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D-1768/21



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 630271

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

A. D. S. R. Durgapur  
Bardwan

03 MAR 2021

### DEVELOPMENT AGREEMENT

This Agreement for Development agreement is made on this  
day, month and Year written below at ADSR Durgapur.

Contd. Page-02

**B E T W E E N**

**Sri Tarak Guha ( Pan No-AJCPG4313R )** son of Late Biplab Kumar Guha by Nationality: Indian, by faith Hindu, by occupation: Business and residing at Sukanta Sarani, Subhaspally, P.O-Benachity, Post Office-Durgapur-13 Pin-713213 Police Station -Durgapur District Paschim Bardhaman, West Bengal.

(Hereinafter called the **LANDOWNER**) (Which such expression shall unless inconsistent with or repugnant to the context mean and include his respective legal heirs, executors, administrators, successors and/or assigns) of the **FirstPart**.

**A N D**

**KEDARNATH CONSTRUCTION, [ Pan No- AAWFK6546R ]** a Partnership Firm Having its registered office at the Village+P.O-Bamunara P.S-Kanksa, District : Paschim Bardhaman West Bengal **represented by its Partner**

(1) **Sri DEBJIT BANERJEE ( Pan No-BQGPB4623P)** son Of Late Debananda Banerjee by Nationality: Indian, by faith Hindu, by occupation: Business residing at Village+P.O- Bamunara, P.S-Kanksa, Paschim Bardhaman West Bengal

(2) **Sri INDRAJIT ROY ( Pan No- CKHPR3068L)** son Of Sri Gangadhar Roy, by Nationality: Indian, by faith Hindu, by occupation: Business residing at Village+P.O- Bamunara, P.S-Kanksa, District : Paschim Bardhaman West Bengal

(3) **Sri SUSOVAN ROY ( Pan No-DNVPR0917Q )** Son Of Late Debidas Roy, by Nationality: Indian, by faith Hindu, by occupation: Business residing at Village+P.O- Bamunara P.S-Kanksa, District : Paschim Bardhaman, West Bengal

( Hereinafter called the Developer) (Which such expression shall unless inconsistent with or repugnant to the context mean and include its representatives, successor or successors in office and/or assigns) of the **SECOND PART**.

WHEREAS the present landowner acquired the "A" Schedule landed property originally belonged to RANI DEY who acquired the A schedule property by regd deed of sale being no-354 Of 1962 ,59 Of 1965 and 2024 Of 1964 and she died leaving behind her two daughter **Chayanika Chowdhuri and Dipsikha Pal** and their names duly mutated in LR Khatian No-1885 & 1886 .

And Chayanika Chowdhuri and Dipsikha Pal transferred the A schedule property by regd deed of sale being no-8000 Of 2019 in favour Of present Land Owner whose name duly mutated in LR Khatian No-2129 and paid relevant land revenue upto 1425 B.S and peacefully enjoyed the same without any disturbances from anybody whatsoever or litigation or sub-judice before any court of law or any forum or Tribunal.

AND WHEREAS knowing the intention of the owner, the Second Part of this Agreement being the Developer proposed to develop the said land.

AND WHEREAS the owner agreed to the proposal of the Developer and to avoid any litigation in future both the parties of this agreement is entering into the instant agreement for development on the following terms and conditions.

JKE  
7



**NOW THIS AGREEMENT WITNESSETH** as follows: -

- i) **PREMISES:** As described in schedule-A for the sake of brevity herein after called the said property.
- ii) **BUILDING:** shall mean the commercial and/or residential housing complex with necessary additional structures like pump-house, garage security house etc. as may be decided by the Developer approved by the **Durgapur Municipal Corporation** and/or any other appropriate authority for the purpose of construction of the said building in and over the land as described in the Schedule "A".
- iii/ **COMMON AREAS:** shall include corridors, hallway, staircase, stair landing and other space and facilities required or necessary for the establishment location enjoyment provisions maintenance and/or management of the building and/or common facilities or any of them thereon as the case may be.
- iv. **OWNER:** shall include their nominee or nominees or legal heirs .
- v. **DEVELOPER:** shall include the Developer as also its respective transferees/ nominees/ assignees.
- vi. **SALEABLE SPACE:** shall mean the space in the building, which available for independent use and occupation after making due provision for common facilities and the space required thereof.
- vii. **DEVELOPER'S ALLOCATION:** shall mean the total constructed area and built up area of the proposed building after providing the owners' allocation i.e. **40 %** of this agreement.
- viii. **ARCHITECTS:** shall mean any qualified person or persons of firm or firms appointed or nominated by the Developer as Architects of the proposed building to be constructed as the said premises.
- ix. **BUILDING PLAN:** shall mean the plan for construction of the proposed building to be submitted to the **Durgapur Municipal Corporation** for sanction of the proposed building and shall include any amendments thereto and improvement thereon and/or modification thereof.
- x. **FLOOR AREA RATIO:** shall mean floor area ratio available for construction in and over the premises according to relevant **Durgapur Municipal Corporation** Rules and law.
- xi. **TRANSFeree:** shall mean a person to whom any space in the building has been agreed to be transfer.
- xii. **FLAT:** shall mean the flats and/or other space or spaces intended to be built and constructed and/or constructed/covered area capable of being occupied.
1. That the owners authorize the Developer to construct a multi storied building on said property according to the sanction plan and also as per this agreement and general specification of this agreement.
2. That the Developer shall draw a building plan through a licensed Architect and send to the owners for their signatures and the owners shall sign it and return the same to the developer for submitting the same before **Durgapur Municipal Corporation and ADDA** and/or any other appropriate authority for sanction the plan of the proposed building.
- JKE*

3. That in consideration of the said property the owner shall be entitled to get **40%** of total construction area which will construct in and over the land as described in the **Schedule "A"** herein after written with proportionate share of land together with all easement in and over land. And the said owners' allocation shall be constructed as per General Specification of this agreement described in the **Schedule "B"**.
4. That the owners shall hand over peaceful vacant possession of the said land to the Developer within 3 months from the date of executing of this agreement for the purpose of development.
5. The developer at its own cost shall clear all unwanted structure or remove any kinds of materials for purpose of layout plan and drawing.
6. That the developer shall complete the construction of the building with **48 months** from the date of starting the construction work as per sanction plan passed by the appropriate authority and time as mentioned herein is the essence of the instant contract.
7. That in lieu of the cost and expenses the Developer shall be entitled to the balance constructed area including super built area as described in the schedule "C" of this Agreement hereinafter written.
8. That the Developer shall construct the building on the said property at its own cost and expenses and the owner shall not be liable to pay any amount for the said construction.
9. That the Owner shall be liable to pay taxes in any office or local bodies before the date of giving possession of the said land and after taking possession of the same by the Developer the developer shall be liable to pay taxes of the said property on and from earth cutting .
10. That the Developer shall be liable to pay taxes after taking possession of the said property till completion of the entire project.
11. That the owner shall render all co-operation to the Developer to facilitate the construction and shall not create any bar or impediment including to deliver the original papers on receipt in respect of the said property and owner will be liable for any kinds of agitation or dispute or obstruction from his co-share or any legal heirs if raise during construction period and also be liable for any kinds of damages if construction works is stopped by any person claiming any kinds of right .
12. That the Developer shall have every right to put into physical possession to the intending purchaser in the Developer's allocation in the newly constructed building.
13. That the Developer shall construct the building on the said property in most workmen like manner according to this agreement.
14. That the owners shall not be liable for any consequences relating to bad workmanship regarding construction and the deviation from sanctioned or any accidental incident occurred Or plan the Developer shall be solely responsible for it. The owners shall have no right to interfere regarding construction work saving any illegal construction and with sub-standard materials.
15. That the Promoter/Developer shall not start any work of development on the said property unless the building plan(s) is/are sanctioned by the appropriate authority.





16. That the Owner gives license and permission to the Developer to enter upon the said property described in the Schedule hereunder or any part thereof as aforesaid with full right and authority to commence, carry on and complete development thereof.

17. That the Developer entitled to carry out at its own costs, charges and expenses in all respects all or any item or work for development of the said property including laying of drainage, cable, water pipes and other connections and lighting of roads and other items as per terms and conditions imposed by the **Durgapur Municipal Corporation** while sanctioning the layout scheme and the paid plan(s) and also other items of works as may be required to carry out for the purpose of making the said property fit for construction of buildings and structures therein.

18. All finances for completion of the said items of work shall be provided and borne and paid by the Developer alone.

19. That the Developer shall be entitled to put up and permit to be put up advertisement boards upon the said property, but without involving the name of the owners in any manner, and which the owners will be entitled to remove forthwith if the developer has committed any breach of this Agreement.

20. The Owner declares that no notice from the Government or any civil court Or any local body or authority including the **Durgapur Municipal Corporation** has been received by or served upon the owners or any person interested in the said property.

21. The Owners declares: -

a/ That the Owners are entitled to enter into this agreement with the developer and he has full right and absolute authority to sign and execute the same.

b/ That the owners has not agreed, committed or contracted or entered into any agreement for sale or lease of the said property or any part thereof any person or persons other than the Developer and that they have not created any mortgage, charge or any other encumbrances on the said property as mentioned herein.

c/ That the Owner has not done any act, deed, matter, or thing whereby or by reason whereof, the development of the said property may be prevented or affected in any manner.

d/ The owner undertake that he shall not enter into any agreement in connection with land as described in the Schedule "A" nor sell the said property during subsisting of this agreement.

22/ The developer shall be entitled to enter into separate contracts in its own name with building contractor, architects and others for carrying out the said development at its risk and costs.

23/ That the owner shall execute General Power of Attorney in favour of the developer authorizing thereto represent the Municipal Corporation, Government or Semi Government offices and to negotiate for sell and enter into agreement for sale, and to receive advances, to execute necessary deed of conveyance, to present and register the documents in favour of the intending purchaser **only in respect of the developer's allocation in the proposed building** and balance consideration money from the intending Purchaser and to sell the Developer's allocation.



24/ The owner shall execute registered Deed of Conveyance in favour of the intending Purchaser of flat/flats and/or space and/or shop and/or garage and/or space whatever may be called upon to do so by the Developer in respect of the space allocated to the Developer in the proposed building in respect of its share along with proportionate share of land below.

25/ That the Developer shall complete the construction within **36 months** from the date of starting the construction work. The time shall be extended for force measure, acts of God and other reasonable grounds beyond the control of the Developer.

26 /The Owners shall sign all necessary papers declaration and documents as may be required for the construction of the said building as and when required to do so and hand over the original documents relating to the land to developer at the time of execution of the development agreement.

27/ That if any dispute arises during construction by landowner that will be adjudicated by Sole Arbitrator J.N.Sinha Advocate Durgapur Court as such no Civil Court has no jurisdiction to entertain in any dispute .

28/ That Mr. J.N Sinha, Advocate, Durgapur shall acts as legal adviser for and on behalf of the Developer/Promoter and/or the whole project all agreements deeds and other papers and documents either with the intending Purchaser(s) and with the Owners and/or with any person(s) invoking the said project shall prepared drafted and finalize by J.N Sinha and he will be paid remuneration as will be agreed upon.

29/ The developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed in favour of intending customer.

30/ **The Landowner hereby declared that :-**

- a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
- b) Sec-202 of Indian contract Act will be taken into consideration in case of death of the Landowner.
- c) That GST, Development Charges, stamp duty and registration fees in relation to the LANDOWNER' allocation Flat shall be borne by the LANDOWNER himself.

#### **SCHEDULE "A" LAND AREA**

All That the land measuring about more or less 11Satak under Mouza Benachity, J.L No- RS-67 LR-117, Dag No-RS- 689 Corresponding to LR-Plot No- 2155 under LR Khatian No-2129 Under Durgapur Municipal Corporation, P.S- Durgapur, District -Paschim Bardhaman, Pin-713213, West Bengal Which is butted and bounded by: -

On the North : House Of Rabi Mitra Dilip Maitra Kamal Roy and S.K Ghosh

On the South:12 Feet Pucca Road .

On the East:12 Feet Pucca Road.

On the West: Own Passage of Chayanika Chowdhuri and Dipsikha Paul .

#### **SCHEDULE "B" (Owners Allocation)**

All that 40% Construction Area Of Total project upto G+3 which will be erected as per approved plan in and over land as described in the Schedule "A" of this agreement herein above and if any excess floor is granted by municipal authority on that score landowner will not get any share and Developer will pay **Rs 20,00,000/- ( Rupees Twenty Lakhs ) only** as advance which is refundable with 40 % share .

And landowners will paid all cost of development Of their 40% share to Developer .



### **SCHEDULE "C" (Developer's allocation)**


All That balance constructed area **60%** of the proposed project to be constructed in and over the land as described in the Schedule "A" after providing the owners' allocation as mentioned in the Schedule "B" of this agreement and all other space after constructing the proposed buildings in and over the land as described in the Schedule "A" are the developer's allocation.

#### **But no right or title or ownership of land be transferred in favour of Developer**

Both party agrees that any fluctuation area is shown in respect of any allotted flat or Garage on that score each other will pay as per market price for the shortage area or excess area if he choice to purchase

### **SCHEDULE "D" (GENERAL SPECIFICATION)**

1. STRUCTURE: - Reinforced concrete framed structure with R.C.C. footing, columns, beams and slabs, grade of concrete will be used as per design requirements. Quality of steel to be used will be as available, in general, in the local market/local manufactures. To be consult with the developer.
2. FLOORS: including, verandah shall finish with floor tiles.
3. KITCHEN: one self of black stone for cooking platform. One black stone sink matched with the shelf wall behind the cooking platform will be finished with glazed tiles (15" X 10") up to a height of 3' above the platform. One Tap/Babcock in the sink and one tap at the bottom of the sink for washing purpose to be provided.
4. TOILET: the wall will be finished with glazed tiles up to a height of 6' above the floor all water lines and soil line will be concealed with G.I. pipe.
5. FINISHING: all internal walls will be finished with wall putty . All internal doors will be of flash doors including the main entrance. All windows will be finished with aluminum sliding with glass and grill.
6. ELECTRICAL: one 440 volt service meter/connection will be provided for the common uses of the building. All wiring will be concealed and to be drawn from mains to point by standard copper wire. No fittings will be provided but P.V.C. standard switch board (white) with switches (white) will be provided. Electric connection to respective flats to be arranged by individuals.
7. WATER SUPPLY: One source of supply of water will be provided by installing the deep tube well, connected with suitable pump and motor combination. An over-head water tank will be provided on the top of the roof and the supply to kitchen and toilet will be drawn from the over-head tank through distribution one-work.
8. ROOF: The roof will be finished with cement plaster.
9. Specification of Garage: As per rules Of HIRA will be applicable .
10. The Floor of the garage shall be finished with net cement, wall shall be finished with cement plaster and Electric points shall be provided .



IN WITNESS WHEREOF the Parties put their respective hands and seals this 3rd day Of  
March 2021 month and year first hereinabove written before the office of the ADSR  
Office. \_\_\_\_\_

WITNESSES :

1. *Shri. M. M.*

*Shri. Anisyaan Das.*

*Durgapur Court*

*T. C. K. Das*

2. *Shri. Anisyaan Das*

*Shri. Anisyaan Das*

*Tazda Upa*

Signatures of the Owner

KEDARNATH CONSTRUCTION

*Shri. Anisyaan Das*  
Partner

KEDARNATH CONSTRUCTION

*Anurajit Roy*

KEDARNATH CONSTRUCTION Partner

*Anurajit Roy*  
Partner

Signature of the Developer

Drafted by me

*Jnanendra Nath Sinha*

Jnanendra Nath Sinha

Advocate, Durgapur Court

Enrolment No. -WB/468/80



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

Details

GRN:	192020210238431751	Payment Mode:	Online Payment
GRN Date:	02/03/2021 23:21:30	Bank/Gateway:	State Bank of India
BRN:	CKP6912367	BRN Date:	02/03/2021 23:03:25
Payment Status:	Successful	Payment Ref. No:	2000470767/5/2021
			[Query No./Query Year]

Depositor Details

Depositor's Name:	KEDARNATH CONSTRUCTION
Address:	BAMUNARA, PS KANKSA DURGAPUR 713212
Mobile:	9126665561
Depositor Status:	Others
Query No:	2000470767
On Behalf Of:	Mr JN SINHA
Identification No:	2000470767/5/2021
Remarks:	Sale, Development Agreement or Construction agreement Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000470767/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	9511
2	2000470767/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	20014
<b>Total</b>				<b>29525</b>

IN WORDS: TWENTY NINE THOUSAND FIVE HUNDRED TWENTY FIVE ONLY.

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AJCPG4313R

नाम / Name  
TARAK GUHA

पिता का नाम / Father's Name  
BIPLAB KUMAR GUHA

जन्म की तिथि / Date of Birth  
01/07/1977

हस्ताक्षर / Signature

14/04/2018



Tarak Guha

✓



Debjit Banerjee





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड  
Permanent Account Number Card

DNVPR0917Q

नाम / Name  
SUSOVAN ROY

पिता का नाम / Father's Name  
DEBIDAS ROY

जन्म का तिथि / Date of Birth  
21/10/1999

हस्ताक्षर / Signature



*Susovan Roy*

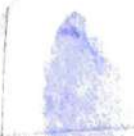
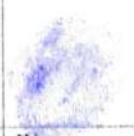

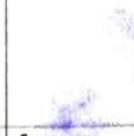
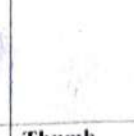





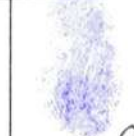
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Indrajit Roy


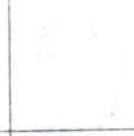
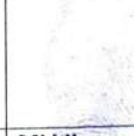

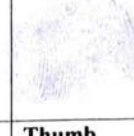








# FINGER PRINT & PHOTOCOPY

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						<i>Robert Banerjee</i>
	Thumb	fore	Middle	Ring	Little	

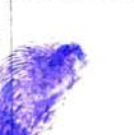
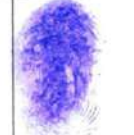
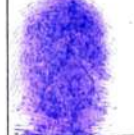




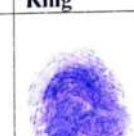
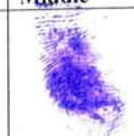
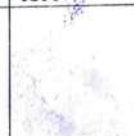

Signature & Photograph is duly attested by me

*Robert Banerjee*

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						<i>Anurajit Roy</i>
	Thumb	fore	Middle	Ring	Little	










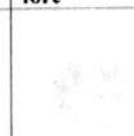

Signature & Photograph is duly attested by me

*Anurajit Roy*

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						<i>Anuram Roy</i>
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me


*Anuram Roy*



Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						<i>Tazdek Gyl</i>
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

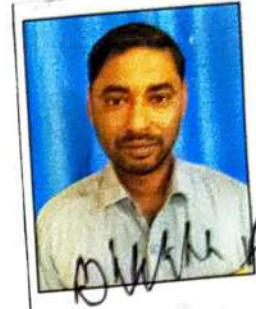
*Tazdek Gyl*



  
 ভারতের নির্বাচন কমিশন  
 পরিচয় কার্ড  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**  
**DVM2926202**

নির্বাচকের নাম : ভক্ত পাল  
**Elector's Name : Bhakta Pal**  
 পিতার নাম : বৈদ্যনাথ পাল  
**Father's Name : Baidyanath Pal**  
 লিঙ্গ / Sex : পুং / M  
 জন্ম তারিখ : XX / XX / 1987  
**Date of Birth**



*Bhakta Pal,*

**DVM2926202**  
 ঠিকানা:  
 গৌরবাজার পুরবে বৌরদ্বার ফরিদপুর বর্ধমান  
 713377  
**Address:**  
**Gourbazar Purbangsa Gourbazar**  
**Faridpur Burdwan 713377**

Date: 02/02/2008  
 264-দুর্গাপুর - I নির্বাচন কেন্দ্রের নির্বাচক নিয়ন্ত্রক  
 অধিকারিকার স্বাক্ষরের অনুলিপি  
**Facsimile Signature of the Electoral**  
**Registration Officer for**  
**264-Durgapur - I Constituency**

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় কোটির নির্বাচক  
 স্টাম্পে ও এই স্বাক্ষর নতুন সঠিক পরিচয়কার্ড পাওয়ার  
 জন্য নির্বাচক কর্তৃক এই পরিচয়কার্ডে মনোনিবেশ করণ করুন।  
**In case of change in address mention this Card No**  
**in the relevant Form for including your name in the**  
**roll at the changed address and to obtain the card**  
**with same number**

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number Card

AAWFK6546R

नाम / Name  
KEDARNATH CONSTRUCTION

विद्यमान / गठन की तारीख  
Date of Incorporation/Formation  
23/11/2020



KEDARNATH CONSTRUCTION

Indrajit Roy  
Partner

KEDARNATH CONSTRUCTION

Subjit Banerjee  
Partner

KEDARNATH CONSTRUCTION

Susovan Roy  
Partner

/

### Major Information of the Deed



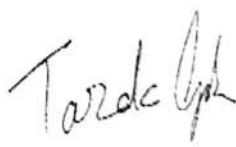
Deed No :	I-2306-01768/2021	Date of Registration	03/03/2021
Query No / Year	2306-2000470767/2021	Office where deed is registered	
Query Date	01/03/2021 10:20:58 PM	2306-2000470767/2021	
Applicant Name, Address & Other Details	JN SINHA DURGAPUR COURT, CITY CENTRE, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9126665561, 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 : 20,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 60,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,011/- (Article:48(g))	Rs. 20,014/- (Article:E, E. B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Subhas Pally Road, Mouza: Benachity, JI No: 117, Pin Code : 713213

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-2155 (RS :- )	LR-2129	Bastu	Vastu	11 Dec	1/-	60,50,000/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>11Dec</b>	<b>1 /-</b>	<b>60,50,000 /-</b>	

#### Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr TARAK GUHA</b> <b>(Presentant )</b> Son of Late BIPLAB KUMAR GUHA Executed by: Self, Date of Execution: 03/03/2021 , Admitted by: Self, Date of Admission: 03/03/2021 ,Place : Office			
		03/03/2021	LTI 03/03/2021	03/03/2021












anta Sarani Subhaspalli, P.O:- BENACITY, P.S:- Durgapur, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx3R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/03/2021, Admitted by: Self, Date of Admission: 03/03/2021 ,Place : Office

**Developer Details :**




SI No	Name,Address,Photo,Finger print and Signature
1	<b>KEDARNATH CONSTRUCTION</b> VILLAGE BAMUNARA, P.O:- KANKSA, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212 , PAN No.:: AAxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr DEBJIT BANERJEE</b> Son of Late Debananda Banerjee Date of Execution - 03/03/2021, , Admitted by: Self, Date of Admission: 03/03/2021, Place of Admission of Execution: Office	 <small>Mar 3 2021 3:17PM</small>	 <small>LTI 03/03/2021</small>	 <small>03/03/2021</small>
	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.:: BQxxxxxx3P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KEDARNATH CONSTRUCTION (as PARTNER)			
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Indrajit Roy</b> Son of Mr Gangadhar Roy Date of Execution - 03/03/2021, , Admitted by: Self, Date of Admission: 03/03/2021, Place of Admission of Execution: Office	 <small>Mar 3 2021 3:18PM</small>	 <small>LTI 03/03/2021</small>	 <small>03/03/2021</small>
	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.:: CKxxxxxx8L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KEDARNATH CONSTRUCTION (as PARTNER)			
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr SUSOVAN ROY</b> Son of Late DEBIDAS ROY Date of Execution - 03/03/2021, , Admitted by: Self, Date of Admission: 03/03/2021, Place of Admission of Execution: Office	 <small>Mar 3 2021 3:18PM</small>	 <small>LTI 03/03/2021</small>	 <small>03/03/2021</small>

MUNARA, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal,  
dia, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:  
DNxxxxxx7Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of :  
KEDARNATH CONSTRUCTION (as PARTNER)

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr BHAKRA PAL</b> Son of Mr BAIDYANATH PAL DURGAPUR COURT, CITY CENTER, P.O:- DURGAPUR, P.S:- Durgapur, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713216			
	03/03/2021	03/03/2021	03/03/2021
Identifier Of Mr TARAK GUHA, Mr DEBJIT BANERJEE, Mr Indrajit Roy, Mr SUSOVAN ROY			

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr TARAK GUHA	KEDARNATH CONSTRUCTION-11 Dec

#### Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Subhas Pally Road, Mouza:  
Benachity, JI No: 117, Pin Code : 713213

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2155, LR Khatian No:- 2129	Owner:তারক গুহ, Gurdian:বিনয় কুমার, Address:নিজ , Classification:বালু, Area:0.11000000 Acre,	Mr TARAK GUHA



03-03-2021

**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 20 hrs on 03-03-2021, at the Office of the A.D.S.R. DURGAPUR by Mr TARAK GUHA Executant

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 60,50,000/-

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

Execution is admitted on 03/03/2021 by Mr TARAK GUHA, Son of Late BIPLAB KUMAR GUHA, Sukanta Sarani Subhaspalli, P O BENACHITY, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business

Indetified by Mr BHAKRA PAL, , , Son of Mr BAIDYANATH PAL, DURGAPUR COURT, CITY CENTER, P.O: DURGAPUR, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 03-03-2021 by Mr DEBJIT BANERJEE, PARTNER, KEDARNATH CONSTRUCTION (Partnership Firm), VILLAGE BAMUNARA, P.O:- KANKSA, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Indetified by Mr BHAKRA PAL, , , Son of Mr BAIDYANATH PAL, DURGAPUR COURT, CITY CENTER, P.O: DURGAPUR, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 03-03-2021 by Mr Indrajit Roy, PARTNER, KEDARNATH CONSTRUCTION (Partnership Firm), VILLAGE BAMUNARA, P.O:- KANKSA, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Indetified by Mr BHAKRA PAL, , , Son of Mr BAIDYANATH PAL, DURGAPUR COURT, CITY CENTER, P.O: DURGAPUR, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 03-03-2021 by Mr SUSOVAN ROY, PARTNER, KEDARNATH CONSTRUCTION (Partnership Firm), VILLAGE BAMUNARA, P.O:- KANKSA, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Indetified by Mr BHAKRA PAL, , , Son of Mr BAIDYANATH PAL, DURGAPUR COURT, CITY CENTER, P.O: DURGAPUR, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 20,014/- ( B = Rs 20,000/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 20,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/03/2021 11:23PM with Govt. Ref. No: 192020210238431751 on 02-03-2021, Amount Rs: 20,014/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKP6912367 on 02-03-2021, Head of Account 0030-03-104-001-16



**nt of Stamp Duty**

ied that required Stamp Duty payable for this document is Rs. 10,011/- and Stamp Duty paid by Stamp Rs 500/-,

online = Rs 9,511/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8377, Amount: Rs.500/-, Date of Purchase: 15/02/2021, Vendor name: Somnath Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/03/2021 11:23PM with Govt. Ref. No: 192020210238431751 on 02-03-2021, Amount Rs: 9,511/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKP6912367 on 02-03-2021, 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**

icate of Registration under section 60 and Rule 69.

gistered in Book - I

Volume number 2306-2021, Page from 58865 to 58887  
being No 230601768 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA  
Date: 2021.03.17 13:02:12 +05:30  
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/03/17 01:02:12 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)