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9-010106732/2022



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

H 258927

23/11/2022
9-2003303793/2022

DEVELOPMENT AGREEMENT

Certified that the document is aptly
in registration. The signature
and the endorsement sheets attached
with document are the part of this
Document.


District Sub-Registrar
Bankura

23 NOV 2022

THIS AGREEMENT is made on 23rd day of November
2022, BETWEEN

Sri Ramprasad Adhikary, (PAN No. ACNPA7503R), Son of – Parimal
Adhikari, by religion – Indian Hindu, by occupation – Business, having
residence at – Rabindrasarani, Bankura under P.O., P.S. & Dist -
Bankura, hereinafter called and referred to as the OWNER/VENDOR

S. Mallick
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Debit -

3528 no:- 5000000

/

Total- 5000000

9528

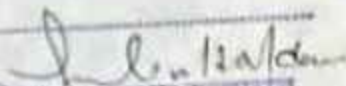
29.11.2022

Sri Ramprasad Adhikary

Rajendra Soren

Bankura Bankura

5000000


Sri Ramprasad Adhikary
Bankura, Bankura

73825 H




District Sub-Registrar
Bankura

23 NOV 2022

Takernandi
S/o-Chittanandi
R/o-Mobroek PUR
P.O-Sendra
P.S+Dist-Bankura

P/2

(which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives, nominees and assigns) of the FIRST PART;

-AND:-

Shree Builders, (PAN No. AEBF59562G) a partnership firm, having its office at Arabinda Nagar, Pratapbagan, Bankura under P.O., P.S. & Dist - Bankura - Hereby representing amongst its partners through:-

(1) Sri Kuntal Bhattacharjee, (PAN No. AKQPB8315F) son of - Bamadas Bhattacharjee, by religion - Indian Hindu, by occupation - Business, having residence at - Bamunara, under P.O. - Bamunara, P.S. - Kanksa, Dist - Burdwan.

(2) Sri Sukanta Roy, (PAN No - AHDPR2319F) son of - Dulal Chandra Ray, by religion - Hindu, by occupation - Business, having residence at - Keshab Khan Housing Complex, P.O. - Bamunara, P.S. - Kanksa, Dist - Paschim Bardhaman.

Hereinafter called and referred to as the DEVELOPER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office and assigns) of the SECOND PART ;

NOW THIS AGREEMENT WITNESSES, RECORDS, GOVERNS AND BINDS THE PARTIES AS FOLLOWS:-

S. Mallick
AMV
WHERE AS 42 decimal land in plot no. 208 of Sanbanda Mouza having JL no. 210 under P.S. & Dist - Bankura, was previously belonged to Gobardhan Mondal.

AND WHERE AS Gobordhan Mondal during his enjoyment and possession transferred his entire interest in plot no. 208 to Goutam Gorai & Uma Rani Gorai through deed of sale registered at office of DSR, Bankura being no. 1406 of the year 1994.

P/3

AND WHEREAS Uma Rani Gorai and Goutam Gorai after acquisition of title started to hold and possess the same as absolute owner;

AND WHEREAS in course of their enjoyment and possession they jointly transferred the same to present owner through deed of sale registered at office of Additional Registrar of Assurance - III, Kolkata being no. 00463 of the year 2013;

AND WHERE AS 22 decimal land in plot no. 209 and 17 decimal land in plot no. 210 of Sanbanda Mouza having JL. no. 210 under P.S. & Dist - Bankura - was previously belonged to Parbati Mondal, Narayan Chandra Mondal, Somnath Mondal, Raghunath Mondal, Loknath Mondal, Alok Mondal & Churabala Mondal;

AND WHERE AS Parbati Mondal transferred her portion to Basanta Gorai through deed of sale registered at office of ADSR, Bankura being no. 1494 of the year 2006;

AND WHERE AS Narayan Chandra Mondal, Somnath Mondal, Raghunath Mondal, Loknath Mondal, Alok Mondal & Churabala Mondal jointly transferred their portion to Basanta Gorai through deed of sale registered at office of DSR, Bankura being no. 3657 of the year 1992;

AND WHERE AS 22 decimal land in plot no. 212/707 was previously belonged to Sastipada Mondal;

S. Mallick
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AND WHEREAS Sastipada Mondal during his enjoyment and possession transferred his entire 22 decimal to Basanta Gorai through deed of sale registered at office of DSR, Bankura being no. 6668 of the year 1989;

AND WHERE AS Basanta Gorai after acquisition of title started to hold and possess the same. In course of his enjoyment and possession he has transferred entire 22 decimal land in plot no. 209, 17 decimal land in plot no. 210 and 22 decimal land in plot no. 212/707 to the present owner through deed of sale registered at office of Additional Registrar of Assurance - III, Kolkata being no. 00463 of the year 2013;

HENCEFORTH the present owner has acquire piece and parcel of land measuring 42 decimal land in plot no. 208, 22 decimal land in plot no. 209, 17 decimal land in plot no. 210 and 22 decimal land in plot no. 212/707 of Sanbandha Mouza having JL. no. 210 under P.S. & Dist - Bankura through deed of sale registered at office of Additional Registrar of Assurance - III, Kolkata being no. 00463 of the year 2013.

AND WHEREAS the land owner herein has right to sale, convey, transfer etc. the said property as absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said property is free from all encumbrances charges, liens, lis-pendents, attachments, trust whatsoever and paying the Municipal taxes as absolute owners and occupier time to time.

AND WHEREAS 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 Bankura Municipality or any other competent authority but the owner have not the sufficient time and experience for the development work and for this reason First Part could not able to take any steps for the said development and the First Part 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 multi-storeyed building there at consisting of apartments and flat with the object of selling such flats apartments to the prospective purchaser and the Second Part has accepted the proposal of First Part.

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by and between :

1.-DEFINITION :

OWNER/LANDLORD :- Shall mean Sri Ramprasad Adhikary, (PAN No. ACNPA7503R), Son of - Parimal Adhikari, by religion - Indian Hindu, by

occupation - Business, having residence at - Rabindrasarani, Bankura under P.O., P.S. & Dist - Bankura.

1.2. DEVELOPER:- Shall mean Shree Builders, a partnership firm, having its office at Arabinda Nagar, Pratapbagan, Bankura under P.O., P.S. & Dist - Bankura.

1.3. LAND:- Shall mean all the piece and parcel of land measuring 42 decimal land in plot no. 208, 22 decimal land in plot no. 209, 17 decimal land in plot no. 210 and 22 decimal land in plot no. 212/707 of Sanbandha Mouza having J.L. no. 210 under P.S. & Dist - Bankura which is appertain to deed of sale registered at office of Additional Registrar of Assurance - III, Kolkata being no. 00463 of the year 2013 - which is more specifically described in the schedule herein.

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 whom the developer may from time to time, appoint as the Architect(s) of the Building.

1.6. PANCHYET :- Shall mean the Sanbandha 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 Bankura Municipality and shall also include variations/modifications, alternations 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.

S. Mallik
Adv

1.8. OWNER'S AREA :

Shall mean shall mean 25% (Twenty Five) of saleable area of Super build-up area from total construction area of the first floor to top floor, from anywhere of the said building (i.e. at any floor and or any size and or any side facing) along with parking space, with the undivided impartibly proportionate share in the land with all the common rights, which is particularly mentioned and described in the Second Schedule. Together with the undivided impracticable proportionate interest in the said kind and the common portions.

1.9. DEVELOPER'S AREA:- Shall mean shall mean 75% (Seventy Five) of saleable area of Super build-up area from total construction area of the first floor to top floor, from anywhere of the said building (i.e. at any floor and or any size and or any side facing) along with parking space, with the undivided impartibly proportionate share in the land with all the common rights, which is particularly mentioned and described in the Second Schedule. Together with the undivided impracticable proportionate interest in the said kind and the common portions.

1.10. 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.

S. Mallick
Adv

1.11. PROJECT :- Shall mean the work to 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/Flat(s)/Car Parking space/s and others be taken over the Unit/Flat and occupiers. Be it mentioned here that proposed plan of the project is attached herewith as part of this agreement. Be it further mentioned that required modification is permissible during sanction of plan and construction to be constructed in accordance to sanctioned plan.

1.12. FORCE MAJEURE:- Shall include natural calamities, at of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air 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.

I-COMMENCEMENT: - 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.

II. SCOPE OF WORK: The Developer shall construct a multi-storeyed building according to sanctioned plan over and above the First Schedule Land.

III. DURATION :- As the proposed project is vast and the completion of project depends upon sanction of plan from concerned authority it is settled and agreed between the parties that this agreement shall remain in force still completion of project by way of completion of construction of multi-storeyed apartment in accordance to sanction plan.

IV.- OWNER DUTY & LIABILITY :-

1. The Owners have offered total bare land of 103 decimal land for development and construction of a housing complex consisting of

S. Mallik
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Flats/Apartments & Parking space at the instance of the developers in respect of which the entire development cost from A to Z construction till finishing touch for placing offer as read for use and sale the owner will not have to pay any furthering or shoulder any Bank or other financial liability.

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.

V.- OWNERS ALLOCATIONS OR CONSIDERATION :

Considering that the owners having agreed to enter in to the Development Agreement with the developer on the said property described in the First Schedule hereunder written and knowing the developers rights, powers, privileges and benefits, as mentioned herein, the herein the developer has agreed to allot shall mean 25% (Twenty Five) of saleable area of Super build-up area from total construction area of the first floor to top floor, from anywhere of the said building along with parking space (i.e. at any floor and or any size and or any side facing), with the undivided impartibly proportionate share in the land with all the common rights, which is particularly mentioned and described in the Second Schedule.

VI.-DEVELOPER DUTY, LIABILITY & RESPONSIBILITY :

1. The developer mean Shree Builders, a partnership firm, having its office at Arabinda Nagar, Pratapbagan, Bankura under P.O., P.S. & Dist - Bankura representing through its partners confirms, accepts and assure the owners that they are fully acquainted with, aware of the process/formalities related to similar project in Corporation area and fully satisfied with the papers/documents related to the ownership, physical measurement of the said land and litigation free possession, suitability of the said land viability of the said project and will not raise any objection with regard thereto.

1. The developer confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and

S. Mallick
Adv

other obligations made for execution of the total project within schedule time under this agreement and the owners will not have any liability and/or responsibility of finance for execution of the project as the developers will take all financial and/or Bank liability at their own shoulder.

2. The developer will preserve the right to mortgage the land to any financial institution or Bank for any purpose but the entire liability of the borrowed loan will be shouldered by himself. The land owner could not be liable for any liabilities regarding the mortgage or loan taken by the developer in this purpose of this Agreement.

3. The developer has agreed to carry out the total project at his own risk by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multi-storeyed buildings including structural design and approval of the local sanctioning authority/ Corporation/Govt. agencies. Any variation/alteration/ modification from the original approved drawing/plan needs approval of the owners & the Architect before submission to the Corporation/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and 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.

S. Mallick
Adv

4. That the second party shall not raise any question regarding the measurement of the 1st Schedule mentioned property and second party shall take all the 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 during the currency of this Agreement. The First 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 alone 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 his own cost and expenses in pursuance of the sanctioned plan within 30 months.

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.

VIII. DEVELOPER ALLOCATION :

Developer/ Allocations Shall mean save and except the Owners Allocation, the remaining 75% (Seventy Five) of Total Sanction Area of the said proposed building to be constructed in the said premises with all the car parking spaces with the undivided importable proportionate share in the land with all the common rights; which is particularly mentioned and described in the Second Schedule. Together with the undivided impracticable proportionate interest in the said kind and the common portions.

IX. - Miscellaneous :

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

b) Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.

S. Mallick
Adv

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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 shall consist of one arbitrator who shall be an Advocate to be nominated by both the parties and their legal advisors.

d) Xerox copies of all statutory approvals of the competent bodies 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 any time with intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work. However any unusual and non-permissible actions operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.

f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risk and hazards whatsoever related to the project.

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 frame work of Power of Attorney, be it mentioned here that

S. Mallik
Adv

paper, documents etc. as and when the developer asked 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 cannot claim any damages from the land owner the cost incurred in construction of project, First Schedule above referred to.

n) If any further construction can be extended after getting permission from the component authority, the extended construction will be divided among the land owner and the developer at a same proportionate as the above mentioned ration of present proposed construction area is divided.

FORCE MAJEURE

The Parties hereto shall not to be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligations during the tenure of the force majeure.

Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout and/or any other act or commissions beyond the control of the parties hereto

DESCRIPTION OF LAND (FIRST SCHEDULE)

ALL THAT the piece and parcel of land measuring 42 decimal land in plot no. 208, 22 decimal land in plot no. 209, 17 decimal land in plot no. 210 as recorded in LR ror being no. 2219 and 22 decimal land in RS. & LR plot no. 212/707 as recorded in RS ror being no. 12 and LR ror no. 2219 of Sanbandha Mouza having JL no. 210 under P.S. & Dist - Bankura which has specifically shown with red ink in the map attached to this development agreement which to be considered as part of this development agreement. The road for ingress to and egress from the property has been shown in the map.

S. Mallick
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Second Schedule above referred toDetails of Flat to be allotted to Land Owners:-

Over and upon the plot of land construction to be made consisting five blocks. In each block owner should get in his allocation 25% (Twenty Five) of saleable area of Super build-up area from total construction area of the first floor to top floor, from anywhere of the said building along with parking space, with the undivided impartibly proportionate share in the land with all the common rights. The allocation agreement to be made between the parties after sanction of plan from the concerning authority.

Details of Flat to be allotted to developers:-

After owner's allocation Rest portion of flat comes under developers allocation.

IN WITNESS WHEREOF both the parties to this deed put their respective hand on the day, month and year first above written, after being well versed about the contents herein.

SIGNED AND DELIVERED by the OWNER & DEVELOPER at Bankura.

Witness

- 1) *Tapan Nandi*
No. Chitta Nandi
R/o - Mahabharat
P.O. Sendra P.S. Dist. Bankura.
- 2) *Laxminarayan Chatterjee*
Late. Dilip Kr Chatterjee
Prop. P. Bankura Bankura

(OWNER)

(DEVELOPER)

Photograph and Finger Prints
of all parties are affixed in
separate sheets which is part
of the Deed.

SHREE BUILDERS

Kuntal Bhattacharya
Partners
Drafted by:

Sankuman Mallik
E.No - 240/2001 of W.B
Advocate, Bankura

SHREE BUILDERS

Sankar Roy
Partners
Typed by:

Sumanta Choudhury
Sumanta Choudhury
Bankura Court Compound

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



192022230187062851

GRN Details

GRN:	192022230187062851	Payment Mode:	Online Payment
GRN Date:	23/11/2022 13:02:37	Bank/Gateway:	IDBI Bank
BRN :	2778615680	BRN Date:	23/11/2022 13:03:28
GRIPS Payment ID:	231120222018706284	Payment Init. Date:	23/11/2022 13:02:37
Payment Status:	Successful	Payment Ref. No:	2003303793/2/2022
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Kuntal Bhattacharjee
Address:	Bansuara, Kanksa, Paschim Bardhaman
Mobile:	8617411212
Depositor Status:	Others
Query No:	2003303793
Applicant's Name:	Mr Prasun Banerjee
Identification No:	2003303793/2/2022
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	23/11/2022
Period To (dd/mm/yyyy):	23/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003303793/2/2022	Property Registration- Stamp duty	0000-02-103-003-02	15030
2	2003303793/2/2022	Property Registration- Registration Fee	0000-03-104-001-16	28
Total				15058

IN WORDS: FIFTEEN THOUSAND FIFTY EIGHT ONLY.

PAID
e-Payment Verified

লকারক ও মাতা :

	বৃহদঙ্গুল	তড়ঙ্গী	মধ্যমা	অঙ্গমিকা	কনিষ্ঠা
বামহাত					
ডানহাত					



আমার পুরা নাম, পাসপোর্ট সাইজ ছবি ও মন আঙ্গুলের ত্রিণ ছাপ - আমার দ্বারা প্রত্যয়িত হইল।

মাতা/গ্রহীতার নাম Ramprasad Adhikary স্বাক্ষর Ramprasad Adhikary

	বৃহদঙ্গুল	তড়ঙ্গী	মধ্যমা	অঙ্গমিকা	কনিষ্ঠা
বামহাত					
ডানহাত					

আমার পুরা নাম, পাসপোর্ট সাইজ ছবি ও মন আঙ্গুলের ত্রিণ ছাপ - আমার দ্বারা প্রত্যয়িত হইল।

মাতা/গ্রহীতার নাম Kuntal Bhattacharya স্বাক্ষর Kuntal Bhattacharya

	বৃহদঙ্গুল	তড়ঙ্গী	মধ্যমা	অঙ্গমিকা	কনিষ্ঠা
বামহাত					
ডানহাত					

আমার পুরা নাম, পাসপোর্ট সাইজ ছবি ও মন আঙ্গুলের ত্রিণ ছাপ - আমার দ্বারা প্রত্যয়িত হইল।

মাতা/গ্রহীতার নাম Sujana Roy স্বাক্ষর Sujana Roy

	বৃহদঙ্গুল	তড়ঙ্গী	মধ্যমা	অঙ্গমিকা	কনিষ্ঠা
বামহাত					
ডানহাত					

আমার পুরা নাম, পাসপোর্ট সাইজ ছবি ও মন আঙ্গুলের ত্রিণ ছাপ - আমার দ্বারা প্রত্যয়িত হইল।

মাতা/গ্রহীতার নাম _____ স্বাক্ষর _____

ফটো

Name	Photo	Finger Print	Signature
Sukanta Roy Son of Mr. Dulal Chandra Roy Date of Execution - 23/11/2022, Admitted by Self, Date of Admission - 23/11/2022, Place of Admission of Execution: Office			
	Nov 23 2022 5:45 PM	L1 23/11/2022	23/11/2022
Keshab Khan Housing Complex, Gopalpur, City:- Not Specified, P.O:- Bamunara, P.S.-Kanksa, District - Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No:- AHxxxxxx9F, Aadhaar No: 59xxxxxxxx3634 Status: Representative, Representative of: Shree Builders (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Totan Nandi Son of Mr. Chitta Nandi Mobarakpur, Sandra, Village:- Mobarakpur, P.O:- Sandra, P.S.-Bankura, District-Bankura, West Bengal, India, PIN- 722155			
	23/11/2022	23/11/2022	23/11/2022
Identifier Of Shri Ramprasad Adhikary, Shri Kuntal Bhattacharjee, Shri Sukanta Roy			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Ramprasad Adhikary	Shree Builders-42 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Ramprasad Adhikary	Shree Builders-22 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri Ramprasad Adhikary	Shree Builders-17 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri Ramprasad Adhikary	Shree Builders-22 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Gram Panchayat: SANBANDA, Mouza: Sanbanda, JI No: 210, Pin Code : 722155

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 208, LR Khatian No:- 2219	Owner: রামপ্রসাদ অধিকারী, Gurdian: পরিদপ, Address: বইদগারী, বাঁকুড়া।, Classification: বাইন, Area: 0.42000000 Acre.	Shri Ramprasad Adhikary

Plot No:- 209, LR Khatian
No:- 2219

Owner: रामप्रसाद अधिकारी,
Gurdian: बरिषन,
Address: इलीटनगरी, बंरुडा ।,
Classification: बरिष,
Area 0.22000000 Acre.

Shri Ramprasad Adhikary

LR Plot No:- 210, LR Khatian
No:- 2219

Owner: रामप्रसाद अधिकारी,
Gurdian: बरिषन,
Address: इलीटनगरी, बंरुडा ।,
Classification: बरिष,
Area 0.17000000 Acre.

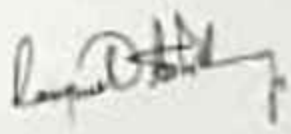
Shri Ramprasad Adhikary

L4 LR Plot No:- 212/707, LR
Khatian No:- 2219

Owner: रामप्रसाद अधिकारी,
Gurdian: बरिषन,
Address: इलीटनगरी, बंरुडा ।,
Classification: बरिष,
Area 0.22000000 Acre.

Shri Ramprasad Adhikary

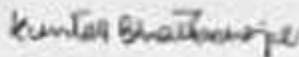
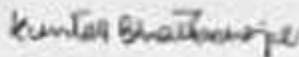
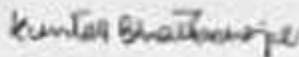
Details :
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Shri Ramprasad Adhikary (Presentant) Son of Mr. Parimal Adhikary Executed by: Self, Date of Execution: 23/11/2022 Admitted by: Self, Date of Admission: 23/11/2022, Place of Office	 23/11/2022	 L/R 23/11/2022	 23/11/2022
Rabindra Sarani, Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACxxxxxx3R, Aadhaar No: 90xxxxxxxx3110, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022 Admitted by: Self, Date of Admission: 23/11/2022, Place : Office			

Developer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Shree Builders Arabinda Nagar, Pratapbagan, Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101, PAN No:- AExxxxxx2G, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Kuntal Bhattacharjee Son of Mr. Bamadas Bhattacharjee Date of Execution - 23/11/2022, Admitted by: Self, Date of Admission: 23/11/2022, Place of Admission of Execution: Office </td> <td>  Nov 23 2022 3:41PM </td> <td>  L/R 23/11/2022 </td> <td>  23/11/2022 </td> </tr> </tbody> </table> Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No:- AKxxxxxx5F, Aadhaar No: 90xxxxxxxx7682 Status : Representative, Representative of : Shree Builders (as Partner)	Name	Photo	Finger Print	Signature	Shri Kuntal Bhattacharjee Son of Mr. Bamadas Bhattacharjee Date of Execution - 23/11/2022, Admitted by: Self, Date of Admission: 23/11/2022, Place of Admission of Execution: Office	 Nov 23 2022 3:41PM	 L/R 23/11/2022	 23/11/2022
Name	Photo	Finger Print	Signature						
Shri Kuntal Bhattacharjee Son of Mr. Bamadas Bhattacharjee Date of Execution - 23/11/2022, Admitted by: Self, Date of Admission: 23/11/2022, Place of Admission of Execution: Office	 Nov 23 2022 3:41PM	 L/R 23/11/2022	 23/11/2022						

Major Information of the Deed

No :	I-0101-06732/2022	Date of Registration	23/11/2022
No / Year	0101-2003303793/2022	Office where deed is registered	D.S.R. BANKURA, District: Bankura
Entry Date	21/11/2022 9:31:22 PM		
Applicant Name, Address & Other Details	Prasun Banerjee Bankura District Court, Thana : Bankura, District : Bankura, WEST BENGAL, Mobile No. 9474143549, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Set Forth value	Additional Transaction [4308] Other than Immovable Property, Agreement [No of Agreement : 3]		
	Market Value		
Stamp duty Paid(SD)	Rs. 1,37,20,063/-		
Rs. 20,030/- (Article 48(g))	Registration Fee Paid		
Remarks	Rs. 60/- (Article E, E, M(b), H)		

Land Details :

District: Bankura, P.S.- Bankura, Gram Panchayat: SANBANDA, Mouza: Sanbanda, JI No: 210, Pin Code : 722155

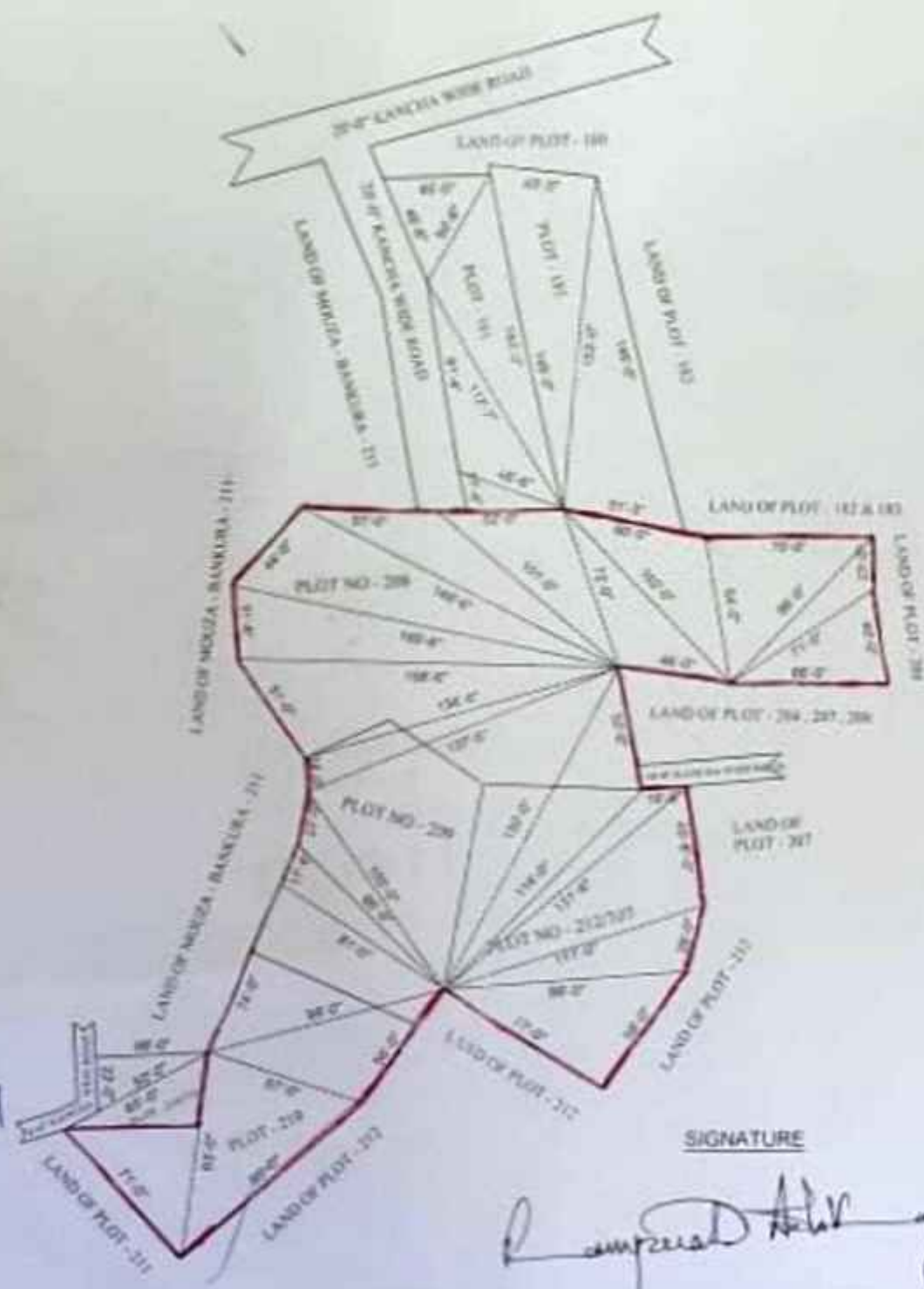
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-208 (RS -)	LR-2219	Bastu	Baide	42 Dec		55,94,589/-	Width of Approach Road: 20 Ft.
L2	LR-209 (RS -)	LR-2219	Bastu	Baide	22 Dec		29,30,499/-	Width of Approach Road: 20 Ft.
L3	LR-210 (RS -)	LR-2219	Bastu	Baide	17 Dec		22,64,476/-	Width of Approach Road: 20 Ft.
L4	LR-212/707 (RS -)	LR-2219	Bastu	Baide	22 Dec		29,30,499/-	Width of Approach Road: 20 Ft.
		TOTAL :			103Dec	0/-	137,20,063/-	
		Grand Total :			103Dec	0/-	137,20,063/-	

PLAN

MOUZA - SANBANDA, J.L NO - 210, PLOT NO - 208, 209, 210, 212/707 (PART), KH. NO - 2219 (L.R.),
P.S & DIST - BANKURA, SCALE - 1" = 60' - 00', AREA SHOWN THUS -

AREA OF PLOT

(PLOT NO - 208 = 0.42 ACRE, PLOT NO - 209 = 0.22 ACRE,
PLOT NO - 210 = 0.17 ACRE, PLOT NO - 212/707 = 0.22 ACRE)



DRAWN BY

Tapan Sindal

TAPAN SINDAL

(SURVEYOR)

Tapan Sindal
Surveyor
Reg. No - 063

SIGNATURE

Rampersad Ahluwalia

1-2022

Date 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 of Indian Stamp Act 1899.

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

Presented for registration at 15.06 hrs. on 23-11-2022, at the Office of the D.S.R. BANKURA by Shri Ramprasad Adhikary, 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 1.37.20.003/-.

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

Execution is admitted on 23/11/2022 by Shri Ramprasad Adhikary, Son of Mr Parimal Adhikary, Rabindra Sarani, Bankura, P.O: Bankura, Thana: Bankura, City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business

Identified by Mr Totan Nandi, Son of Mr Chitta Nandi, Mobarakpur, Sandra, P.O: Sandra, Thana: Bankura, Bankura, WEST BENGAL, India, PIN - 722155, by caste Hindu, by profession Others

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

Execution is admitted on 23-11-2022 by Shri Kuntal Bhattacharjee, Partner, Shree Builders (Partnership Firm), Arabinda Nagar, Pratapbagan, Bankura, City- Bankura, P.O- Bankura, P.S-Bankura, District-Bankura, West Bengal, India, PIN- 722101

Identified by Mr Totan Nandi, Son of Mr Chitta Nandi, Mobarakpur, Sandra, P.O: Sandra, Thana: Bankura, Bankura, WEST BENGAL, India, PIN - 722155, by caste Hindu, by profession Others

Execution is admitted on 23-11-2022 by Shri Sukanta Roy, Partner, Shree Builders (Partnership Firm), Arabinda Nagar, Pratapbagan, Bankura, City- Bankura, P.O- Bankura, P.S-Bankura, District-Bankura, West Bengal, India, PIN- 722101

Identified by Mr Totan Nandi, Son of Mr Chitta Nandi, Mobarakpur, Sandra, P.O: Sandra, Thana: Bankura, Bankura, WEST BENGAL, India, PIN - 722155, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60.00/- (E = Rs 28.00/-, H = Rs 28.00/-, M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/11/2022 1:03PM with Govt. Ref. No: 192022230187062851 on 23-11-2022, Amount Rs: 28/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2778615680 on 23-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,030/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,030/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3528, Amount: Rs.5,000.00/-, Date of Purchase: 23/11/2022, Vendor name: Pranab Kumar Halder

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/11/2022 1:03PM with Govt. Ref. No: 192022230187062851 on 23-11-2022, Amount Rs: 15,030/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2778615680 on 23-11-2022, Head of Account 0030-02-103-003-02



Subhankar Pal
 DISTRICT SUB-REGISTRAR
 OFFICE OF THE D.S.R. BANKURA
 Bankura, West Bengal

e of Registration under section 60 and Rule 69,
red in Book - I

ve number 0101-2022, Page from 130727 to 130750
g No 010106732 for the year 2022.



Digitally signed by SUBHANKAR PAL
Date: 2022.11.23 19:36:27 +05:30
Reason: Digital Signing of Deed.

(Subhankar Pal) 2022/11/23 07:36:27 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
West Bengal.

(This document is digitally signed.)