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P-4723/21



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 778697

04.08.21

15.40

DEVELOPMENT AGREEMENT

Certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
document with this
Document is the Part of this
Document.

A.D.S.R. Durgadev
Bardhaman

04 AUG 2021

QUERY NO. : 2001294212/2021
DISTRICT : Paschim Bardhaman
MOUZA : Tetikhola
P.S. : New Township
AREA OF LAND : 7 Decimal

Handwritten signature/initials.

Serial No. 523 Date 04 AUG 2021
Sold to Vinayak Realtors.
Address Durgapur-12
Value of Stamps Long
Date of Purchase of this Stamp Paper 29 JUL 2021
from the Treasury
Name of the Treasury from where
Purchased, DURGAPUR.

Subrata Kumar Chakraborty
Stamp Vendor
A.D.S. R. Office, Durgapur-18
Licence No. 5 of 1999



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

04 AUG 2021

THIS DEVELOPMENT AGREEMENT IS MADE ON 4TH DAY OF AUGUST, 2021

BETWEEN

SMT. MAHENDAR KAUR [PAN- GWEPK8736H] Wife of Sardar Lal Singh by faith-Hindu, by occupation-House wife, resident of A-2-1/6, V.K Nagar, P.O.- V.K Nagar , P.S.- New Township, District-Paschim Bardhaman, West Bengal, PIN-713210 hereinafter refereed 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

"VINAYAK REALTORS" [PAN- AAMFV2278B] a Partnership firm, having its registered office at Village & Post- Gopalpur, P.S- Kanksa, District-Paschim Bardhaman, West Bengal, PIN-713212 herein after referred to as **"THE DEVELOPER"**, represented by its Partner **MR. RAJ TIWARI [PAN- AJZPT5793M]** Son of Sri. Debasish Tiwari, by faith-Hindu, by occupation-Business, by nationality Indian, resident of Village & Post- Rajbandh, P.S.-Kanksa, Dist-Burdwan presently Paschim Bardhaman, State- West Bengal, PIN-713212, India, (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 Property as described in the schedule below was purchased property of Smt. Maitry Kar , she purchased the same vide deed No- 4266 for the year 1979 of Joint Registrar at Raniganj at Durgapur from Chandidas Chattopadhyay & others and recorded her name in L.R. R.O.R.. After that she transferred the same in the name of Smt. Mahendar Kaur i.e. Owner by way of sale vide deed No-5234 for the year 1992 of A.D.S.R. Durgapur and mutated her name in L.R.R.O.R. and converted the land from Danga to Bastu vide conversion case No- CN/2019/2302/85 Of B.L. & L.R. O. Fairdpur Durgapur.

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 approved by Jemua Gram Panchayet or any other competent authority but the owners have the not sufficient funds for the development work and for this reason First Part could not able to take any steps for the said development and as such the 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 various aspects of execution of the project and proposals of the Owners, 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:-

I-DEFINITION

- 1.1 OWNER/LANDLORD:-** Shall mean **SMT. MAHENDAR KAUR [PAN- GWEPK8736H]** Wife of Sardar Lal Singh by faith-Hindu, by occupation-House wife, resident of A-2-1/6, V.K Nagar, P.O.- V.K Nagar , P.S.- New Township, District-Paschim Burdwan, West Bengal, PIN-713210.
- 1.2 DEVELOPER:-** Shall mean **VINAYAK REALTORS** (a Partnership firm) having its registered office at village & post- Gopalpur, Durgapur-12,P.S-kanksa,ADSR-Durgapur, District- Burdwan Represented by one of the Partner Raj Tewari.
- 1.3 LAND:-** Shall mean Land Measuring area 7(Seven) Decimal more or less under Mouza-Tetikhola, J.L No-111, R.S Plot no-43/67, L.R Plot No-199, L.R. Khatian No-907, Under the jurisdiction of Jemua Gram Panchayet, Dist- Paschim Burdwan, State-West Bengal.
- 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 GRAM PANCHAYET:-** Shall mean the Jemua Gram Panchayet and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.7 PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Jemua Gram Panchayet 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 3(Three) Number of Flat Measuring more or less 830 Sq ft (Super Built up) Situated at First and Second Floor as per sanctioned plan of the Proposed building and a Parking Space of area more or less 120 Sq ft Situated at the outer side on the Ground Floor without Claiming any Charges for transformer, Installation of Transformer and water Pump, Electric and Water Connection , Lift Power Back-up for the Said Unit/Flat over above First Schedule Mentioned together with the undivided impartible Proportionate Share and/or interest in the said land Which must be handed over by the developer in favor of Land owner within 36 Months with a Grace period of 06(Six)months.
- 1.9 DEVELOPER'S AREA:** Shall mean entire area of the building/s together with the undivided impartible proportionate share and/or interest in the said land and the common portions after providing owner area as mentioned in clause 1.8.
- 1.10 BENIFT ARISING OUT OF PROJECT:-** Shall mean Rs. 31,00,000/- (Rupees Thirty One Lac) only out of which Rs. 5,00,000/- (Rupees Five Lac) only at the time of execution of this agreement, Rs. 6,00,000/- (Rupees Six Lac) only after completion foundation work , Rs. 5,00,000/- (Rupees Six Lac) only after completion of First roof casting , Rs. 5,00,000/- (Rupees Six Lac) only after completion of Fourth roof casting , Rs. 5,00,000/-



(Rupees Six Lac) only after completion of sixth roof casting , and Rs. 5,00,000/- (Rupees Six Lac) only after completion of eighth roof casting ,

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 or 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 Owners 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.

1.13 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 than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
- D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.

1.15 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 herein above at the commencement of this agreement.

III- EFFECTIVENESS: - This agreement shall become effective from the date of getting all necessary permission from the statutory authority/Government.

IV- DURATION: - This agreement is made for a period of 36 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 Jemua Gram Panchyat over and above the First Schedule Land.

VI:- OWENER DUTY & LIABILITY:-

1. The owners have offered land of 7(Seven) Decimal more or less and for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That the Owner shall vacate and deliver the vacant and peaceful possession of the 1st Schedule property to the second party with in 30 days notice from Second Party after getting Temporary accommodation from second party during Construction work.
3. The Owners hereby declared that :-
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) The said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.
 - c) There is no agreement between the Owners and any other party (except **VINAYAK REALTORS**) either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
 - d) That any dispute regarding land shall be meeting up by the Land Owner in their own cost.
4. That the Owner have agreed that they are personally present before the Registering Authority to sign all the agreement for sell and all deeds of conveyance for selling the Flats to the prospective buyer as Land Owners.
5. That the Owner also agreed that they give full authority & power to Second Part to do & execute all lawful acts, deeds things for the owners and on their behalf in respect of all activities related to developing and construction of a housing complex on The said land i.e receive sanctioned plan from the Jemua Gram 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 sign agreement for sale or sale deed on behalf of the land owner of flats/apartments to the prospective buyers and produce the same before the registering authority 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 and the owners shall agreed to ratify all acts and



things lawfully done by the developer but the Owner shall not be responsible for any unlawful activities of the Developer.

VII- DEVELOPER DUTY, LIABILITY & responsibility:-

1. The developer **VINAYAK REALTORS** Confirms accepts and assures the owners that they are fully acquainted with, aware of the process/formalities related to similar project in Gram Panchayet area.
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 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/Gram Panchayet/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owners & the Architect before submission to the Gram Panchayet/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 developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the 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.
5. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
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 currency of this Agreement and in future. 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 the said incident or damage or loss during construction.

7. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses within 36 months from the date of effectiveness of this agreement with further additional period of 6 months if needed.
8. That the Developer shall not make 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 case the Developers Shall been the entire responsibility.
9. That the Developer shall arrange for Proper alternative accommodation with parking facilities for land Owner during construction period.
11. That if the Developer will not handed over the Proposed Flat containing Super Built-up area with Complete Condition as per agreement within Schedule time and if any type of Bouncing of Cheques will found at the time Presentation , then the land owner has full right to take legal action against the developer regarding the Schedule Properties as per law.
12. That the **Developers** violets any terms and conditions of the agreement then the all agreements with owner related to this Project will be Cancelled and Power of Attorney will be Revoked as per law.

VIII-Cancellation

1. The Owner have every right to cancel and/or rescind this agreement after 42 months, if the Developer shall unable to complete the Construction work or fail to make payment according to Second Schedule , for that Owner has to give a one month clear notice to the Developer.
2. The Developer have right to cancel and /or rescind this agreement if due to litigation in land Developer could not able to start construction work and for the same Developer has to give a one month notice to the Land owner and land owner not refund the initial amount which they received from Developer.

IX-Miscellaneous:-

1. Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
2. 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.

3. 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 if the parties in dispute so agree otherwise two or more arbitrator, to be nominated by both the parties and their legal advisors.
4. Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owners time to time.
5. The owners 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.

6. 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.
7. The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney but the owner will be free from all financial or legal obligation.
8. 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 own cost/expense for a guarantee period of next six months after handing over of physical possession of the flats to the customers.
9. That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or

deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.

10. The owners shall have no claim whatsoever in the consideration received by the developers or its nominees out of the developer's allocation.
11. 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.
12. 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.
13. Save and except the conditions and stipulations as mentioned herein the owner shall have every right to terminate the agreement at any moment if any condition and stipulations is violated and in case of termination of agreement the Developer can not claim any damages from the landowner towards the cost incurred in construction of project.
14. **Declaration :-** This is an agreement as per Indian Contract Act, 1872 therefore by virtue this agreement no right, title and interest of land is transferred by landowner in favour of Developer.

FIRST SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF LAND)

All that piece and parcel of Bastu Land measuring **7 (Seven) Decimal** under **Mouza-Tetikhola**, J.L No-111, R.S Plot no-43/67, **L.R. Plot No- 199, L.R. Khatian No- 907**, Under the jurisdiction of Jemua Gram Panchayet, Dist- Paschim Bardhaman in the State of West Bengal.

Butted and Bounded by:-

North:- 12 Feet wide road

South:- Existing Building

East:- 50 Feet Wide Road

West:- existing Building

THIRD SCHEDULE
SPECIFICATION OF BUILDING

STRUCTURAL	RCC Framed with anti-termite treatment in foundation.
WATER SUPPLY	Ground Water
WALLS	Conventional brickwork or Fly ash Bricks Which is available at the time of Construction.
WALL FINISH	Interior - Plaster of Paris & colour Exterior - Combination of weather coat.
FLOORING	Vitrified Tiles in all bedrooms, Living-cum-Dining and Balcony.
KITCHEN	Kitchen Floor made of Anti skit Tiles and platform made of Granite Slab. Glazed tiles, up to the height of three feet from the platform. Stainless steel sinks to be provided.
TOILET	Marbel Floor in toilet floor, Standard glazed tiles on the Wall up to the height of 6 feet. ISI/ISO branded sanitary (parryware /Hindware / Hindustan) and CP fittings (as per supply), and one western type commode, one Indian type commode. Concealed plumbing and pipe work.
DOORS	Door frame made of Sal wooden. Front gammer wooden panel Door. Flush solid core/panel doors, and PVC door in toilet, Locks of stainless steel.
WINDOWS	Sliding anodized grill glass window.
COMMON LIGHTING	Overhead illumination for compound and common path lighting inside the complex.
WIRING	Standard concealed wiring for electricity. Average 25(Twenty Five) Points for 2 BHK & 30(Thirty) Points for 3 BHK. Telephone and television at extra costs. Modular switches belong to supervisor brands, 2 nos. of 15 Amp point to be provided for each unit.
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:

C.S.I of Akhender Kaur
by the son of Simjit Kaur

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

VINAYAK REALTORS

Raj Tewari
Partner

① Sumrit Ma
Sd. Manish Ma
V.V - Anandpur, DNB-15
P.S - Coker, Dist Buxar
Pin 241101

② Baldeo Singh.
S/O Lt Lal Singh.
QND A2-1/6 V.K. Nagar
Durgapur-10

Note:- Owner is an illiterate person

I read over & explain the subject
matter in Hindi & for that the put
his signature in this deed.

Drafted and Typed by me & I have 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 (Adv)

Dharm Chandra

Enroll No- NB/506/2007.

 भारत सरकार
Government of India


Surajit Mondal
Father : Manoranjan Mondal
DOB : 15/07/1993
Male



7372 4361 9968

आधार - आम आदमी का अधिकार

Surajit Mondal



 भारतीय प्रत्यक्ष पहचान प्रणाली
Unique Identification Authority of India

Address:
ANGADPUR, DURGAPUR -15, Durgapur (m Corp.),
Angadpur, Bardhaman, West Bengal, 713215

7372 4361 9968

1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in



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

GRN Details

GRN: 192021220040878908
GRN Date: 30/07/2021 15:20:26
BRN : 9208702695834
Gateway Ref ID: 202121119414601
Payment Status: Successful
Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBlePay Payment Gateway
BRN Date: 30/07/2021 15:07:49
Method: State Bank of India New PG CC
Payment Ref. No: 2001294212/2/2021
[Query No./Query Year]

Depositor Details

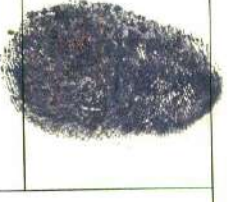
Depositor's Name: Raj Tiwari
Address: RAJBANDH BANKALITALA RAJBANDH DURGAPUR M CORP
Mobile: 9593122999
Depositor Status: Seller/Executants
Query No: 2001294212
Applicant's Name: Mr SUBRATA MUKHERJEE
Identification No: 2001294212/2/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001294212/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	4011
2	2001294212/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	31014
			Total	35025

IN WORDS: THIRTY FIVE THOUSAND TWENTY FIVE ONLY.

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Raj Tejwari</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- <i>Raj Tejwari</i>				
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>C.T.I of Mahendar Kaur by the pen of Sumit Kaur</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- <i>C.T.I of Mahendar Kaur by the pen of Sumit Kaur</i>				
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
	Signature:-				
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
	Signature:-				



L-72 of Mahendar Kaur
by the son of Sumit Kumar



आयकर विभाग
INCOME TAX DEPARTMENT
RAJ TIWARI
DEWASISH TIWARI
05/05/1985
Permanent Account Number
AJZPT5793M
Raj Tiwari
Signature

भारत सरकार
GOVT. OF INDIA



Raj Tiwari

Major Information of the Deed

Deed No :	I-2306-04723/2021	Date of Registration	04/08/2021
Query No / Year	2306-2001294212/2021	Office where deed is registered	
Query Date	28/07/2021 7:02:32 PM	2306-2001294212/2021	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207, Mobile No. : 8101891226, 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 : 31,00,000/-]	
Set Forth value		Market Value	
Rs. 1/-		Rs. 21,73,500/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,011/- (Article:48(g))		Rs. 31,014/- (Article:E, E, B)	
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, JI No: 111, Pin Code : 713212

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-199 (RS :-)	LR-907	Bastu	Bastu	7 Dec	1/-	21,73,500/-	Width of Approach Road: 62 Ft., Adjacent to Metal Road,
Grand Total :					7Dec	1 /-	21,73,500 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt MAHENDAR KAUR (Presentant) Wife of Mr SARDAR LAL KAUR Executed by: Self, Date of Execution: 04/08/2021 , Admitted by: Self, Date of Admission: 04/08/2021 ,Place : Office	Photo 	Finger Print 	Signature 
	04/08/2021	04/08/2021	LT1	04/08/2021

A-2-1/6, V.K Nagar, City:- Durgapur, , P.O:- V K Nagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713210 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GWxxxxxx6H, Aadhaar No: 51xxxxxxxx9696, Status :Individual, Executed by: Self, Date of Execution: 04/08/2021
 , Admitted by: Self, Date of Admission: 04/08/2021 ,Place : Office

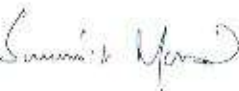
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	VINAYAK REALTORS Village- Gopalpur, City:- Durgapur, , P.O:- Gopalpur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AAxxxxxx8B,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 RAJ TIWARI Son of Mr DEBASISH TIWARI Date of Execution - 04/08/2021, , Admitted by: Self, Date of Admission: 04/08/2021, Place of Admission of Execution: Office	Photo  Aug 4 2021 5:53PM	Finger Print  LTI 04/08/2021	Signature  04/08/2021
	Village- Rajbandh, City:- , P.O:- Rajbandh, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx3M, Aadhaar No: 22xxxxxxxx5077 Status : Representative, Representative of : VINAYAK REALTORS (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL Angadpur, City:- Durgapur, , P.O:- Angadpur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713215	 04/08/2021	 04/08/2021	 04/08/2021
Identifier Of Smt MAHENDAR KAUR, Mr RAJ TIWARI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt MAHENDAR KAUR	VINAYAK REALTORS-7 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, JI No: 111, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 199, LR Khatian No:- 907	Owner:মহেন্দ্র কাউর, Gurdian:সদরল্লাল সিং, Address:এ-২/১/৬ ভি.কে নগর, Classification:ডাঙ্গা, Area:0.07000000 Acre,	Smt MAHENDAR KAUR

On 04-08-2021

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 13:40 hrs on 04-08-2021, at the Office of the A.D.S.R. DURGAPUR by Smt MAHENDAR KAUR ,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 21,73,500/-

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

Execution is admitted on 04/08/2021 by Smt MAHENDAR KAUR, Wife of Mr SARDAR LAL KAUR, A-2-1/6, V.K Nagar, P.O: V K Nagar, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713210, by caste Hindu, by Profession House wife

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 04-08-2021 by Mr RAJ TIWARI, PARTNER, VINAYAK REALTORS (Partnership Firm), Village- Gopalpur, City:- Durgapur, , P.O:- Gopalpur, P.S:-Kanksa, 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 31,014/- (B = Rs 31,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 31,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/07/2021 3:23PM with Govt. Ref. No: 192021220040878908 on 30-07-2021, Amount Rs: 31,014/-, Bank: SBI EPay (SBlePay), Ref. No. 9208702695834 on 30-07-2021, 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 1,000/-, by online = Rs 4,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 533, Amount: Rs.1,000/-, Date of Purchase: 04/08/2021, Vendor name: S K CHAKRABORTY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/07/2021 3:23PM with Govt. Ref. No: 192021220040878908 on 30-07-2021, Amount Rs: 4,011/-, Bank: SBI EPay (SBlePay), Ref. No. 9208702695834 on 30-07-2021, 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 128100 to 128121
being No 230604723 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA
Date: 2021.09.03 14:11:43 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/09/03 02:11:43 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)