



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 878954

06.10.23

12.52

DEVELOPMENT AGREEMENT

Certified that the document is admitted for registration. The signature sheet and the endorsement sheet (s) attached with the document are the part of this document.

QUERY NO.	:	2002521764/2023
GRN NO.	:	192023240247386101
DISTRICT	:	Bankura
MOUZA	:	Junbedia
P.S.	:	Bankura
AREA OF LAND	:	30.75 Decimal

Additional District Sub-Registrar
Bankura

06 OCT 2023

**THIS DEVELOPMENT AGREEMENT IS MADE ON 5th DAY OF
OCTOBER, 2023**

BETWEEN

(1) **SRI. BARUN KUMAR GHATAK [PAN-ADQPG4710N]** Son of Late Bishnu Prasad Ghatak, by Nationality Indian, by faith-Hindu, by occupation-Others, resident of Rampur, Manahartola, P.O., P.S. & District-Bankura, State- West Bengal, India, PIN-722101, (2) **SMT. SUBHA CHAKRABORTY [PAN-BPNPC2533M]** Wife of Sri. Subir Chakraborty, by Nationality Indian, by faith-Hindu, by occupation-Housewife, resident of Village & P.O.- Narrah, District- Bankura, State- West Bengal, India, PIN- 722176, hereinafter referred 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 their respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PARTY.**

AND

"PADMA CONSTRUCTION" [PAN- AYSPP4176C] A Proprietorship Firm having its office at AN-95/B, Yurigagarin Path, P.O.- Bidhannagar, P.S.- New Township, District- Paschim Bardhaman, State- West Bengal, India, PIN-713212, Represented by its **Proprietor MR. CHANDAN POBI [PAN- AYSPP4176C]** Son of Late Apurba Pobi, by faith-Hindu, by nationality Indian, by occupation- Business, resident of Karangapara, P.O.- Durgapur, P.S.- Coke-Oven, District- Paschim Bardhaman, State- West Bengal, India, PIN-713201, hereinafter referred 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 PARTY.**



WHEREAS the present landowner has been owning and possessing a land measuring about 30.75 (Thirty Point Seven Five) decimal under Mouza- Junbedia, J.L. No- 229, R.S. Plot No- 748, L.R. Plot No-748, L.R. Khatian No.-2993, 2995 under the jurisdiction of Junbedia Gram Panchyat, Dist-Bankura. The property particularly mentioned and described in the schedule is acquired by Bishnu Prasad Ghatak by way of gift vide deed No-9555 for the year 1980 of D.S.R. Bankura. After death of Bishnu Prasad Ghatak he left behind his son Barun Kumar Ghatak, his wife Bela Ghatak and his six daughters namely Smt. Sudipta Dutta (Ghatak), Smt. Jayanti Banerjee, Smt Soumi Ghatak (Banerjee), Kumari Sucheta Ghatak, Smt Basanti Ghatak (Ghosal), Subha Chakraborty as his legal heirs and after that legal heirs of Bishnu Prasad Ghatak started to enjoy their respective shares by virtue of amicable settlement and a major portion of said land was already transferred by Sudipta Dutta (Ghatak), Smt. Jayanti Banerjee, Smt Soumi Ghatak (Banerjee), Kumari Sucheta Ghatak, Smt Basanti Ghatak (Ghosal) & Bela Ghatak and Subha Chakraborty by different kabala and now Subha Chakraborty & Barun Kumar Ghatak offered 30.75 decimal land for Development and out of 30.75 decimal land, 10.25 decimal land is offered by Subha Chakraborty & 20.50 decimal land is offered by Barun Kumar Ghatak. It is pertinent to mention that aforementioned land is already converted Sole to Bastu/Commercial Bastu, vide conversion case No- CN/2022/102/5557 & CN/2022/102/5558 of S.D. L. & L.R.O. Sadar Bankura AND, conversion case no- CN/2022/102/5559 of B.L. & L.R.O. Bankura-2.

AND WHERE AS the First Party desires to develop the First schedule mentioned property by construction of a multi storied Residential cum Commercial building up to maximum limit of floor consisting of so many flats and parking space etc. as approved by Junbedia Gram Panchyat or



any other competent authority, so the owners were in search of a Developer for the said development work.

AND WHEREAS the First Party herein has approached the Second Party and whereas the Second Party after considering the various aspects of execution of the project and proposal of the landowner and the developer or the second party has decided to construct multistoried building thereon consisting of apartments and flats with the object of selling such flats/apartments to the prospective purchasers and the Second Party has accepted the proposal of the First Party.

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

I-DEFINITION

1.1 OWNER/LANDLORD:- (1) SRI. BARUN KUMAR GHATAK Son of Late Bishnu Prasad Ghatak, by Nationality Indian, by faith-Hindu, by occupation- Others, resident of Rampur, Manahartola, P.O., P.S. & District-Bankura, State- West Bengal, India, PIN-722101, **(2) SMT. SUBHA CHAKRABORTY**, Wife of Sri. Subir Chakraborty, by Nationality Indian, by faith-Hindu, by occupation- Housewife, resident of Village & P.O.- Narrah, District- Bankura, State- West Bengal, India, PIN- 722176.

1.2 DEVELOPER:- Shall mean **"PADMA CONSTRUCTION"** A Proprietorship Firm having its office at AN-95/B, Yurigagarin Path, P.O.- Bidhannagar, P.S.- New Township District-Burdwan presently Paschim Bardhaman, PIN-713212.

1.3 LAND:- Shall mean Bastu land measuring about 30.75 (Thirty Point Seven Five) decimal under Mouza- Junbedia, J.L.No- 229, R.S. Plot No- 748, L.R. Plot No-748, KhatianNo.-2993, 2995 under the jurisdiction of Junbedia Gram Panchyat Dist-Bankura.



- 1.4 **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises offered by the Owners herein to the Developer herein on the Land mentioned in the FIRST SCHEDULE.
- 1.5 **PLANTATION/GARDENING/BEAUTIFICATION:** With greenery, during and before the construction the BUILDER shall plan a suitable gardening and plantation area over the said construction site for beautification of the project. The plantation and gardening shall be looked after and maintained by the society constituted by the flat owners.
- 1.6 **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
- 1.7 **PANCHYAT:** - Shall mean the Junbedia Gram Panchyat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.8 **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Junbedia Gram Panchyat 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;
- 1.9 **OWNER'S AREA:** Shall mean 3 No of 3BHK Flat together with the undivided impartibly proportionate interest in the first schedule mentioned land and the common portions in proposed multistoried building.
- 1.10 **BENEFIT OF THE LANDOWNER ARISING OUT OF THE PROJECT:** Shall mean **Rs. 1,61,00,000/- (Rupees One Crore Sixty One Lac) Only**, which the Developer agrees to pay to the Land Owners. Out of Rs. 1,61,00,000/-(Rupees One Crore Sixty One Lac) only, Landowner No-1 is entitled to get Rs. 1,08,00,000/-

2
br.

(Rupees One Crore Eight Lac) only and landowner No-2 is entitled to get Rs. 53,00,000/- (Rupees Fifty Three Lac) only . Landowner No-1 has already received Rs. 37,50,000/- (Rupees Thirty Seven Lac Fifty Thousand) only and rest amount i.e. Rs. 1,23,50,000/- (Rupees One crore Twenty Three Lac Fifty Thousand) only shall be paid by the Developer to the landowners within 15 months from the date of execution of sanctioned plan and a grace period of three months.

1.11 DEVELOPER'S AREA: Shall mean entire area of the Building excepting the Land Owner's Allocation together with the undivided impartibly proportionate interest in the said land and the common portions after providing owners allocation as mentioned in Para 1.8 of this agreement.

1.12 UNIT/FLAT: Shall mean any ready and finished/ready to use 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.

1.13 PROJECT: Shall mean the work of development undertaken 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, etc be taken over by the Unit/Flat occupiers.

1.14 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 Panchyat 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.

1.15 PURCHASER/S shall mean and include:

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

1.16 Masculine gender: Shall include the feminine and neuter gender and vice versa.

1.17 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 the date of getting all necessary permissions from the statutory authority/Government.

IV:- DURATION:- This agreement is made for a period of 48 months from the date of its becoming effective with a grace period of 3 months.

V:- SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of Junbedia Gram Panchyat over and above the Schedule Land.

VI:- OWENERS DUTY & LIABILITY:-

1. The owners have offered total land of 30.75 (Thirty Point Seven Five) decimal for development and construction of a housing complex consisting of flats/apartments, commercial space, & parking spaces etc.
2. That the Owner shall, within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the 1st Schedule property to the second party.
3. The Owners hereby declare that :-
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There has been no agreement between the Owners and any other party other than the present developer either for sale or for development and construction of housing complex and the said land is free from any encumbrances.
4. The Owners have agreed that they themselves personally or any legal and lawful representative on their behalf will be present before the registering authority to sign all agreements as necessary for sale and all deeds of conveyance for selling the flats to the prospective buyers, as land owners.



5. That the owner has agreed that they will meet all kinds of dispute regarding the said land with their own cost and effort.
6. That the Owner also agreed that they will give full authority & power to Second Party 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 Junbedia Gram Panchyat , such other statutory authority or authorities, 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 out of Developer's allocation. 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 and the owners shall agree to ratify all acts and things lawfully done by the developer.

VII- DEVELOPER'S DUTY, LIABILITY & responsibility:-

1. The developer **PADMA CONSTRUCTION** 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.



2. 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; If 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 and commercial spaces and common space like garden/water body etc will remain intact unless agreed to by both the owners and Developers.
3. That the Developer shall not raise any question regarding the measurement of the schedule mentioned property and Developer shall take all necessary step to save the property from any kind of encroachment by the adjacent land owners.
4. 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.
5. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the 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 party or the builder shall be solely responsible for the said incident or damage or loss, if any, during construction.

6. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan within 48 months from the date of approval of plan by the Panchyat with further additional period of 3 months if needed, in both the cases the time shall be computed on and from the date of obtaining the sanctioned plan. However, the said period can only be extended by the First Party in writing to such extent they deem fit and proper, save and except the grace period.
7. 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 bear the entire responsibility.

VIII-Cancellation

1. The Owner has every right to cancel and/or rescind this agreement after 48 months, if the Developer is unable to complete the Construction work provided that Owner has to give a Three months clear notice to the Developer.
2. The Developer has every right to cancel and /or rescind this agreement if Developer is unable to sanction the plan from Panchyat and for that the Developer shall hand over the physical possession of the said land to the Owners.

IX-Miscellaneous:-

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Bankura Court.


G.

- 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 or arising out during execution of the housing project under this agreement shall be intimated by a registered letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate, to be nominated by both parties or their legal advisors.
- d) 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.
- e) The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disturb the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, Minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project. And the owner shall not be liable for the 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 borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of the Power of attorney.
- h) A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, fire fighting 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/expenses 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 agreements and or deeds of conveyance/transfer of the said land 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.
- k) 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 of the 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 ask for the same without demanding any remuneration and/or money for the same.

m) 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 the said project.

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 **Sole** land admeasuring about **30.75 (Thirty Point Seven Five) Decimal** under **Mouza- Junbedia, J.L. No- 229, R.S. Plot No- 748, R.S. Plot No- 748, L.R. Plot No-748 measuring 20.50 Decimal under L.R. Khatian No.- 2993 & L.R. Plot No-748 measuring 10.25 Decimal under L.R. Khatian No.- 2995, P.S. Bankura, under the jurisdiction of Junbedia Gram Panchyat, Dist Bankura,**

Butted and Bounded by:

North : Plot No- 752 & Plot No-749
South : 120 Feet wide Bypass Road
East : Plot No- 748
West : Plot No- 748 & Plot No-749



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), 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 PARTY at DURGAPUR in the presence of:

Barnam Kumar Ghosh

Sulaha Chakrabarty

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

WITNESSES:

PADMA CONSTRUCTION

Chandan Pobi

Proprietor

Amindya Ghosh

S/o - Gourendra Nath Ghosh

Kelhardanga, (Namopara)

P.O. + Dist - Bankura.

PIN - 722101

Rohit Chaudhary

S/o - Anup Chaudhary

Kharan (Rajpara)

P.O. - Kharan + Dist - Hooghly

Drafted 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

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the
Executants/presentation

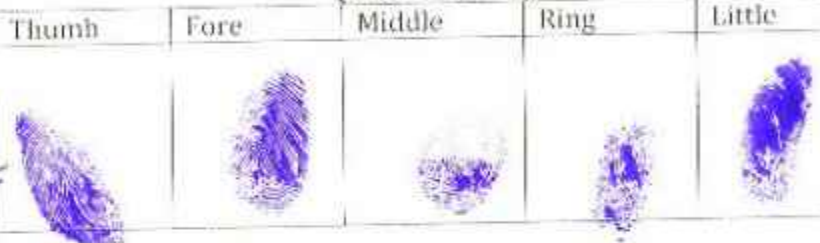


Chandan Pobi

(LEFT HAND)



(RIGHT HAND)



Signature:-

Chandan Pobi

Signature of the
Executants/presentation

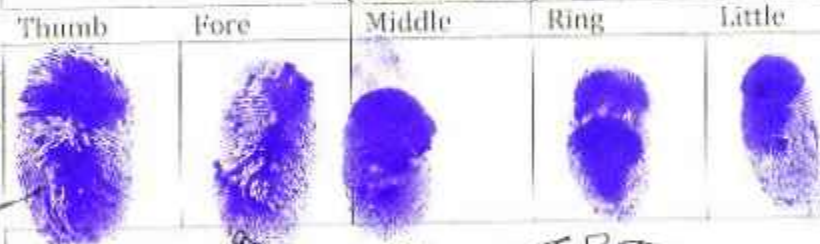


Barun Kumar Ghosh

(LEFT HAND)



(RIGHT HAND)



Signature:-

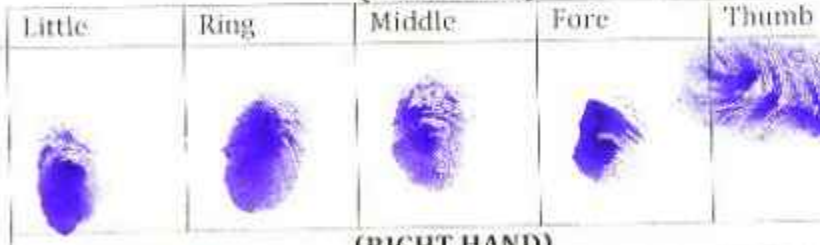
Barun Kumar Ghosh

Signature of the
Executants/presentation

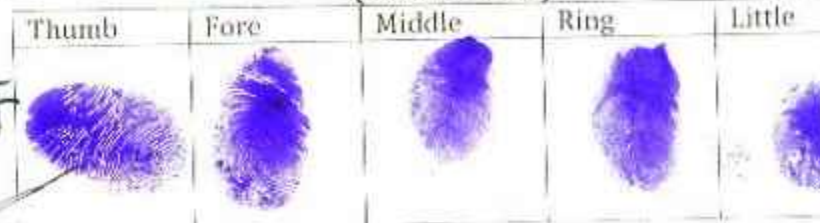


Subha Chakraborty

(LEFT HAND)



(RIGHT HAND)



Signature:-

Subha Chakraborty

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



192023240247386101

GRN Details

GRN:	192023240247386101	Payment Mode:	Online Payment
GRN Date:	05/10/2023 19:17:56	Bank/Gateway:	ICICI Bank
BRN :	2008137421	BRN Date:	05/10/2023 19:19:42
GRIPS Payment ID:	051020232024738609	Payment Init. Date:	05/10/2023 19:17:56
Payment Status:	Successful	Payment Ref. No:	2002521764/3/2023
[Query No*:Query Year]			

Depositor Details

Depositor's Name:	CHANDAN POBI
Address:	Karangapara, Durgapur,
Mobile:	8972175878
Depositor Status:	Buyer/Claimants
Query No:	2002521764
Applicant's Name:	Mr SUBRATA MUKHERJEE
Identification No:	2002521764/3/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	05/10/2023
Period To (dd/mm/yyyy):	05/10/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002521764/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	15011
2	2002521764/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	161014
Total				176025

IN WORDS: ONE LAKH SEVENTY SIX THOUSAND TWENTY FIVE ONLY.

Major Information of the Deed

Deed No :	I-0102-04687/2023	Date of Registration	06/10/2023
Query No / Year	0102-2002521764/2023	Office where deed is registered	
Query Date	03/10/2023 9:45:38 PM	A.D.S.R. BANKURA, District: Bankura	
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 : 1,61,00,000/-]		
Set Forth value	Market Value		
Stamp duty Paid(SD)	Rs. 1,49,44,500/-		
Rs. 20,011/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 1,61,014/- (Article:E, E, B)		

Land Details :

District: Bankura, P.S:- Bankura, Gram Panchayat: JUNBEDIA, Mouza: Junbedia, JI No: 229, Pin Code : 722101

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-748 (RS :-748)	LR-2993	Commercial	Sole	20.5 Dec		99,63,000/-	Width of Approach Road: 120 Ft., Adjacent to Metal Road,
L2	LR-748 (RS :-748)	LR-2995	Commercial	Sole	10.25 Dec		49,81,500/-	Width of Approach Road: 120 Ft., Adjacent to Metal Road,
		TOTAL :			30.75Dec	0 /-	149,44,500 /-	
		Grand Total :			30.75Dec	0 /-	149,44,500 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BARUN KUMAR GHATAK (Presentant) Son of Late BISHNU PRASAD GHATAK Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office	Photo  06/10/2023	Finger Print  Captured 06/10/2023	Signature  06/10/2023
Rampur, Manahartola, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722176 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx0N, Aadhaar No: 66xxxxxxxx2078, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office				
2	Name Smt SUBHA CHAKRABORTY Wife of Mr SUBIR CHAKRABORTY Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office	Photo  06/10/2023	Finger Print  Captured 06/10/2023	Signature  06/10/2023
Village- Narrah, City:- Bankura, P.O:- Narrah, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722176 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BPxxxxxx3M, Aadhaar No: 78xxxxxxxx4544, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office				

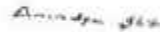
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PADMA CONSTRUCTION AN-95/B, Yurigagarin Path, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AYxxxxxx6C,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 CHANDAN POBI Son of Late APURBA POBI Date of Execution - 06/10/2023, , Admitted by: Self, Date of Admission: 06/10/2023, Place of Admission of Execution: Office	Photo  Oct 6 2023 3:02PM	Finger Print  Captured LT2 06/10/2023	Signature  06/10/2023
Karangapara, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx6C, Aadhaar No: 73xxxxxxx4192 Status : Representative, Representative of : PADMA CONSTRUCTION (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ANINDYA SHIT Son of Mr SOURENDRA NATH SHIT Kethardanga Namopara, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:- Bankura, West Bengal, India, PIN:- 722101	 06/10/2023	 Captured 06/10/2023	 06/10/2023
Identifier Of Mr CHANDAN POBI, Mr BARUN KUMAR GHATAK, Smt SUBHA CHAKRABORTY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BARUN KUMAR GHATAK	PADMA CONSTRUCTION-20.5 Dec

Transfer of property for L2

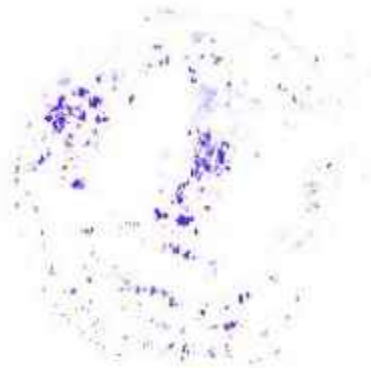
Sl.No	From	To. with area (Name-Area)
1	Smt SUBHA CHAKRABORTY	PADMA CONSTRUCTION-10.25 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Gram Panchayat: JUBNDIA, Mouza: Junbedia, JI No: 229, Pin Code : 722101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 748, LR Khatian No:- 2993	Owner: বরুণ কুমার ঘটক, Gurdian: বিষ্ণু কুমার, Address: কুমারপাড়া বন্দোবস্তা পল্লী, Classification: জল, Area: 0.22000000 Acre.	Mr BARUN KUMAR GHATAK

L2	LR Plot No:- 748, LR Khatian No:- 2995	Owner:  Smt SUBHA CHAKRABORTY Address:  , Classification:  Area: 0.13000000 Acre,	Smt SUBHA CHAKRABORTY
----	--	--	-----------------------



Endorsement For Deed Number : I - 010204687 / 2023

On 06-10-2023

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 12:52 hrs on 06-10-2023, at the Office of the A.D.S.R. BANKURA by Mr BARUN KUMAR GHATAK, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,49,44,500/-

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

Execution is admitted on 06/10/2023 by 1. Mr BARUN KUMAR GHATAK, Son of Late BISHNU PRASAD GHATAK, Rampur, Manahartola, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722176, by caste Hindu, by Profession Others, 2. Smt SUBHA CHAKRABORTY, Wife of Mr SUBIR CHAKRABORTY, Village- Narrah, P.O: Narrah, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722176, by caste Hindu, by Profession House wife

Identified by Mr ANINDYA SHIT, . . Son of Mr SOURENDRA NATH SHIT, Kethardanga Namopara, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Others

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

Execution is admitted on 06-10-2023 by Mr CHANDAN POBI, PROPRIETOR, PADMA CONSTRUCTION (Sole Proprietorship), AN-95/B, Yurigagarin Path, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr ANINDYA SHIT, . . Son of Mr SOURENDRA NATH SHIT, Kethardanga Namopara, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,61,014.00/- (B = Rs 1,61,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,61,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/10/2023 7:19PM with Govt. Ref. No: 192023240247386101 on 05-10-2023, Amount Rs: 1,61,014/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 2008137421 on 05-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,011/- and Stamp Duty paid by Stamp Rs. 5,000.00/-, by online = Rs 15,011/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 630, Amount: Rs.5,000.00/-, Date of Purchase: 05/10/2023, Vendor name: Somnath Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/10/2023 7:19PM with Govt. Ref. No: 192023240247386101 on 05-10-2023, Amount Rs: 15,011/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 2008137421 on 05-10-2023, Head of Account 0030-02-103-003-02


Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
Bankura, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0102-2023, Page from 77468 to 77491
being No 010204687 for the year 2023.



Digitally signed by PARTHA BAIRAGGYA
Date: 2023.10.09 20:01:59 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 09/10/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

