

11846/24

P-11743/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 373213

S. Sen Gupta
Adv.

২৭.১১.২৪
০৭৭.৬৩ ২০০০০০/০৭

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

A.D.S.R. Durgapur
Paschim Bardhaman

27 NOV 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this27.....th
day of the month ofNovember.....
in the year Two Thousand Twenty Four A.D.

BY AND BETWEEN

MRS. ANJANA MAJUMDAR (PAN: AMIPM0305J), daughter of Ramananda Chakraborty, by faith-Hindu, by occupation-Others, by nationality-Indian, resident of Gol Park, DPL Township, P.O.: Durgapur, P.S.: Coke-Oven, Dist.: Paschim Bardhaman, West Bengal, PIN-713202, who is hereinafter referred to and called as the "**LAND OWNER**" (which term/expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include her heirs, successors, legal representatives, executors, administrators and assigns) of the **FIRST PART**

AND

TM BUILDERS (PAN: AASFT9253G), a partnership firm within the meaning of law, having its office at Sanjib Sarani, P.O.: Durgapur, P.S.: Coke-Oven, Dist.: Paschim Bardhaman, West Bengal, PIN-713201, consisting of two partners, namely, **(1) MR. TOTAN KARMAKAR** (PAN: BAHPK1975J), son of Sukumar Karmakar, by faith-Hindu, by occupation-Business, by nationality-Indian, resident of Karangapara, D-Math, P.O.: Durgapur, P.S.: Coke-Oven, Dist.: Paschim Bardhaman, West Bengal, PIN-713201, and **(2) MR. MANAS DEY** (PAN: AGSPD8300Q), son of Lakshman Kumar Dey, by faith-Hindu, by occupation-Business, by nationality-Indian, resident of Shantiban Park, Sanjib Sarani, P.O.: Durgapur, P.S.: Coke-Oven, Dist.: Paschim Bardhaman, West Bengal,

PIN-713201, represented by any of its partners, which firm is hereinafter referred to and called as the "**DEVELOPER**" (which term/expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include its successors-in-office, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS the First Schedule land is purchased property of the First Party, purchased by way of—

- (i) Sale Deed registered as being No. I-7734 for the year 1987 with the A.D.S.R., Durgapur, and
- (ii) Sale Deed registered as being No. I-4499 for the year 1994 with the A.D.S.R., Durgapur,

and after purchasing the same the First Party got the land recorded in her name in the L.R. R.O.R.;

AND WHEREAS the First Party held and possessed the First Schedule land ever since she purchased the same;

AND WHEREAS the First Party desired to develop the First Schedule land by construction of multi-storied building(s) up to the maximum limit of floor consisting of various flats/apartments/spaces/other units, including parking spaces, as may be approved by Durgapur Municipal Corporation but the First Party did not have sufficient fund for the development work and for this reason the First Party was in search of a Developer for the said development work;

AND WHEREAS the First Party approached the Second Party, and the Second Party, after considering the various aspects of execution of the project and proposal of the Land Owner, decided to construct multi-storied building(s) thereat consisting of various flats/apartments/spaces/other units, including parking spaces, with the object of selling such units to the prospective buyers, subject to such conditions as mentioned hereinbelow, and the First Party has accepted the proposal of the Second Party, resulting in a legally valid and enforceable agreement by and between the parties hereto;

NOW, THEREFORE, this agreement witnesseth and it is hereby declared by and between the parties hereto as follows:

1. DEFINITIONS:

1.1. BUILDING shall mean the multi-storied building(s) to be constructed, erected, promoted, developed or built by the Developer on the First Schedule land.

1.2. DEVELOPER shall mean TM Builders (a partnership firm), having its office at Sanjib Sarani, P.O.: Durgapur, P.S.: Coke-Oven, Dist.: Paschim Bardhaman, West Bengal, PIN-713201.

1.3. DEVELOPER'S ENTITLEMENT shall mean all of the building(s) together with the undivided and impartible proportionate interest in the First Schedule land and the common portions and facilities in or appurtenant to the

building(s) to be developed, erected, promoted or constructed at and upon the First Schedule land, after providing for the Land Owner's allocation mentioned herein.

1.4. FLAT/UNIT shall mean a Flat/Unit in the building to be erected at and upon the First Schedule land and the right of common use of the common portions and facilities appurtenant to the concerned Flat/Unit.

1.5. FORCE MAJEURE shall include natural calamities, act of god, flood, tidal waves, draught, earthquake, volcano eruption, epidemic, pandemic, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockdown, lockout, transport strike, shortage of essential commodities, and prohibitory order given by Durgapur Municipal Corporation or any statutory or constitutional body or any Court or under any Government Regulations, or any change in any municipal or other laws, rules, regulations, bye-laws, guidelines or policies affecting or likely to affect the project or any part or portion thereof, and/or any circumstance beyond the control of the Developer.

1.6. LAND shall mean land measuring about 10.50 decimals in Mouza Birbhanpur, J.L. No. 91, P.S. Coke-Oven,

S: Ser Ggr
Add

1.8. LAND OWNER'S ENTITLEMENT: shall mean-

- (i) a sum of Rs. 5,00,000/- (Rupees five lakhs) paid by the Developer to the Land Owner at the time of execution of this Agreement,
- (ii) one number of 3BHK flat (backside) at first floor,
- (iii) one number of 3BHK flat (overlooking the main road), and one number of 3BHK flat (backside), both at fourth floor,
- (iv) two numbers of covered car parking spaces, and
- (v) one number of open car parking space.

1.10. MUNICIPAL CORPORATION shall mean the Durgapur Municipal Corporation and shall also include other

members for the time being and their respective heirs, successors, executors, administrators and/or permitted assigns;

1.13.3. If it be a Company, then its successors-in-interest, executors, administrators and/or permitted assigns;

1.13.4. If it be a Partnership Firm, then its partners for the time being and their respective heirs, successors, executors, administrators and/or permitted assigns;

1.13.5. If it be a Trust, then its Trustees for the time being and their respective heirs, successors, executors, administrators and/or permitted assigns.

1.14. SINGULAR NUMBER shall include the plural and vice versa.

- 2. COMMENCEMENT:-** This agreement shall commence and shall be deemed to have commenced and become effective on and with effect from the date of completion of registration of this agreement.
- 3. DURATION:-** The development work under this agreement is to be completed within a period of 36 months (with a grace period of 6 months) from the date of approval/sanction of the building

plan by Durgapur Municipal Corporation.

4. **SCOPE OF WORK:-** The Developer shall construct multi-storied building(s) according to the sanctioned plan of Durgapur Municipal Corporation over the First Schedule land.

5. **LAND OWNER'S DUTY, LIABILITY & RESPONSIBILITY:**

- 5.1. That the Land Owner has offered the land measuring 10.5 decimals in total for development and construction of multi-storied building(s) consisting of various flats/apartments/spaces/other units, including parking spaces.
- 5.2. That the land related dispute, if any, shall be resolved by the Land Owner.
- 5.3. That the Land Owner has already delivered the vacant and peaceful possession of the First Schedule land to the Second Party.
- 5.4. The Land Owner hereby declares as follows:
- 5.4.1. That no acquisition proceedings have been initiated in respect of the First Schedule land.
- 5.4.2. That the First Schedule land is not coming within the purview of section 20 or any other provision of the Urban Land Ceiling & Regulation Act.
- 5.4.3. That there is no agreement between the Land Owner and any other party (except TM Builders) either for sale or for development or construction

S. Sen Gupta
Adv.

of any building on the First Schedule land and the same is free from all encumbrances.

5.4.4. That the Land Owner also agreed to give full authority and power to the Second Party to do and execute all lawful acts, deeds and things for and on their behalf for development and construction of the multi-storied building(s) on the said land i.e. receive sanctioned plan from the Durgapur Municipal Corporation, to sign and verify all applications and/or objections to the appropriate authorities for all licenses, permissions, consents etc., to take legal proceedings which are required to be taken in connection with the work of development and construction and, in case any legal action is taken against Land Owner in connection with the project, to prosecute and defend such legal proceedings, to file affidavits, applications etc., to engage Advocates and to do all other things required to be done in that behalf and to sale the flats/apartments/spaces/other units, including parking spaces, to the prospective buyers and to accept, appropriate and use booking money, advance money and consideration money.

5.4.5. That all the taxes relating to the Land Owner's allocation shall be paid by the Land Owner and

Copy
Ad
H. S. R.

the Flats/Units pertaining to the Developer's allocation shall be paid by the prospective buyers of those Flats/Units.

6. DEVELOPER'S DUTY, LIABILITY & RESPONSIBILITY:

- 6.1.** That the Developer confirms, accepts and assures the Land Owner that it is fully acquainted with and aware of the process/formalities related to similar project in Durgapur Municipal Corporation area and fully satisfied with the papers/documents related to the Land Owner's ownership and physical measurement of the First Schedule land, its possession of the said land, suitability of the said land and viability of the said project and will not raise any objection with regard thereto.
- 6.2.** That the Developer confirms and assures the Land Owner that it has the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within scheduled time under this agreement and the Land Owner do not have any liability and/or responsibility to finance and execute the project or any part thereof.
- 6.3.** That the Developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution of the same under close supervision and security of reputed architect/planner. The building plan should comply with the standard norms of the

S. San Gupta
Adv

multi-storied building(s), including the structural design as also approval of the local sanctioning authority/Corporation/ Govt. agencies. Any variation/alteration/modification of the original approved/sanctioned drawing/plan shall be done with the approval of the Architect, before submitting that to the Corporation/appropriate authority for subsequent approval/sanction. In case of any dispute in design, construction or quality of material used, the architect's decision will be final and binding on both the Land Owner and the Developer. However, basic character of the project consisting of flats/units and common space will remain intact unless consented and agreed to by and between the Land Owner and the Developer.

- 6.4.** That the Developer shall be solely responsible for any act, deed or thing done by it towards any fund collection from any prospective buyer of any flat/unit.
- 6.5.** That the Developer shall be responsible for complying with the Rules & Regulations in all matters including construction of the building(s) 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 Land Owner shall not be responsible for any infringement of any provision of law that may be in force from time to time during the currency of this agreement. The Land Owner shall not be responsible for any accident

or damage or loss during the course of the construction of the proposed building(s). The Second Party shall be solely responsible for the said incident or damage or loss during the construction.

- 6.6.** That the Developer shall complete the Development work/Construction of building(s) at its own cost and expenses within a period of 36 months (with a grace period of 6 months) from the date of approval/sanction of the building plan by Durgapur Municipal Corporation.
- 6.7.** That the Developer shall not make the Land Owner responsible for any business loss and/or any damage etc. or due to any failure on the part of the Developer to correctly construct the flats/units and/or to deliver correctly the same to the intending buyers and, in case of any failure therein, the Developer shall be solely responsible.
- 6.8.** That the Developer shall pay all taxes, including Income Tax and other taxes/duties levied, either by the State Government or by the Central Government or by any statutory authority which are required to be paid upon the profits which it may derive after selling the flats/units to the prospective buyers.
- 6.9.** That in case the Developer fails to deliver the possession of the flats/units to the prospective buyers, then the Developer itself shall be responsible and answerable for the same.

S. Sen Gupta
Adv

6.10. In case any legal action is filed for any default on the part of the Developer, then the Developer shall be personally liable for the same and, under no circumstances, the Land Owner shall be responsible for the same.

7. MISCELLANEOUS:

7.1. That this agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.

7.2. That both the parties shall keep all non-public information and documents concerning the transaction confidential unless compelled to be disclosed by any judicial or administrative process.

7.3. That all disputes in relation to or arising out of or during execution of the project under this agreement shall be intimated by a registered letter/notice and then referred to an arbitral tribunal/arbitrator for resolving the disputes under the Arbitration & Conciliation Act, 1996, with modifications made from time to time. The arbitral tribunal/arbitrator shall consist of one arbitrator who shall be an Advocate/retired judge to be nominated by both the parties. The venue and the seat of arbitration shall be Durgapur or such other place as the parties hereto may agree. The language of arbitration shall be Hindi.

7.4. That the Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved/

Dr. Sanjay Gupta
Adv

sanctioned building plan, water & electricity connections etc. have already been supplied by the Developer to the Land Owner.

- 7.5.** That the Land Owner can visit the construction site anytime with a prior written intimation to the Developer and discuss with the Developer but will not disrupt or interrupt the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the Developer for discussion and necessary corrective action.
- 7.6.** That the Developer shall ensure safe and sound building design and construction, complete safety of the workmen, minimum wages, first class quality of materials used along with all other legal formalities during execution of the project so as to render the First Party free from all legal complications and all other risks and hazards in relation to the project.
- 7.7.** That 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 contract and/or agreement and/or borrow money and/or take advance from any individual/bank/financial institution and/or also its allocated flats/units under this agreement and within the framework of the Power of Attorney.
- 7.8.** That all costs, charges and expenses for execution of the whole project and including stamp duty and registration

S. S. n. Gupta
Adv

fee for execution and registration of this agreement and/or any deed of conveyance/transfer of the First Schedule land shall be paid and borne by the Developer exclusively.

7.9. That the Land Owner shall have no right, title, interest, claim whatsoever in the consideration received or receivable by the Developer or its nominees out of the Developer's Allocation.

7.10. That the Land Owner and the Developer have entered into this 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 construed as an association of persons.

7.11. That all applications and building plans, along with alteration, modification and addition thereof, and all 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 relating to said development project shall be prepared by the Developer at its own costs and expenses in the name of the Land Owner without reimbursement of the same and the Land Owner shall sign on the said plan/plans, applications, papers, documents etc. as and when the Developer asks for the same without demanding any remuneration and/or money for the same.

7.12. That both the parties can seek specific performance of this agreement through the Court.

FIRST SCHEDULE ABOVE REFERRED TO
(Description of the land to be developed)

ALL THAT the piece and parcel of *Baid* land measuring 10.50 decimals in Mouza Birbhanpur, J.L. No. 91, P.S. Coke-Oven, Dist. Paschim Bardhaman, appertaining to L.R. Plot No. 2000, recorded in L.R. Khatian No. 149, falling under the jurisdiction of Durgapur Municipal Corporation, identified as Holding No. 415, Ward No. 43, in Rabindra Pally, Durgapur, Paschim Bardhaman, West Bengal, PIN: 713201. The land is butted and bounded—

in the North:- by properties of others,
in the South:- by properties of others,
in the East:- by 12' wide road, and
in the West:- by Nadiha main road.

SECOND SCHEDULE ABOVE REFERRED TO
(Tentative specifications for the construction)

1.	Foundation	:	Reinforced cement concrete
2.	Super Structure	:	Reinforced cement concrete covert columns, beams and slabs
3.	Plinth	:	Brick work with sand and cement
4.	Walls	:	External Wall shall be of 200 mm/250 mm thick brick work, internal partition wall shall be of 75/125 mm thick brick

S. San Gpts
Adm

			work and plaster. All walls and ceiling be finished with plaster of parish
5.	Flooring	:	Ceramic floor tiles flooring with 3 inch skirting in bed room, drawing/dining, balcony, toilet and kitchen
6.	Toilet	:	5 ft. height glazed tiles on the wall
7.	Kitchen	:	2 ft. height glazed tiles on the wall over the kitchen slab. Kitchen slab shall be of Black Stone. A Steel Sink shall be provided.
8.	Doors	:	All door frames shall be of Mild Steel and all door panels shall be of hot press commercial ply (37.5 mm thick).
9.	Window	:	Aluminium window with glass fittings
10.	Painting	:	Internal: Wall Putty. External: Weather Coat
11.	Electrical Installation	:	I.S.I. standard concealed wiring up to points but without fittings
	(1) Bed room	:	Two light points, one fan point, one plug point (5 amp) and one plugpoint (15 amp) in one bed room, without fittings

S. S. G. G. H.
Adm

	(2) Dining	:	One light point, one fan point and one plug point (5 amp), without fittings
	(3) Toilet	:	One light point, one exhaust fan point and one plug point (15 amp) in one toilet, without fittings
	(4) Kitchen	:	One light point, one exhaust fan point and one plug point (15 amp plug), without fittings
	(5) Main Entrance	:	One bell point, without fittings
12.	Water Supply	:	Water shall be supplied from municipal water supply connection within the premises through underground and overhead water tanks.
13.	Plumbing Work	:	Commode with L.D. P.V.C. cistern in toilet and one basin in drawing/dining. All fittings shall be standard made (of white colour).
14.	Roof	:	Roof of the building shall be finished with net cement.

[The above specification(s) may change/vary as per the site requirement and/or other exigency.]

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands hereunto on the day, month and year first-above written herein.

Brijender Majumdar.

(LAND OWNER/FIRST PARTY)

T. M. BUILDERS

T. M. Builders
Partners

T. M. BUILDERS

T. M. Builders
Partners

(DEVELOPER/SECOND PARTY)

IN PRESENCE OF:

1. *Kaivalya Sankar Ghosh*
S/o *Nikhil Ghosh*
AGM - A Co. Ltd. vren
Durgapur - Dist Paschim Bardhaman Pin - 713202
2. *Soumitra Sen Gupta*
School Para
Durgapur - 713201

Drafted by:

Soumitra Sen Gupta

(Soumitra Sengupta)

Advocate, High Court at Calcutta

(Enrolment No. F/1049/1970/2011)

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম)

Mural Kanti Ghosh

2. FATHER/ HUSBAND NAME
(পিতা/ স্বামীর নাম)

Murford Ghosh

3. OCCUPATION (পেশা)

4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)

VILLAGE/TOWN (গ্রাম) AG N-126/A Coke oven colony

POST OFFICE (পোস্ট অফিস) Durgam

POLICE STATION (থানা) Coke oven PIN 713202

DISTRICT (জেলা) STATE (রাজ্য) W.B.

5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক)

6. AADHAR NO 2319 7079 6313

PAN

EPIC NO

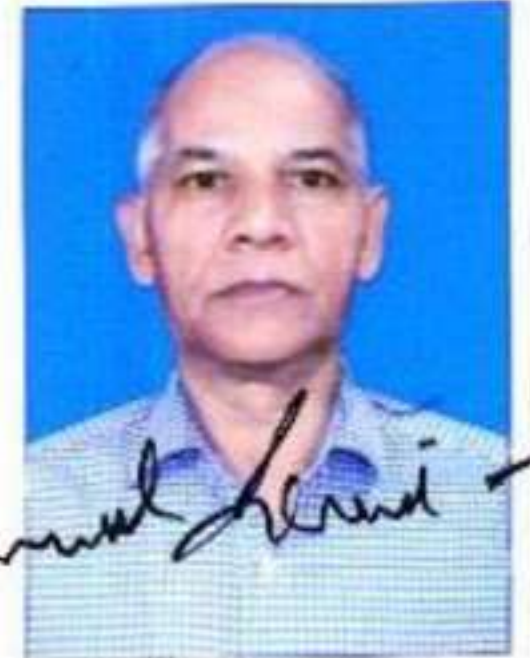
আমি (শনাক্তকারী) অএ দলিলের (Query No.)

বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Mural Kanti Ghosh as identifier identifying the executants
of the concerned deed (Query No.) 2003000949/2024

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND					
RIGHT HAND					


Mural Kanti Ghosh

Mural Kanti Ghosh

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

TAPAN



Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250292417188

GRN Details

GRN:	192024250292417188	Payment Mode:	SBI Epay
GRN Date:	27/11/2024 13:43:23	Bank/Gateway:	SBlePay Payment Gateway
BRN :	3770393725715	BRN Date:	27/11/2024 13:45:29
Gateway Ref ID:	CHR7565572	Method:	State Bank of India NB
GRIPS Payment ID:	271120242029241717	Payment Init. Date:	27/11/2024 13:43:23
Payment Status:	Successful	Payment Ref. No:	2003000949/2/2024
[Query No*/Query Year]			

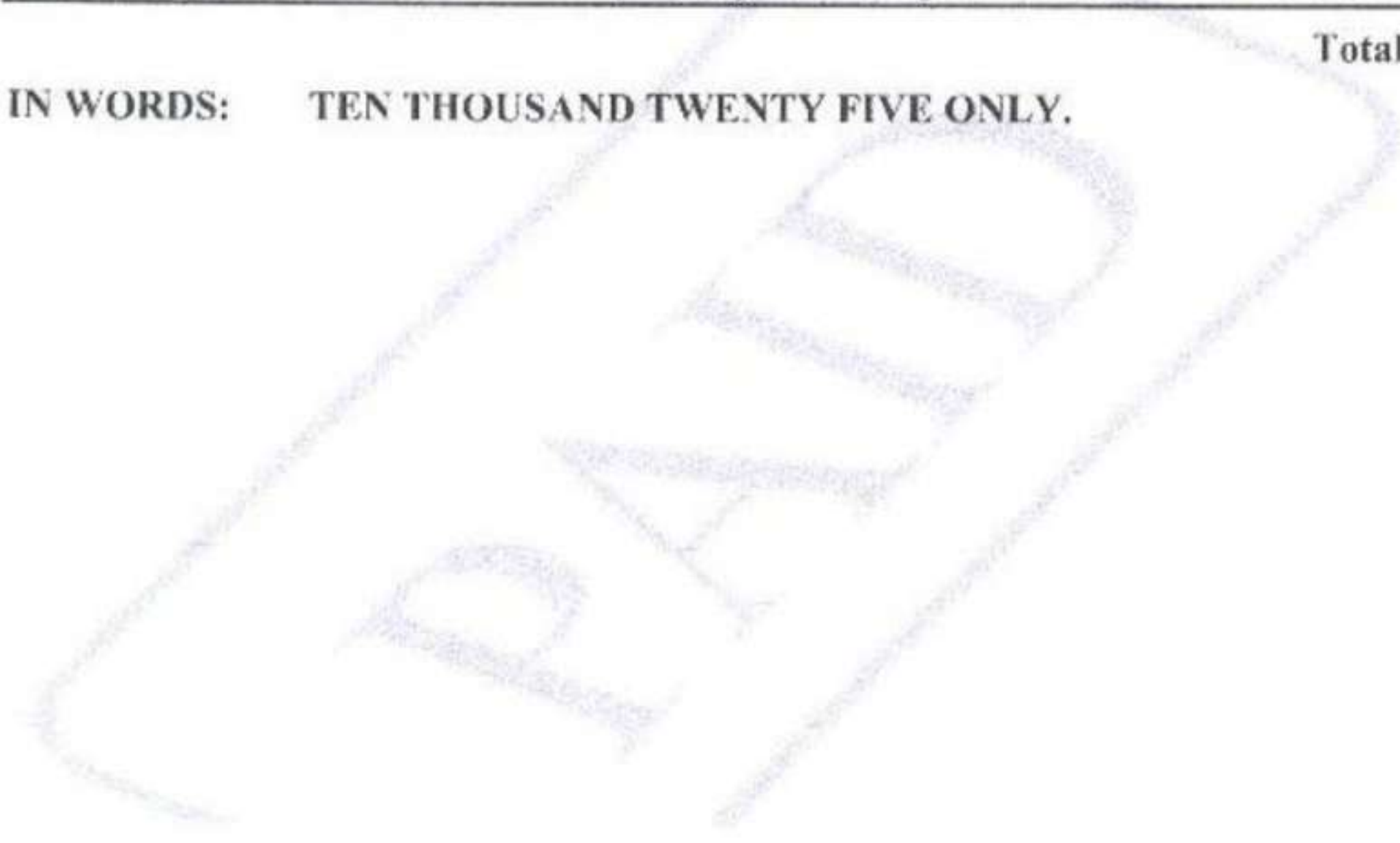
Depositor Details

Depositor's Name:	Ms T M BUILDERS
Address:	SANJIB SARANI, DURGAPUR-713201
Mobile:	8170044241
Period From (dd/mm/yyyy):	27/11/2024
Period To (dd/mm/yyyy):	27/11/2024
Payment Ref ID:	2003000949/2/2024
Dept Ref ID/DRN:	2003000949/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003000949/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	5011
2	2003000949/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	5014
Total				10025

IN WORDS: TEN THOUSAND TWENTY FIVE ONLY.



Major Information of the Deed

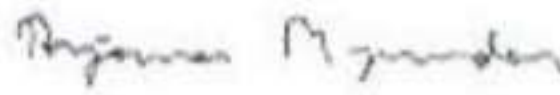
Deed No :	I-2306-11743/2024	Date of Registration	27/11/2024
Query No / Year	2306-2003000949/2024	Office where deed is registered	
Query Date	26/11/2024 5:19:40 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Soumitra Sengupta Calcutta High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7001470760, 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 : 5,00,000/-]		
Set Forth value	Market Value		
	Rs. 60,13,634/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,011/- (Article:48(g))	Rs. 5,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Nadiha Road, Mouza: Birvanpur, JI No: 91, 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-2000 (RS :-)	LR-149	Vastu	Vastu	10.5 Dec		60,13,634/-	Width of Approach Road: 52 Ft., Adjacent to Metal Road,
Grand Total :					10.5Dec	0 /-	60,13,634 /-	

Land Lord Details :

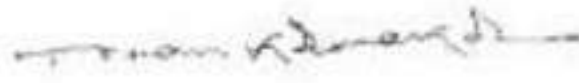
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs ANJANA MAJUMDAR (Presentant) Daughter of Mr RAMANANDA CHAKRABORTY Executed by: Self, Date of Execution: 27/11/2024 , Admitted by: Self, Date of Admission: 27/11/2024 ,Place : Office	 27/11/2024	 Captured LTI 27/11/2024	 27/11/2024

GOLPARK, D P L TOWNSHIP, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: AMxxxxxx5J, Aadhaar No: 22xxxxxxxx8968, Status :Individual, Executed by: Self, Date of Execution: 27/11/2024 , Admitted by: Self, Date of Admission: 27/11/2024 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	T M BUILDERS SANJIB SARANI, DURGAPUR, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 Date of Incorporation:XX-XX-2XX2 , PAN No.:: Axxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr TOTAN KARMAKAR Son of SUKUMAR KARMAKAR Date of Execution - 27/11/2024, , Admitted by: Self, Date of Admission: 27/11/2024, Place of Admission of Execution: Office	Photo  Nov 27 2024 4:02PM	Finger Print  Captured LTI 27/11/2024	Signature  27/11/2024
KARANGAPARA, D MATH, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: BAxxxxxx5J, Aadhaar No: 48xxxxxxxx8730 Status : Representative, Representative of : T M BUILDERS				
2	Name Mr MANAS DEY Son of Mr LAKSHMAN KUMAR DEY Date of Execution - 27/11/2024, , Admitted by: Self, Date of Admission: 27/11/2024, Place of Admission of Execution: Office	Photo  Nov 27 2024 4:03PM	Finger Print  Captured LTI 27/11/2024	Signature  27/11/2024
SHANTIBAN PARK, SANJIB SARANI, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: AGxxxxxx0Q, Aadhaar No: 77xxxxxxxx5027 Status : Representative, Representative of : T M BUILDERS				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MRINAL KANTI GHOSH Son of Mr NIKHIL GHOSH AGN 126/A, COKE OVEN COLONY, City:- Durgapur, P.O:- DURGAPUR, P.S:- Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713202		 Captured	
	27/11/2024	27/11/2024	27/11/2024
Identifier Of Mrs ANJANA MAJUMDAR, Mr TOTAN KARMAKAR, Mr MANAS DEY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs ANJANA MAJUMDAR	T M BUILDERS-10.5 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Nadiha Road, Mouza: Birvhanpur, JI No: 91, Pin Code : 713201

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2000, LR Khatian No:- 149	Owner:কল্লন মজুমদার, Gurdian:অমিত , Address:বিল , Classification:বাড়, Area:0.10500000 Acre.	Mrs ANJANA MAJUMDAR

On 27-11-2024

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 15:12 hrs on 27-11-2024, at the Office of the A.D.S.R. DURGAPUR by Mrs ANJANA MAJUMDAR ,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 60.13,634/-

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

Execution is admitted on 27/11/2024 by Mrs ANJANA MAJUMDAR, Daughter of Mr RAMANANDA CHAKRABORTY, GOLPARK, D P L TOWNSHIP, P.O: DURGAPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession Others

Indetified by Mr MRINAL KANTI GHOSH, , Son of Mr NIKHIL GHOSH, AGN 126/A, COKE OVEN COLONY, P.O: DURGAPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713202, by caste Hindu, by profession Others

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

Execution is admitted on 27-11-2024 by Mr TOTAN KARMAKAR,

Indetified by Mr MRINAL KANTI GHOSH, , Son of Mr NIKHIL GHOSH, AGN 126/A, COKE OVEN COLONY, P.O: DURGAPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713202, by caste Hindu, by profession Others

Execution is admitted on 27-11-2024 by Mr MANAS DEY,

Indetified by Mr MRINAL KANTI GHOSH, , Son of Mr NIKHIL GHOSH, AGN 126/A, COKE OVEN COLONY, P.O: DURGAPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713202, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,014.00/- (B = Rs 5,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 5,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/11/2024 1:45PM with Govt. Ref. No: 192024250292417188 on 27-11-2024, Amount Rs: 5,014/-, Bank: SBI EPay (SBIEPay), Ref. No. 3770393725715 on 27-11-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,011/- and Stamp Duty paid by Stamp Rs 5,000.00/- by online = Rs 5,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4014, Amount: Rs.5,000.00/-, Date of Purchase: 27/11/2024, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/11/2024 1:45PM with Govt. Ref. No: 192024250292417188 on 27-11-2024, Amount Rs: 5,011/-, Bank: SBI EPay (SBIEPay), Ref. No. 3770393725715 on 27-11-2024, Head of Account 0030-02-103-003-02



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 215154 to 215182
being No 230611743 for the year 2024.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2024.11.29 11:37:46 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 29/11/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.