPI2 on 08-04-2025, Head of Account 0030-02-103-003-02



Subhankar Pal
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 0101-2025, Page from 36012 to 36036
being No 010101897 for the year 2025.



Digitally signed by SUBHANKAR PAL
Date: 2025.04.08 17:53:23 +05:30
Reason: Digital Signing of Deed.

(Subhankar Pal) 08/04/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
West Bengal.