

পশ্চিমবঙ্গ पश्चिम् बंगाल WEST BENGAL

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1 8 MAR 2021

**DEVELOPMENT AGREEMENT** 

QUERY NO.

2000565566/2021

DISTRICT

Paschim Bardhaman

MOUZA

Arrah

P.S.

Kanksa

AREA OF LAND

5 (Five) Katha

SE THE

#### THIS DEVELOPMENT AGREEMENT IS MADE ON 18TH DAY OF MARCH, 2021

#### BETWEEN

MR. CHITTARANJAN CHATTERJEE [PAN -ACSPC7187Q] Son of Late Satya Kinkar Chatterjee, by faith-Hindu, by occupation-Retired person, resident of Arrah, Bidhan Park, P.O.- Arrah, P.S.- Kanksa, District- Burdwan presently Paschim Bardhaman, PIN-713212, West Bengal, India, hereinafter refereed to and called as "LANDOWNERS" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, representatives, executors, administrators, successors and assigns) of the FIRST PART.

#### AND

AMRITA BUILDER & DEVELOPERS [PAN- ABKFA5457C] Being a partnership Firm, having its Registered office at V-16, Benuban, Village-Bamunara, P.O.-Bamunara & P.S.-Kanksha, District- Burdwan presently Paschim Bardhaman, PIN- 713212, West Bengal, India, Corporate office at RD-105, Pursha, P.O.-DTPS & P.S.- Durgapur, District- Burdwan presently Paschim Bardhaman, PIN- 713207, West Bengal, Indiarepresented by its Partner namely MR. MAHADEV PAUL [PAN - BIEPP3457M] Son of Late Nakul Paul, by faith-Hindu, by occupation-Business, both are resident of Village- Bamunara, P.O.- Bamunara & P.S.- Kanksha, District- Burdwan presently Paschim Bardhaman, PIN- 713212, West Bengal, India, hereinafter refereed 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.

(A)

WHEREAS the Schedule mentioned property is purchased property of Nirmal Kanti Mondal Son of Sri Amiya Kumar Mondal from Sri Nandadulal Mukherjee Son of Bholanath Mukherjee vide deed No- 8312 for the year 1985 of A.D.S.R. Durgapur and after that Mrinal Kanti Mondal Son of Sri Amiya Kumar Mondal transferred the same by way of sale in favour of present owner vide deed No-3681 for the year 1989 of A.D.S.R. Durgapur and recorded his name in L.R.R.O.R.

AND WHERE AS the First Part desire to develop the First schedule property by construction of a multi storied building up to maximum limit of floor consisting of so many flats and parking space etc as per approval of Malandighi Gram Panchyat but the owners have not the sufficient fund for the development work and for this reason First Part is in search of a Developer for the said development work.

AND WHEREAS the First Part herein has approached the Second Part and whereas the Second Part after considering the various aspects of execution of the project and proposal of the landowner has decided to construct multistoried building there at consisting of apartments and flat with the object of selling such flats/apartments to the prospective purchasers and the Second Part has accepted the proposal of First Part.

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

- 1.1 OWNER/LANDLORD: MR. CHITTARANJAN CHATTERJEE [PAN ACSPC7187Q] Son of Late Satya Kinkar Chatterjee, by faith-Hindu, by occupation-Retired person, resident of Arrah, Bidhan Park, P.O.- Arrah, P.S.- Kanksa, District- Burdwan presently Paschim Bardhaman, PIN- 713212, West Bengal, India.
- 1.2 DEVELOPER:- Shall AMRITA BUILDER & DEVELOPERS Being a Partnership Firm, having its Registered office at V-16, Benuban, Village-Bamunara, P.O.-Bamunara & P.S.- Kanksha, District- Burdwan presently Paschim Bardhaman, PIN- 713212, West Bengal, India, Corporate office at RD-105, Pursha, P.O.-DTPS& P.S.- Durgapur, District- Burdwan presently Paschim Bardhaman, PIN-713207, West Bengal, India
- 1.3 LAND:- Shall mean rest of the land measuring about 5 (Five) Katha or 8.25 (Eight Point Two Five) Decimal be the same a little more or less, appertaining R.S. Plot No-1654, L.R. Plot No- 2354/3317 comprised in Khatian No. -1073, L.R. Khatian No- 5014, J.L. No- 91, situated within Mouza- Arrah, Police Station: Kanksa, Additional District Sub Registration Office Durgapur, Malandighi Gram Panchyat.
- 1.4 BUILDING:- Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE
- 1.5 ARCHITECT (S): Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
- 1.6 PANCHYAT:- Shall mean the Malandighi Gram Panchyat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.7 PLAN: Mean the sanctioned and/or approved plan of the building/s sanctioned by the Malandighi Gram Panchyat or any other competent authorities 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

- 1.8 OWNERS AREA: Shall mean a Flat measuring more or less 750 (Seven Hundred Fifty) Sq. Feet at the First floor of building together with the undivided impartiable proportionate interest in the First Schedule mentioned land and the common portions and approx value of the flat is Rs. 14,00,000/-(Rupees Fourteen Lakh) Only.
- 1.9 DEVELOPER'S AREA: Shall mean entire area of the building save and except the commercial area as mentioned in para-1.7 as owners area together with the undivided impartiable proportionate interest in the First Schedule mentioned land and the common portions. in addition to that the area received from adjustable security.
- 1.10 BENFIT ARISING OUT OF PROJECT: Shall mean Rs. 17,00,000/- (Rupees Seventeen) Lac at the time execution of this agreement and registration of this agreement & power of attorney which is later.
- 1.11 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 of permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat
- 1.12 PROJECT: Shall mean the work of development undertake and to be done by the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/Flat/s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.
- 1.13 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, new 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



#### 1.14 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)-ininterest and assigns.
- 1.15 Masculine gender: Shall include the feminine and neuter gender and vice versa.
- 1.16 Singular number: Shall include the plural and vice-versa.
- II- 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 become effective from date of sanction of plan by the panchayat or any other competent concerned authority.
- IV:- DURATION:- This agreement is made for a period of 48 month from the date of it become effective with a grace period of 6 month.
- V:- SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of Malandighi Gram Panchyat or any other concerned competent authority over and above the First Schedule Land.

#### VI:- OWNER DUTY & LIABILITY:-

- The owners has offered total land of 5 (Five) Katha or 8.25 (Eight Point Two
  Five) Decimal more or less for development and construction of a housing
  complex consisting of flats / apartments & parking spaces.
- 2. The Owners hereby declared that :-
- a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.



- b) There is no agreement between the Owners and any other party (except AMRITA BUILDER & DEVELOPERS) either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
- The owner shall responsible to resolved all the legal dispute related to land within 3 month from this agreement if any.
- The owner hereby declare that their legal heirs are also liable to act according to this agreement without further inputs in this agreement.
- The owner are hereby agree to sign all the documents which are necessary for the purpose of Development/Construction work
- 5. That the Owner also agreed that he gives full authority & power to Second Part to do & execute all lawful acts, deeds things for the owners and on his behalf in respect of all activities related to developing and construction of a housing complex on The said land i.e to receive sanctioned plan from the Malandighi Panchyat , such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers save and except Owner's allocation and accept booking money, advance and consideration money. However, the attorney 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 owners.



#### VII- DEVELOPER DUTY, LIABILITY & responsibility:-

- The developer AMRITA BUILDER & DEVELOPERS confirms and assures the
  owners that they are fully acquainted with and aware of the process / formalities
  related to similar project in panchyat 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 the said project
  and will not raise any objection with regard thereto.
- 2. The developer confirms and assures the owners 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 the schedule time under this agreement and the owners do not have any liability and or responsibility to finance and execute the project or part thereof

- 3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/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 both the owners and basic character of the project consisting However, flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.
- 4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and Developer shall take all necessary step to save the property from any kind of encroachment by the adjacent land owner.
- That the Developer shall be responsible for any acts deeds or things done towards any fund collection from one or more prospective buyer of the proposed flats.
- 6. 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 subsistence of this Agreement. The Owner Part 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 for the said incident or damage or loss during construction.
- 7. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses within 48 months from the date of sanction of plan with further additional period of 6 months if needed both the case the time shall be computed on and from the date of sanction of plan. And within this stipulated time the Developer shall hand over the owner's allocation.
- 8. That the Developer shall not make the Owner 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 such cases the Developer shall been the entire responsibility.



VIII-Developer Allocation:- Developers Allocations shall mean entire building including common facilities of the building along with undivided proportionate share of the "said property / premises" after providing the Land Owners allocation as mentioned in this deed.

#### 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.
- c) Disputes- Differences in opinion in relation to the proposed construction and violation of any terms and condition of this agreement amicably settle at first between the parties herein otherwise aggrieved party shall have liberty to take shelter of law.
- d) Copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owners time to time.
- e) The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor. 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. And the owner shall not be liable for same in any manner whatsoever whether during construction or after construction.
- g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney.
- 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 to be obtained by 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 shall be borne paid and discharged by the Developer exclusively.
- j) The landowners and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- 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.

#### FIRST SCHEDULE ABOVE REFERRED TO

#### (Description of Land)

All That piece or parcel of Baid Land measuring an area of 5 (Five) Katha or 8.25 (Eight Point Two Five) Decimal be the same a little more or less, appertaining R.S. Plot No-1654, L.R. Plot No- 2354/3317 comprised in Khatian No. -1073, L.R. Khatian No- 5014, J.L. No- 91, situated within Mouza- Arrah, Police Station: Kanksa, Additional District Sub Registration Office - Durgapur, Malandighi Gram Panchyat. The land is butted and bounded:

1 (

On the North

:

:

Land of Mahadev Paul

On the South

12 Feet wide Kachha Road

On the East

20 Feet wide Kachha Road

On the West

R.S. Plot No-1654

## Second Schedule Specification

	WATER SUPPLY	Ground Water
	WALLS	Conventional brickwork.
	WALL FINISH	Interior - Plaster of Paris.  Exterior - Combination of weather coat.
	FLOORING	Tiles in all bedrooms, Living-cum-Dining, Kitchen, Balcony.
	KITCHEN	Kitchen platform made of Granite Slab. Glazed tiles, up to the height of two feet from the platform. Stainless steel sinks, one wash Basin, to be provided.
	TOILET	Tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 6 feet. ISI/ISO branded sanitary and CP fittings (as per supply), and western type commode, Concealed plumbing and pipe work.
	DOORS	Door frame made of wood. Front wooden panel/ Flush Door, other flush doors, and PVC door in toilet, Locks of stainless steel.
	WINDOWS	M.S. Grill with glass
	COMMON LIGHTING	Overhead illumination for compound and common path lighting inside the complex.
200	WIRING	Standard concealed wiring for electricity. Average 25(Twenty Five) Points. All other points at extra cost.
	ELECTRIC METER	Individual meter for each unit by individual cost.
	AMENITIES	Adequate standby generator for common areas, services.  Lift provided for every floor in the building.



It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendor/representative of Developer are attested in additional pages in this deed being no. (1) (A), (1) (B), i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED AND DELIVERED by the OWNERS /FIRST PART at DURGAPUR in the presence of:

Chitte Konjon Charedije

SIGNED AND DELIVERED by the DEVELOPER/SECOND PART at DURGAPUR in the

presence of:

AMRITA BUILDER & DEVELOPERS

Maha der Pal. Partner

WITNESSES:

Swin, + Mora Sh. Mannin Hora Vin Hagaren, Dorf Arm Pro-Caren, Dorf Arm Busun Lewin Brewn

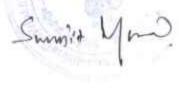
2) Rabi Tula

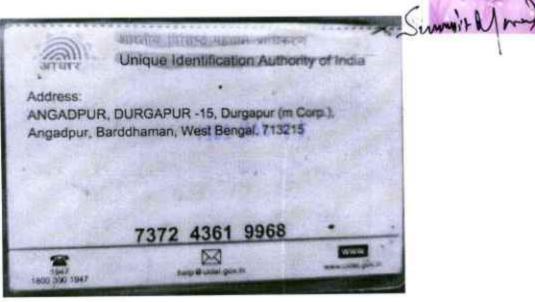
Bizoy Cuha Dozah Kalinagan

Drafted by me and Typed at my office &
I read over & Explained in Mother Languages to all
Parties to this deed and all of them admit that the
Same has been correctly written as per their instruction.

SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No.- WB/506/2007









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

#### **GRN Details**

GRN:

192020210246227571

GRN Date:

17/03/2021 21:19:01

BRN:

1396120064

Successful

Payment Status:

Payment Mode:

Online Payment

Bank/Gateway:

HDFC Bank

BRN Date:

17/03/2021 21:03:18

Payment Ref. No:

2000565566/1/2021

[Query Note Query Year]

#### **Depositor Details**

Depositor's Name:

AMRITA BUILDER AND DEVELOPERS

Address:

Bamunara, PIN - 713212

Mobile:

8001645635

Depositor Status:

Buyer/Claimants

Query No:

2000565566

Applicant's Name:

Mr SUBRATA MUKHERJEE

Identification No:

2000565566/1/2021

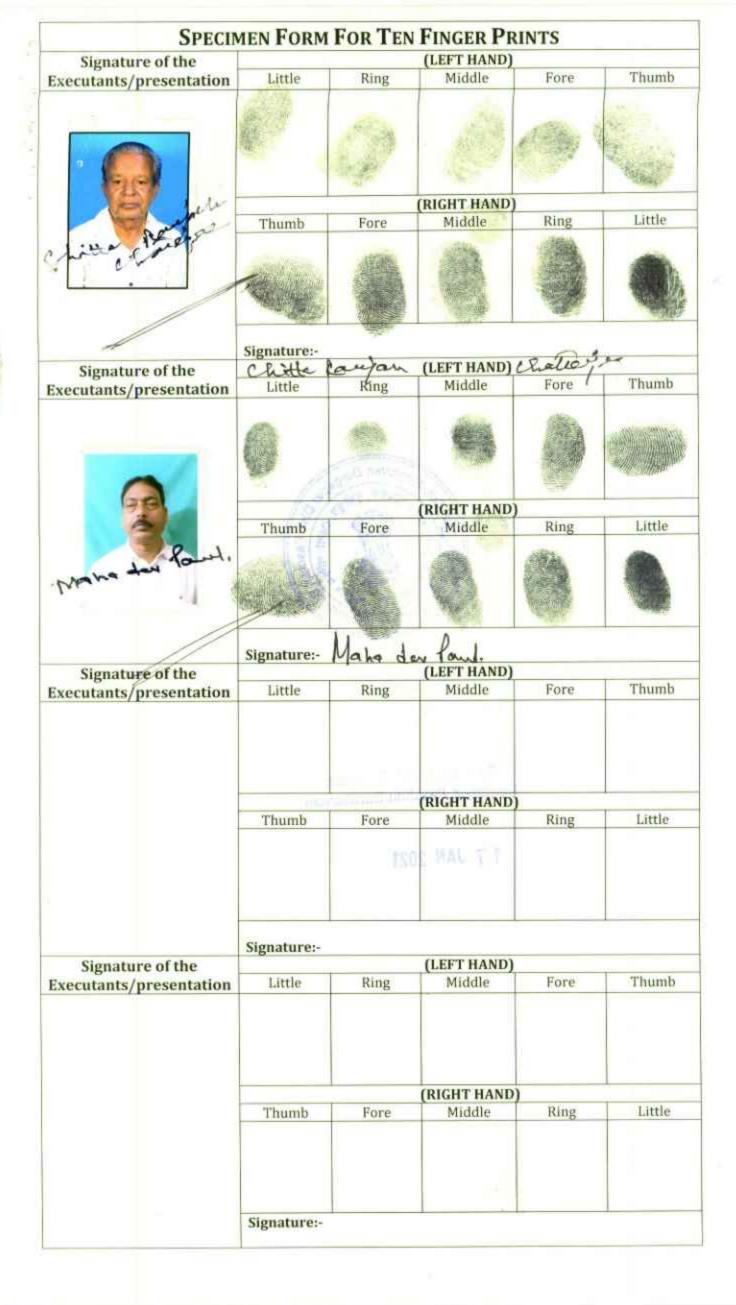
Remarks:

Sale, Development Agreement or Construction agreement

#### **Payment Details**

SI. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000565566/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	11
2	2000565566/1/2021	Property Registration-Registration Fees	0030-03-104-001-16	17014
		The same of	Total	17025

SEVENTEEN THOUSAND TWENTY FIVE ONLY. IN WORDS:



भाई क्या संध्या /PERMANENT ACCOUNT NUMBER

ACSPC7187Q

THE MANE



Res IN THE FATHER'S NAME

SATYA KINKAR CHATTERJEE

बन सिथि /DATE OF BRITH

01-03-1946

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COMMISSIONER OF INCOME-TAX, W.B. - XI

Chitta Rougan Challedge

इस कार्न के तो / मिल जाने पर कृष्या कारी करने यात प्रांतकारी का स्मृथत / वापस कर दे संपुक्त अवकर आयुक्त(पद्धति एवं शकनीको). के 7, योगी स्वयंतर,

फलक्ता - 700 **06**8.

In case this card is loat/found, kindly inform/return to the issuing authority:

Joint Commissioner of Income-tax(Systems & Technical), p-7,

Chawringhre Square, Calcum- 700 659. 1205 RAL 7 7





Mana der Pal.

7 7 JAN 2021

### Major Information of the Deed

Deed No :	1-2306-02380/2021	Date of Registration	18/03/2021					
Query No / Year 2306-2000565566/2021 Query Date 12/03/2021 6:52:01 PM		Office where deed is registered						
		2306-2000565566/2021						
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, Thana: Durgapur, District Mobile No.: 8101891226, Status	T BENGAL, PIN - 713207.						
Transaction  [0110] Sale, Development Agreement or Construction agreement  Set Forth value  Rs. 1/- Stampduty Paid(SD)		Additional Transaction  [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 17,00,000/-]  Market Value  Rs. 21,03,750/-  Registration Fee Paid  Rs. 17,014/- (Article:E, E, B)						
					Rs. 5,011/- (Article:48(g))	-W	1.55	
					Remarks			

#### Land Details:

District: Paschim Bardhaman, P.S.- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, Jl No: 91, Pin Code :

Sch	Plot	Khatian	Land Proposed	Use	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
No L1	Number LR- 2354/3317 (RS:-1654)	LR-5014	Bastu	Baid	5 Katha	1/-	21,03,750/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
	Grand	Total :	-		8.25Dec	1 /-	21,03,750 /-	

#### Land Lord Details:

	Name, Address, Photo, Finger p	rint and Signati	ure	
0	Name	Photo	Finger Print	Signature
	Mr CHITTARANJAN CHATTERJEE (Presentant ) Son of Late SATYA KINKAR CHATTERJEE Executed by: Self, Date of Execution: 18/03/2021 , Admitted by: Self, Date of Admission: 18/03/2021 ,Place : Office			Chille Royan
	· Once	18/03/2021	£.TI 18/03/2021	18/03/2021

Arrah, Bidhan Park, P.O:- Arrah, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx7Q, Aadhaar No: 50xxxxxxxx4597, Status :Individual, Executed by: Self, Date of Execution: 18/03/2021

, Admitted by: Self, Date of Admission: 18/03/2021 ,Place: Office

Developer Details:

SI	Name, Address, Photo, Finger print and Signature
No	

AMRITA BUILDER & DEVELOPERS V-16, Benuban, Village-Bamunara, P.O:- Bamunara, P.S:- Kanksa, Durgapur, District-Paschim Bardhaman, West Bengal, India. PIN - 713212, PAN No.:: ABxxxxxx7C, Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative

Representative Details:

lo			mi Dolas	Signature
- 1	Name	Photo	Finger Print	Olyman
	Mr MAHADEV PAUL Son of Late NAKUL PAUL Date of Execution - 18/03/2021, Admitted by: Self, Date of Admission: 18/03/2021, Place of Admission of Execution: Office	A.	and the second	Maha Jas Paul.
	Admission of Execution. Office	Mar 18 2021 3:19PM	18/63/2021	18/03/2021

Village- Bamunara, P.O:- Bamunara, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Blxxxxxx7M, Aadhaar No: 83xxxxxxxx6856 Status : Representative, Representative of : AMRITA BUILDER & DEVELOPERS (as PARTNER)

#### Identifier Details:

Name	Photo	Finger Print	Signature
Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL Angadpur, P.O Angadpur, P.S Coke Oven, Durgapur, DistrictPaschim Bardhaman, West Bengal, India, PIN - 713215			Sumije Mand
AV. TAKE LOCAL	18/03/2021	18/03/2021	18/03/2021

Identifier Of Mr CHITTARANJAN CHATTERJEE, Mr MAHADEV PAUL

Trans	fer of property for L1		
CONTRACT	From	To, with area (Name-Area)	
1	Mr CHITTARANJAN CHATTERJEE	AMRITA BUILDER & DEVELOPERS-8.25 Dec	

# Land Details as per Land Record

District: Paschim Bardhaman, P.S.- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, Jl No: 91, Pin Code : 713212

713212		D to the Off and	Owner name in English	
Sch	Plot & Khatian	Details Of Land	as selected by Applicant	
No	Number		Mr CHITTARANJAN CHATTERJEE	
L1	LR Plot No:- 2354/3317, LR Khatian No:- 5014	Owner:চিত্তপ্ৰ চাটাৰ, Gurdian:কচকিচকর Address:নিজ , Classification:ভাষা, Area:0.08000000 Acre,		

### Endorsement For Deed Number: 1 - 230602380 / 2021

#### On 18-03-2021

## 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 13:54 hrs on 18-03-2021, at the Office of the A.D.S.R. DURGAPUR by Mr. CHITTARANJAN CHATTERJEE 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 21.03.750/-

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

Execution is admitted on 18/03/2021 by Mr CHITTARANJAN CHATTERJEE, Son of Late SATYA KINKAR CHATTERJEE, Arrah, Bidhan Park, P.O. Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Retired Person

Indetified by Mr SURAJIT MONDAL, , , Son of Mr MANORANJAN MONDAL, Angadpur, P.O. Angadpur, Thana: Coke Oven, . City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 18-03-2021 by Mr MAHADEV PAUL, PARTNER, AMRITA BUILDER & DEVELOPERS (Partnership Firm), V-16, Benuban, Village-Bamunara, P.O.- Bamunara, P.S.- Kanksa, Durgapur, District -Paschim Bardhaman, West Bengal, India, PIN - 713212

Indetified by Mr SURAJIT MONDAL, , , Son of Mr MANORANJAN MONDAL, Angadpur, P.O. Angadpur, Thana: Coke Oven, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India. PIN - 713215, by caste Hindu, by profession Law Clerk

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 17,014/- ( B = Rs 17,000/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 17,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/03/2021 9:19PM with Govt. Ref. No: 192020210246227571 on 17-03-2021. Amount Rs: 17,014/-, Bank. HDFC Bank ( HDFC0000014), Ref. No. 1396120064 on 17-03-2021, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 11/-

Description of Stamp

Stamp: Type: Impressed, Serial no 14319, Amount: Rs.5,000/-, Date of Purchase: 16/03/2021, Vendor name:

Somnath Chatteriee Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/03/2021 9:19PM with Govt. Ref. No: 192020210246227571 on 17-03-2021, Amount Rs: 11/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1396120064 on 17-03-2021, Head of Account 0030-02-103-003-02

Partha Bairaggya 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 2306-2021, Page from 74227 to 74248 being No 230602380 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA

Date: 2021.04.22 15:14:23 +05:30 Reason: Digital Signing of Deed.

DA ...

(Partha Bairaggya) 2021/04/22 03:14:23 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. DURGAPUR West Bengal.

(This document is digitally signed.)