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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

K 363613

5.20 PM
01.03.24
A.C. (2) 544882/24
[Signature]

certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
essments Attached with this
Documents are the Part of this
Document.

A.D.S.R. Dargapuri
Bardwan

6 MAR 2024

DEVELOPMENT AGREEMENT

[Signature]

[2]

THIS DEVELOPMENT AGREEMENT IS MADE ON 1st DAY OF MARCH , 2024

BETWEEN

(1) **MR. SAMIR KARMAKAR (PAN-AFXPK3243B)** son of Late Kamakhya Mohan Karmakar, resident of 3/3 Arabinda Pally, Bhiringi, Benachity, P.O- Benachity, PS- Durgapur, Dist- PaschimBurdwan, PIN- 713213, West Bengal, India,

(2) **MR. ASHIM KARMAKAR (PAN-AMOPK5089R)** son of Late Kamakhya Mohan Karmakar, resident of 3/3 Arabinda Pally, Bhiringi, Benachity, P.O- Benachity, PS- Durgapur, Dist- PaschimBurdwan, PIN- 713213, West Bengal, India, hereinafter referred to and called as **LANDOWNER** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, executors, administrators, successors and assigns) of the FIRST PART

AND

GIRISHA INFRACON (a patnership firm) [PAN ABAFG7837N] havlug its office at Holding Premises No-1, 16/18 Tansen road, B-Zone, Durgapur, P.O- B-Zone Durgapur, P.S- Durgapur, Pin 713205 Dist- PaschimBardhaman represented by its Partner namely (1) **SRI RANAJIT MONDAL**[PAN ASGPM2072G] Son of Late Narayan Chandra Mondal, by faith-Hindu, by Occupation- Business, by Nationality Indian, resident of 16/18 Tansen road, B-Zone, Durgapur, P.O- B-Zone Durgapur, P.S- Durgapur, Pin 713205, Dist- PaschimBardhaman (2)**MR. PRASANTA BANERJEE** [PAN-APCPB5313G] Son of Late Tapan Kumar Banerjee, by faith-Hindu, by Occupation-Business, by Nationality- Indian, resident of 18/14 Bharati Road, B-Zone, Durgapur, P.O- B-Zone Durgapur, P.S- Durgapur, Pin 713205, Dist- Paschim Bardhaman, hereinafter refer end to and called as the **"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 SECOND PART

WHEREAS the Schedule mentioned property is purchased property of the present land owner Mr. Samir Karmakar purchased the schedule mentioned land vide deed No- 5354 for the year 2008&Mr Ashim karmakar purchased the schedule mentioned land vide deed No- 1071 for the year 2008 of AD.SR.Durgapur and after that they mutated their name in L.R Record and the present Landowner became the owner of the schedule mentioned land.

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AND WHEREAS the first part is desired to get the aforesaid landed property developed into a Multi-storied Building complex constructed thereon through any Sincere, Responsible and Reputed Builder and the Second Party after having come to know of such intentions of the First part; approached the First Part and therefore the First party agreed to the proposal of the Second Part with regard to the development & construction of the proposed Multi-storied Building complex upon the said below schedule landed property.

NOW THEREFORE the desire to develop the First schedule property by construction of a multi-storied building complex(s) up to the maximum limit of floor consisting of so many flats, unit(s), complex(s), and parking space(s), space(s), etc. as per plan approved by Durgapur Municipal Corporation and/or other competent authority(s) but the owners / vendors, of not having sufficient funds for the development and construction work and for the said reason the First Part is in search of a Developer for the said development and construction work and as such & after prolong discussion between the party(s) assign and appoint the second part as Developer(s) to develop and construct the said property forming into a residential complex(s).

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by and between the parties hereto as follows

L-DEFINITION

1.1 OWNER/LANDLORD:- Shall mean **(1) MR. SAMIR KARMAKAR (PAN-AFXPK3243B)** son of Late Kamakhya Mohan Karmakar, resident of 3/3 Arabinda Pally, Bhiringi, Benachity, P.O- Benachity, PS- Durgapur, Dist- PaschimBurdwan, PIN- 713213, West Bengal, India, **(2) MR. ASHIM KARMAKAR (PAN-AMOPK5089R)** son of Late Kamakhya Mohan Karmakar, resident of 3/3 Arabinda Pally, Bhiringi, Benachity, P.O- Benachity, PS- Durgapur, Dist- PaschimBurdwan, PIN- 713213, West Bengal, India

1.2 DEVELOPER:- **GIRISHA INFRACON** (a patnership firm) [PAN ABAFG7837N] havlug its office at Holding Premises No-1, 16/18 Tansen road, B-Zone, Durgapur, P.O- B-Zone Durgapur, P.S- Durgapur, Pin 713205 Dist- PaschimBardhaman

1.3 LAND: Shall mean Bastu land measuring about 10 Decimal under Mouza-Viringi, IL.No-199, Plot no-4344, Khatian No-4430,8044LR.Plot No-4344 LR. Khatian No.- 4430,8044 under the jurisdiction of Durgapur Municipal Corporation Dist-Paschim Bardhaman.

1.4 BUILDING: - Building shall mean the building to be constructed **G+3(+1 Extra Floor if sanctioned)** at the said premises with the maximum Floor Area Ratio (F.A.R.) available or permissible under the rules and regulations of the Durgapur Municipal Corporation and/or other concerned authorities for the time being in force as per the plan(s) to be sanctioned by the Durgapur Municipal Corporation and/or by the competent authorities.

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1.5 MUNICIPLITY:- 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.

1.6 PLAN: 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 Owners herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.

1.7 Owner's & Developer's Allocating:

a) **LAND OWNER'S ALLOCATION:** (OWNER CONSIDERATION:-) In consideration of the Vendor(s) having appointed the Second Party(s) as Developers of the said property and the Vendor(s) agreeing to allow the Developers to appropriate themselves the profits arising from the said development as is hereinafter provided. As acknowledged by the Vendor(s), the Developers agrees to pay to the Vendors a sum of **Mr. Samir karmakar Rs.75,000/- (Rupees SEVENTY FIVE THOUSAND) only through NEFT (UTR-UCBAH24053007747) on 22/02/2024 & Mr. Ashim karmakar Rs.75,000/- (Rupees SEVENTY FIVE THOUSAND) only through NEFT (UTR-UCBAH24054390059) on 23/02/2024 from UCO Bank (A/c. No-01380210002148), Nachan Road, P.O.-Benachity, Durgapur-713213, Paschim Bardhaman, West Bengal**, lump sum being the full and final consideration in terms of money which shall therefore be refundable and/or accountable as per the then market value of the said understated share.

2. Furtherance to the said amount; **40% (Fourty) percent** of the Super Built-up Area which is calculated of the sanctioned and approved Plan together with undivided, impartible and proportionate interest over the said landed property. Needless to mention that the above-stated payment shall therefore be made refundable and as such calculated and/or accounted as per the then market value of each flat which shall be evaluated when taking possession over the said 40% (Fourty) percent of share.

b) **DEVELOPER'S ALLOCATION:** shall mean ALL THAT rest **60% (sixty percent)** construction area of the new building excluding the land owner share together with proportionate common areas and facilities of the said building to be construction as per sanctioned building plan duly approved by the Durgapur Municipal corporation and/or appropriate authority on the said land, excluding the land owner's allocation portion-which was mentioned above.

c) It is hereby specifically mentioned that the parties hereto shall be free to sell, transfer, and for mortgage, assignor part with the possession of their respective portion at their own risk and account without any objection from the other party and to receive, accept any consideration, money in regards to their respective share. Each Party shall have rights to negotiate their respective portion with common facilities to any intending purchaser.

d) That it is also agreed that if the total area of the land owner exceeds 40% then the landowner will refund the money of the excess area and vice versa as per present market value.

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1.8 REFUNDABLE SECURITY: Shall mean sum of **Mr.Samir karmakar Rs.75,000/- (Rupees SEVENTY FIVE THOUSAND) only through NEFT on 22/02/2024 & Mr. Ashim karmakar Rs.75,000/- (Rupees SEVENTY FIVE THOUSAND) only through NEFT UCO Bank (A/c.No-01380210002148) on 23/02/2024** which is paid by Developer to the landowner and same shall be refunded by the Land Owner to the Developer after completion and handing over the entire portion of her 40% of the construction building area, car parking and commercial space if any.

1.9 UNIT/FLAT: Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat

1.10 PROJECT: Shall mean the work of development undertaken and to be done by the Owner herein or 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.

1.11 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, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, now and/or changes in any municipal 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

1.12 PURCHASER/S shall mean and include:

A) If he/she be an individual then his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;

B) If it be a Hindu Undivided Family then its members 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 its Trustees for the time being and their successor(s)-In-Interest and assigns.

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1.13 MASCULINE GENDER: Shall include the feminine and neuter gender and vice versa

1.14 SINGULAR NUMBER: Shall include the plural and vice-versa

11- COMENCMENT: This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned hereinabove at the commencement of this agreement

III-EFFECTIVENESS: This agreement shall became effective from the date of sanctioned plan

IV **DURATION**: - That the Developer(s) shall develop and/or construct the said schedule below landed property in its own name and account and at its own expenses, expertise in its own right, interest and shall alone be liable and responsible for the development of the said property; if required then demolishing the existing structures (if any) over the said landed property thereon. The new multi-storied Building Complex comprising of Ground plus such Maximum floors as may be approved by the local municipal concerned authorities consisting of Flats / apartments / units / garages and works-men room, spaces, etc. shall be erected by the Developer unto the Schedule below property of the First Party(s) / Owner(s) / Vendor(s), by **36 Months** with a grace period of **06 Months** and that shall be calculated from the date of approval and sanction of plan or from the starting date of Foundation for such development works unto the said property by the Developer(s). However, the said period may get extended by reasons of proven causes beyond the control and authority of the Developer(s) viz. unusual price hike or non-availability of the materials / labours, riot, flood, earth quake, political instability / disturbances, Act of God, etc.

V- SCOPE OF WORK:- The Developer(s) shall construct / erect the multi-storied residential building comprising of Ground plus such Maximum floors and shall be according to the sanctioned plan from Durgapur Municipal Corporation followed by such other requisites from the Asansol Durgapur Development Authority (ADDA) and/or other competent authority(s) over the First Schedule Land.

VI-OWNER DUTY & LIABILITY:

1. The Owner have offered total land of 10 Decimal for development and construction of a housing complex consisting of flats/apartments & parking spaces
2. That a land survey shall conducted by them if it is found that original land is less than the land offered by the land owners then the same shall be rectified at the time of registration of Development Agreement.
3. That all the land related dispute shall be resolved by the land owners
4. The Owner hereby declared that

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- a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot
- b) The said land is not cursing within the purview of section-20 of the urban land ceiling and Regulation act.
- c) There is no such indenture / legal document among the Owners / Vendors and/or any other party(s) / person(s) except **M/s. GIRISA INFRACON** either for Sale and otherwise or for development and construction of multi-storied residential building and the said land is free from all such encumbrances.

6. That the Owner also agreed to give full authority & power to Second Part todo & execute all lawful acts, deeds things for the Owner and on their behalfin respect of all activities related to developing and construction of a housingcomplex on The said land Le receive sanctioned plan from the concerned 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 againstland owner in connection with the same project, to prosecute and defendsuch legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done on that behalf and sale of flats/apartments to the prospective buyer's Land accept booking money, advance and consideration money. However, the attorney and/or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed by the Owner and the Owner shall agree to ratify all acts and things lawfully done by the developer,

7. That the land lady and developer will jointly executed the deed of sale in favour of the intending purchasers of the flats

8. That land related dispute shall be resolved by the land owner.

9. Relating to GST 100% of GST/Registration fees will be payable by the purchaser of the flat, land lady or developer will not be liable to pay any Govt. charges.

VII-DEVELOPER DUTY, LIABILITY & responsibility:

1. The developer **GIRISA INFRACON** Confirms, accepts and assure the Owner that they are fully acquainted with, aware of the process/formalities related to similar project in Corporation area and fully satisfied with the papers/documents related to the Ownership, physical measurement of the said land, litigation free possession, suitability of the site and viability of such proposed project thereto.

2. The developer confirms and assures the Owner that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the Owner do not have any liability and responsibility to finance and execute the project or part thereof except such consideration for each flats as detailed under.

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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 multi-storeyed buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the Owner & the Architect before submission to the Corporation/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on developer.

4. That the Developer shall be responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer(s) of the proposed flats.

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 Owner 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 Owner 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.

6. That the Developer shall complete the Development work/Construction of building/flat at his own cost and expenses within 36 months from the date of this sanctioned plan with further additional period of 6 months if needed both the cases the time shall be computed on and from the date of agreement.

7. That Owner shall not be responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in case of failure in such cases the Developer shall be entirely responsible

8. That Developer shall agree to indemnify the land owner from the obligation of paying Income Tax, sales tax or any other duties levies either by the State Government or Central Government or statutory local authorities form his part which are required to pay for the profits which he derived after selling the flats to the prospective buyer. In case the Developer fails to deliver the possession of the Flats to the prospective buyers then the Developer himself shall be responsible and answerable for the same. In case for any default in the part of Developer any legal action will take, then the Developer shall personally liable for the said consequences under any circumstances the Owner are not responsible for the same.

VIII.Cancellation

The Owner(s) / Vendor(s) has every right to cancel and/or rescind this indenture after 42 (Forty Two) months from the date of ground breaking ceremony and submission of all such necessary papers / documentations and/or approvals to the developer(s) by the owner(s) / vendor(s); if the developer fails / neglects to construct such initial stage of work over the said property.

10/5/2013
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Furthermore, it is expressly mentioned and broached that the Developer(s) has every right to cancel and/or rescind this agreement if the Landowners / First Part fails or neglect to resolve the land related problem and other problem(s) whatsoever in relation to the said below schedule property.

IX-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.
- e) Disputes Differences in opinion in relation to or arising out during execution of the housing project under this agreement shall be intimated by a registered letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate, to be nominated by both the parties and their legal advisors.
- d) Xerox copies of all statutory approvals of the competent bodies eg 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 developer to the Owner time to time.
- e) The Owner can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not 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 and the architect for discussion and necessary corrective action
- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and 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.
- g) The second party or the developer shall have the right and for 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 for take advance from any individual/ bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney.
- h) A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts if any to be obtained by

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the developer and will be responsible for any defect and rectification thereof at their cost/expense for a guarantee period of next six months after handing over of physical possession of the flats.

i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be paid and discharged by the Developer exclusively.

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

k) The landowner and the developer 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 land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

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

FIRST SCHEDULE ABOVE REFERRED TO (Description of Land)

ALL THAT Pieces and Parcel of the Plot of Land situated under the jurisdiction of Durgapur Municipal Corporation (D.M.C.), Mouza: Viringi, J.L. No.:199, L.R. Plot No.: 4344 , under the jurisdiction of Durgapur Municipal Corporation Dist- Paschim Bardhaman, West Bengal; described with land details under following heads as hereto:

1. L.R. Khatian No.: 4430,8044 measuring an area of 10 Dec.;

That the total land measuring an area of **10Dec** be the same a little more or less classified as 'Bastu' and to be used as 'residential purpose' being delivered to the aforesated Developers for construction of multi-storied building complex(s) by the Vendor(s) which is **Butted and Bounded as hereto:-**

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Entire Land is Butted and Bounded

On the North	Chawla Land
On the South	20" Road
On the East	Mr.Gouranga Ash House(Sweet Home)
On the West	Aurobindo Apartment

SCHEDULE-"II" (TENTATIVE SCHEDULE MENTIONING TYPE OF CONSTRUCTION AND SPECIFICATION)

FOUNDATION-RCC foundation

STRUCTURE - Reinforced cement concrete covert Columns, beams and slabs.

BUILDING WALL - Brick wall with A-1 brickfield 8" thick in Outer wall and 5"/3" thick partition wall inside of Room.

EXTERNAL FINISH INTERNAL FINISH-Wall putty based paint over plaster.

Cement plastered finish with plaster of Paris/ wall putty.

DOORS-Good quality with wood framed and all door panels are made by got press commercial ply 37.5 mm thick.

WINDOWS -Good Quality glass, Aluminium Windows only for Both kitchen & toilet with M.S Grill

FLOORING- Ceramic Floor Tiles.

KITCHEN-Tiles flooring, Green Polish Top Stone Table with 2" ft Glazed tiles above Table, one Steel sink.

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SANITARY & PLUMBING

Toilet Indian type ISI standard O.T. Pan/ Commode with L.D.P.V.C. cistern, P.V.C flush, one wall setting ISI standard Shower and two 15t standard taps in the Bathroom. Flat concealed GI Pipe lines with Two taps and basin.

Electrical Installation

- | | | |
|------------------|---|---|
| | : | ISI standard concealed wiring up to points but without light and fan fittings |
| a. Bed room | : | Two light points, one fan point, one plug point (5 amp) |
| b. Dining | : | One light point, one fan point, one 15 amp and one 5 amp plug point |
| c. Toilet | : | One light point, one exhaust fan point and one 15 amp plug point. |
| d. Kitchen | : | One light point, one exhaust fan point and one 15 amp plug point. |
| e. Main Entrance | : | One bell point |

Lift to be installed of this proposed apartment with slandered quality.

[The above specification(s) may change / alter as per the then requirement and as per reliability of such specification(s) as specified; demand and improved / updated quality (better than today) of such materials / substance(s).]

It is hereby declared that the full names, colour passport size photographs and finger prints of each finger of both the hands of Owner(s) / Vendor(s) and Developers are attested in the additional pages in this the Development Agreement being No. 1 (a) and therefore these shall be treated as part of this Legal Document.

IN WITNESS WHEREOF the Owner / Vendor and Developers hereto have set their hands on being aware of such legal terminology on this the **1st Day for the month March**, 2024 in presence of the undersigned witness and as such explained this indenture in mother-tongue before all parties and thereafter have affix and formulated their respective signatures after satisfaction with full of mental and physical competencies.

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Adv

SIGNED, SEALED & DELIVERED
IN PRESENCE OF: -

WITNESS:

1. Prabir Karmakar
Son of Late K.M. Karmakar
3/3 Aurobinda Path
Bisrighi, Durgapur-13

② Nikhita Sanku Chatterjee
S/o - Swapan Chatterjee
Vile - A Jodha
P.O - Bankura

Samin Karmakar
Amitabh Karmakar

SIGNATURE OF FIRST PART
OWNER / VENDOR

GIRISA INFRACON

GIRISA INFRACON

Ranjit Mondal Partner
Pradip Banerjee Partner

SIGNATURE(s) OF SECOND PART
DEVELOPERS

Drafted by me & computerized at my Office as per requisition,
proforma, information received and such stipulations from the
Vendor(s) and Developer(s); Read-over, Made-over, Explained
and Interpreted to each one of the party(s) in Mother-tongue until

Tumpa Ghosh

TUMPA GHOSH
Advocate
Durgapur Court
En. No.- F/ 1098 / 2018



Government of West Bengal

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

OFFICE OF THE A.D.S.R. DURGAPUR, District Name :Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23062000544886/2024

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SAMIR KARMAKAR 3/3, ARABINDA PALLY, VIRINGI, BENACHITY, City:- Durgapur, P.O:- BENACHITY, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213	Land Lord	 Samir Karmaakar	 LTI	Samir Karmaakar 01/03/2024
2	Mr ASHIM KARMAKAR 3/3, ARABINDA PALLY, VIRINGI, BENACHITY, City:- Durgapur, P.O:- BENACHITY, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213	Land Lord	 Ashim Karmaakar	 LTI	Ashim Karmaakar 01/03/2024

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr RANAJIT MONDAL 16/18, TANSEN ROAD, B- ZONE, City:- Durgapur, P.O:- DURGAPUR, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713205	Represent ative of Developer [GIRISA INFRACO N]			<i>Ranajit Mondal</i> 01/03/2024
4	Mr PRASANTA BANERJEE 18/14, BHARATI, B- ZONE, City:- Durgapur, P.O:- DURGAPUR, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713205	Represent ative of Developer [GIRISA INFRACO N]			<i>Prasanta Banerjee</i> 1/03/2024
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Probir Karmakar Son of Kamakhya Karmakar 3/6 Aurobinda Pally, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213	Mr SAMIR KARMAKAR, Mr ASHIM KARMAKAR, Mr RANAJIT MONDAL, Mr PRASANTA BANERJEE			<i>Probir Karmakar</i> 01/03/2024

(Santana Pal)

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

Paschim Bardhaman, West
Bengal

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : PROBIR KARMAKAR
2. FATHER/ HUSBAND NAME : Lt. Karmachya Mohan Karman
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : BUSINESS
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) 3/3 Anubindo Pally, Bhuingi GP-3
POST OFFICE (পোস্ট অফিস) Benachity
POLICE STATION (থানা) Fatidpur PIN 713213
DISTRICT(জেলা) P. Baran STATE (রাজ্য) WB
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Brother
6. AADHAR NO 319341961634
PAN AMOPK5090J
EPIC NO WB/37/265/369653

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						

Probir Karman

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the
Executants/presentation



Somir Karmakar

(LEFT HAND)

Little

Ring

Middle

Fore

Thumb



(RIGHT HAND)

Little

Ring

Middle

Fore

Thumb



Signature:-

Somir Karmakar

Signature of the
Executants/presentation



Ashwin Karmakar

(LEFT HAND)

Little

Ring

Middle

Fore

Thumb



(RIGHT HAND)

Little

Ring

Middle

Fore

Thumb



Signature:-

Ashwin Karmakar

Signature of the
Executants/presentation



Ranajit Mondal

(LEFT HAND)

Little

Ring

Middle

Fore

Thumb



(RIGHT HAND)

Little

Ring

Middle

Fore

Thumb



Signature:-

Ranajit Mondal

Signature of the
Executants/presentation



Prasenjit Banerjee

(LEFT HAND)

Little

Ring

Middle

Fore

Thumb



(RIGHT HAND)

Little

Ring

Middle

Fore

Thumb



Signature:-

Prasenjit Banerjee



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



192023240406777038

GRN Details

GRN:	192023240406777038	Payment Mode:	SBI Epay
GRN Date:	01/03/2024 15:30:18	Bank/Gateway:	SBICPay Payment Gateway
BRN :	0858965397425	BRN Date:	01/03/2024 15:30:33
Gateway Ref ID:	CHP2204759	Method:	State Bank of India NB
GRIPS Payment ID:	010320242040677702	Payment Init. Date:	01/03/2024 15:30:18
Payment Status:	Successful	Payment Ref. No:	2000544886/2/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr RANAJIT MONDAL
Address: 16/18, TANSEN ROAD, B- ZONE
Mobile: 8637036569
Period From (dd/mm/yyyy): 01/03/2024
Period To (dd/mm/yyyy): 01/03/2024
Payment Ref ID: 2000544886/2/2024
Dept Ref ID/DRN: 2000544886/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000544886/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	2011
2	2000544886/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	1514
Total				3525

IN WORDS: THREE THOUSAND FIVE HUNDRED TWENTY FIVE ONLY.

Major Information of the Deed

Deed No :	I-2306-02438/2024	Date of Registration	06/03/2024
Query No / Year	2306-2000544886/2024	Office where deed is registered	
Query Date	27/02/2024 7:21:16 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Swapan Chatterjee Ajodhya, Thana : Kanksa, District : Paschim Bardhaman, WEST BENGAL, PIN - 713148, Mobile No. : 8637036569, Status :Deed Writer		
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 : 1,50,000/-]	
Set Forth value		Market Value	
		Rs. 36,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,011/- (Article:48(g))		Rs. 1,514/- (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.- Durgapur, Municipality: DURGAPUR MC, Road: Rishi Arabinda Pally Road, Mouza: Viringi, JI No: 119, Pin Code : 713213

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4344 (RS -2061)	LR-8044	Vastu	Vastu	5 Dec		18,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-4344 (RS -2061)	LR-4430	Vastu	Vastu	5 Dec		18,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		TOTAL :			10Dec	0 /-	36,00,000 /-	
		Grand Total :			10Dec	0 /-	36,00,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SAMIR KARMAKAR (Presentant) Son of Late KAMAKHYA MOHAN KARMAKAR 3/3, ARABINDA PALLY, VIRINGI, BENACHITY, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AFxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/03/2024 , Admitted by: Self, Date of Admission: 01/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/03/2024 , Admitted by: Self, Date of Admission: 01/03/2024 ,Place : Pvt. Residence

2 **Mr ASHIM KARMAKAR**

Son of Late KAMAKHYA MOHAN KARMAKAR 3/3, ARABINDA PALLY, VIRINGI, BENACHITY, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AMxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/03/2024
Admitted by: Self, Date of Admission: 01/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/03/2024
Admitted by: Self, Date of Admission: 01/03/2024 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GIRISA INFRACON 16/18, TANSEN ROAD, B- ZONE, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205 , PAN No.:: ABxxxxxx7N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr RANAJIT MONDAL Son of Late NARAYAN CHANDRA MONDAL 16/18, TANSEN ROAD, B- ZONE, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ASxxxxxx2G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GIRISA INFRACON (as PARTNER)
2	Mr PRASANTA BANERJEE Son of Late TAPAN KUMAR BANERJEE 18/14, BHARATI, B- ZONE, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx3G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GIRISA INFRACON (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Probir Karmakar Son of Kamakhya Karmakar 3/6 Arabinda Pally, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213			

Identifier Of Mr SAMIR KARMAKAR, Mr ASHIM KARMAKAR, Mr RANAJIT MONDAL, Mr PRASANTA BANERJEE

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SAMIR KARMAKAR	GIRISA INFRACON-5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr ASHIM KARMAKAR	GIRISA INFRACON-5 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Rishi Arabinda Pally Road, Mouza: Viringi, JI No: 119, Pin Code : 713213

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4344, LR Khatian No:- 8044	Owner:শ্রী সমীর কর্মকার, Gurdian:কামাঙ্গা মোহন, Address:3/3-অরবিন্দ পল্লী , Classification:বাড়, Area:0.05000000 Acre,	Mr SAMIR KARMAKAR
L2	LR Plot No:- 4344, LR Khatian No:- 4430	Owner:অশীম কর্মকার, Gurdian:কামাঙ্গা মোহন, Address:3/3-অরবিন্দ পল্লী , Classification:বাড়, Area:0.05000000 Acre,	Mr ASHIM KARMAKAR

Endorsement For Deed Number : I - 230602438 / 2024

On 01-03-2024

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

Presented for registration at 17:30 hrs on 01-03-2024, at the Private residence by Mr. SAMIR KARMAKAR, 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 36,00,000/-

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

Execution is admitted on 01/03/2024 by 1. Mr SAMIR KARMAKAR, Son of Late KAMAKHYA MOHAN KARMAKAR, 3/3, ARABINDA PALLY, VIRINGI, BENACHITY, P.O: BENACHITY, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Others, 2. Mr ASHIM KARMAKAR, Son of Late KAMAKHYA MOHAN KARMAKAR, 3/3, ARABINDA PALLY, VIRINGI, BENACHITY, P.O: BL NACHITY, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Others

Identified by Mr Probir Karmakar, , Son of Kamakhya Karmakar, 3/6 Aurobinda Pally, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Others

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

Execution is admitted on 01-03-2024 by Mr RANAJIT MONDAL, PARTNER, GIRISA INFRACON (Partnership Firm), 16/18, TANSEN ROAD, B- ZONE, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205

Identified by Mr Probir Karmakar, , Son of Kamakhya Karmakar, 3/6 Aurobinda Pally, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Others

Execution is admitted on 01-03-2024 by Mr PRASANTA BANERJEE, PARTNER, GIRISA INFRACON (Partnership Firm), 16/18, TANSEN ROAD, B- ZONE, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205

Identified by Mr Probir Karmakar, , Son of Kamakhya Karmakar, 3/6 Aurobinda Pally, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Others

Santanu Pal

Santanu Pal

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

On 05-03-2024

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,514.00/- (B = Rs 1,500.00/- , E = Rs 14.00/-) and Registration Fees paid by by online = Rs 1,514/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/03/2024 3:30PM with Govt. Ref. No: 192023240406777038 on 01-03-2024, Amount Rs: 1,514/-, Bank: SBI EPay (SBIPay), Ref. No. 0858965397425 on 01-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/03/2024 3:30PM with Govt. Ref. No: 192023240406777038 on 01-03-2024, Amount Rs: 2,011/-, Bank: SBI EPay (SBIPay), Ref. No: 0858965397425 on 01-03-2024, 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

Qn 06-03-2024

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.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by Stamp Rs 5,000.00/-

Description of Stamp

1. Stamp. Type: Impressed, Serial no 5371, Amount: Rs.5,000.00/-, Date of Purchase: 28/02/2024, Vendor name: SOMNATH CHATTERJEE

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 42654 to 42678

being No 230602438 for the year 2024.



Digitally signed by SANTANU PAL
Date: 2024.03.12 11:58:23 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 12/03/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.