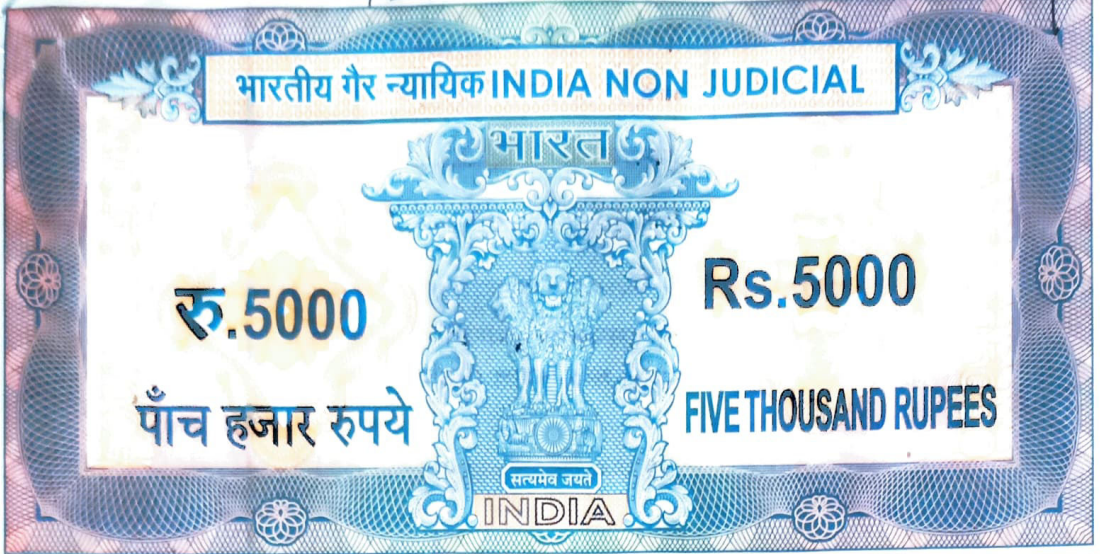


S/W-3734/23

D-010203827/23



अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

H 962186

11.08.2023

11.08

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

Additional District Sub-Registrar
Bankura

11 AUG 2023

(Signature)
(A.S.)

THIS DEVELOPMENT AGREEMENT is made on the 11th Day of
AUGUST, 2023 (Two Thousand Twenty Three).

Contd.....P/2

converted from TORA class of land to COMMERCIAL BASTU class of land vide
Conversion Case No. CN/2023/0101/254 with effect in term of section 4C of WBLR
Act, 1955 (Amended 1981) by the collector U/S 4C of the WBLR Act.

Contd.....P/3

P/2

BETWEEN

MR. SRINIVASA RAO MOYILA, PAN – AGNPM9600M, AADHAAR No. 3264 2466 9412 Son of Satyanarayana Murthy Moyila, by faith Hindu, by Occupation Business, by Nationality Indian, residing at Flat No. 3C, Rakta Karabi Apartment, Kalyanpur Housing Asansole, Ramkrishna Mission, P.O. & P.S. Asansole, Dist. Paschim Burdwan, Pin – 713305. hereinafter referred to as the **LAND OWNER** (which expression shall unless otherwise excluded by or repugnant to the context shall mean and include their legal heirs, executors, administrators, legal representatives, successors, and assigns) of the **FIRST PART**.

AND

INDCON DEVELOPER AND CONSTRUCTION PRIVATE LIMITED (PAN – AAFCI7163N) having registered office at Plot No. B/1, Holding No. 182, Kalyanpur Housing estate P.O. & P.S. Asansol, Dist. Paschim Burdwan, Pin – 713305. represented by one of Director **MR. SANJIT GANGULY (PAN AJSPG3210D), AADHAAR NO. 2634 2860 9098** son of Asit Ganguly, residing at AS- 6/13/III, Kalyanpur Housing Ramkrishna Mission, Asansole, P.O. & P.S. Asansole, Dist. Paschim Burdwan, Pin – 713305 hereinafter called the **"DEVELOPER (S)"** (Which expression unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **SECOND PART**.

The proportionate share of the landed property of **LAND OWNER** in District and Police Station Bankura; Mouza Bankura; J.L. NO. – 211; L.R. Plot No 2986/3001, 2986/3002 & 2986/3003, R.S Plot No. 294, 290 & 292 was belonged to Amit Kumar Patra & Others In which there was enjoying without any kind of hindrance or interruption. They have executed a sale Deed on 010204176 dated 13/07/2022 at A.D.S.R. Bankura in favour of **MR. SRINIVASA RAO MOYILA OF FIRST PART OF THIS AGREEMENT**).

And said purchased land has already been recorded in his own (**LAND OWNER**) name in the present L.R. Khatian under the provisions of the West Bengal Land Reforms Act 1955 with final publication and preparation of his right there in 19.84 Decimal or 0.1984 Acre vide L.R. Khatian No 18470; Vide L.R Plot No 2986/3001, 2986/3002 & 2986/3003 appertaining to Mouza Bankura , J.L. No 211 within the District and P.S. Bankura.

AND WHEREAS the schedule below mentioned land has already been converted from **TORA** class of land to **COMMERCIAL BASTU** class of land vide **Conversion Case No. CN/2023/0101/254** with effect in term of section 4C of WBLR Act, 1955 (Amended 1981) by the collector U/S 4C of the WBLR Act.

Contd.....P/3

AND WHEREAS the land owner herein have 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 owner 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 to 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 owner has decided to construct multi-storied 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.

AND WHEREAS the expenses like plan pass from the municipal authority, the hire change of the J.C.P. for leveling the land, mutation fees and all other expenses which has been done by the owner of the land, all that expenses Bourne by the owner will be fully paid by the developer of the owner before creation of the development Agreement between the owner and the developer above named accordingly.

As per Contract Act No ownership is right, title, interest is hereby transferred in favour of the Developer by virtue of this Development Agreement.

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

1. DEFINITION:

1.1 OWNERS/LANDLORDS:- Shall mean **MR. SRINIVASA RAO MOYILA**, Son of Satyanarayana Murthy Moyila, by faith Hindu, by Occupation Business, by Nationality Indian, residing at Flat No. 3C, Rakta Karabi Apartment, Kalyanpur Housing Asansole, Ramkrishna Mission, P.O. & P.S. Asansole, Dist. Paschim Burdwan, Pin – 713305.

1.2 DEVELOPER:- **INDCON DEVELOPER AND CONSTRUCTION PRIVATE LIMITED (PAN – AAFCI7163N)** having registered office at Plot No. B/1, Holding No. 182, Kalyanpur Housing estate P.O. & P.S. Asansole, Dist. Paschim Burdwan, Pin – 713305. represented by one of Director **MR. SANJIT GANGULY (PAN AJSPG3210D), AADHAAR NO. 2634 2860 9098** son of Asit Ganguly, residing at AS-6/13/III, Kalyanpur Housing Ramkrishna Mission, Asansole, P.O. & P.S. Asansole, Dist. Paschim Burdwan, Pin – 713305.

1.3 LAND:- Shall mean all the " **COMMERCIAL BASTU**" Land adjoining the lands of all of the **LAND OWNER** measuring an area of 0.1984 acres comprising L.R. Khatian No 18470, R.S. Plot No. 294, 292 & 290 L.R. Plot No. 2986/3001, 2986/3002, 2986/3003 within District, P.S.- Bankura, Mouza Bankura, J.L. No. 211, at Ward No. 09 under Bankura Municipality..

- 1.4 **BUILDING** :- Shall mean and include building consisting several flats, garages, and Floors etc. proposed to be constructed at the said property.
- 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 **MUNICIPALITY** :- Shall mean the Bankura Municipality 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.
- 1.8 **OWNER'S SHARE** :- AND WHEREAS the owner allocation shall be given of 35% of Total Sale Value.
- 1.9 **DEVELOPER'S AREA** :- AND WHEREAS the Developers allocation shall be given 65% of Total Sale Value.
- 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.
- 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.
- 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 polices 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 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 hereinabove at the commencement of this agreement.

II. **DURATION:-** This agreement is made for a period of 36 months from the date of it become effective with a grace period of 6 months.

III. **SCOPE OF WORK:-** The Developer shall constructed a multi-storied building according to sanctioned plan of Bankura Municipality over and above the First Schedule Land.

IV. OWNER DUTY & LIABILITY:-

- 1) The owners have offered total bare land of 0.1984 acres for development and construction of a housing complex consisting of Flats/ Apartments, Commercial Stalls & Parking space at the instance of the developers respect of which the entire development cost from A to Z construction till finishing touch for placing offer as ready 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 60 (Sixty) days from this agreement shall vacate and deliver the vacant and peaceful possession of the 1st schedule property to the second party.

V. DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-

The developer mean **INDCON DEVELOPER AND CONSTRUCTION PRIVATE LIMITED (PAN – AAFCI7163N)** having registered office at Plot No. B/1, Holding No. 182, Kalyanpur Housing estate P.O. & P.S. Asansole, Dist. Paschim Burdwan, Pin – 713305. Represented by one of Director **MR. SANJIT GANGULY (PAN AJSPG3210D), AADHAAR NO. 2634 2860 9098** son of Asit Ganguly, residing at AS-6/13/III, Kalyanpur Housing Ramkrishna Mission, Asansole, P.O. & P.S., Asansole, Dist. Paschim Burdwan, Pin – 713305. West Bengal confirms, accepts and assure the owners that they are fully satisfied with the paper/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 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 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 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-storied 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 revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owners and developers.
4. That the Second Part or the Developer shall not raise any question regarding the measurement of the 1st Schedule mentioned property and second 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 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 tune to time during the currency of this Agreement.
7. 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 36 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 the Developer to correctly construct the Flats and / or to deliver correctly the same to the intending purchasers.

VI. DEVELOPER ALLOCATION:-

Developer Allocations Shall mean all entire building including common facilities of the building along with undivided proportionate share of the said property / premises after providing the **LAND OWNER** allocation as per Second Schedule mention in this Agreement and the **DEVELOPER ALLOCATION** has been mentioned in the Third Schedule.

VII. CANCELLATION:-

The Owner have every right to cancel and/or rescind this agreement 36 months, if the Developer shall unable to complete the Construction work for that Owner has to give two month clear notice to the developer.

VIII. MISCELLANEOUS:-

- a) Indian Law-This agreement shall be subject to India 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.

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 on Advocate to be nominated by both the parties and their legal advisors.

- c) 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.
- d) 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 ar6 for discussion and necessary corrective action.

- e) 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.
- f) 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 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.
- g) A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of materials and workmanship of the water supply system, sewerage system, electric supply system and to be obtained by the developer and will 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.
- h) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fees for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- The owners shall have no right, title, and interest, claim whatsoever in the consideration received by the developers or its nominees out of the developer's allocation similarly the developer shall have no right, title, interest, claim whatsoever in the consideration received by the owner or its nominees out of owner allocation.
- i) The land owners and the developers have entered into their agreement purely as a construct 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.
- j) That all applications, building plan along with alteration, modification and addition thereof and other papers and document, if any needed by the developer for the purpose of the sanctioned of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner subject to written consent of the owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

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

FIRST SCHEDULE

(DESCRIPTION OF LAND)

All that piece and parcel of "COMMERCIAL BASTU" vacant Land measuring an area of 0.1984 acres comprising L.R. Khatian No 18470, R.S Plot No. 2294, 292 & 290, L.R. Plot No. 2986/3001 admeasuring an area of 10.64 Decimal or 0.1064 Acre, L.R. Plot No. 2986/3002 admeasuring an area of 08 Decimal or 0.08 Acre and L.R. Plot No. 2986/3003 admeasuring an area of 1.2 Decimal or 0.0120 Acre within District, P.S.- Bankura, Mouza Bankura, J.L. No. 211, at Ward No.09 under Bankura Municipality, attached Rampur Road.

BUTTED AND BOUNDED AS UNDER

On the North :- Land of Sabek Plot 294 Hal Plot No. 2986/3001 (Boundary Wall of Mandal Lodge).

On the South :- 40' - 00" ft. wide Municipal Road.

On the East :- Land of R.S. Plot No. 292 and corresponding to L.R. 2986/3003

On the West :- Land of R.S. Plot No. 295 and corresponding to L.R. 2985 & R.S. Plot No. 296 and corresponding to L.R. 2984

SECOND SCHEDULE ABOVE REFERRED TO

(MR. SRINIVASA RAO MOYILA)

The owner will get allocation shall be given of 35% of Total Sale Value.

THIRD SCHEDULE ABOVE REFERRED TO

INDCON DEVELOPER & CONSTRUCTION PRIVATE LIMITED

The Developer will get allocation shall be given of 65% Sale Value of the Total Construction Area.

SPECIFICATION

Structure RCC Framed structure with anti-termite treatment in foundation.

Floor Vitrified tiles in Drawing Cum Dining area, ceramic, tiles in Bedroom & Varandah, antiskid ceramic tiles in Kitchen & Bathroom.

Kitchen Granite platform for cooking with stainless steel sink, feet dodo with glazed tiles over Granite Platform.

External Wall Finished with weather coat paint of reputed brand on one coat showmen (wall putty).

Internal Wall Plaster of Paris inside the flat Plaster of Paris with a coat of primer in all common areas.

Doors Sal wood framed with flush door in all rooms except main door which would be flush door veneer on both sides.

Windows Anodized aluminium sliding windows.

Lift Passenger lift of reputed make.

Electrical Copper wiring with modular switch. One AC point master Bedroom. One T.V. Plug point and a telephone point in Drawing Room, one 15 amp point of fridge in Dining area, one 16 amp point for Geyser in one bathroom, MCB and changeover switches for Reputed Brand.

Water Deep tube well with overhead reservoir for 24 hour.

Supply water supply at the entire complex.

Generator 24 hours power back up for all common services specific back up Power for each flat, all at extra charges.

P/11

IN WITNESS WHEREOF, the parties hereto have set their respective hands on these presents on the date, month and year hereinabove first mentioned in the presence of the following witnesses.

WITNESS

Supradip Das
S/o - Shyamal Das
ADD - Shikharika Para
Bankura
PO + DIST + Bankura
P.S. -
PIN - 722101

Subhaj Rana,
S/o Lt. K. Shu Pati Rana,
Cinema Road Bankura,
PO + P.S. + DIST. Bankura.
722101

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

Drafted by:

Advocate Chandra
ABHISHEK CHAUDHURI
Advocate
Judge Court, Bankura
Enrol No. F/423/652/2017
(ADVOCATE)
Bankura District Court

Typed by:

Koushik Banerjee
KOUSHIK BANERJEE
Bankura Court Compound

Srinivasa Rao Poyil.

Signature of the **LAND OWNER**


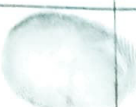






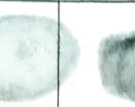

Indcon Developer & Construction Pvt. Ltd.

Sanghvi

Director

Signature of the **DEVELOPER**



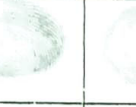







SPECIMEN FROM FOR TEN FINGERPRINTS

| | Thumb | Fore finger | Middle finger | Ring finger | Little finger |
|------------|---|---|---|---|---|
| Left hand |  |  |  |  |  |
| Right hand |  |  |  |  |  |



Cri. Mohan

Signature :- *Srinivasan R. Mohan*

| | Thumb | Fore finger | Middle finger | Ring finger | Little finger |
|------------|---|---|---|---|---|
| Left hand |  |  |  |  |  |
| Right hand |  |  |  |  |  |



Signature :- *[Signature]*
Indcon Developer & Construction Pvt. Ltd.
Director

| | Thumb | Fore finger | Middle finger | Ring finger | Little finger |
|------------|-------|-------------|---------------|-------------|---------------|
| Left hand | | | | | |
| Right hand | | | | | |

PHOTO

Signature :-

| | Thumb | Fore finger | Middle finger | Ring finger | Little finger |
|------------|-------|-------------|---------------|-------------|---------------|
| Left hand | | | | | |
| Right hand | | | | | |

PHOTO

Signature :-



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



192023240166553491

GRN Details

| | | | |
|-------------------|---------------------|---------------------|---------------------|
| GRN: | 192023240166553491 | Payment Mode: | Online Payment |
| GRN Date: | 11/08/2023 14:36:53 | Bank/Gateway: | State Bank of India |
| BRN : | CKX6868645 | BRN Date: | 11/08/2023 14:38:59 |
| GRIPS Payment ID: | 110820232016655347 | Payment Init. Date: | 11/08/2023 14:36:53 |
| Payment Status: | Successful | Payment Ref. No: | 2002057180/7/2023 |

[Query No/*/Query Year]

Depositor Details

| | |
|---------------------------|---|
| Depositor's Name: | Sanjit Ganguly |
| Address: | Asansol Paschim Bardhaman , West Bengal, 713305 |
| Mobile: | 7908975013 |
| Contact No: | 9332679822 |
| Depositor Status: | Buyer/Claimants |
| Query No: | 2002057180 |
| Applicant's Name: | Mr Subhas Rana |
| Identification No: | 2002057180/7/2023 |
| Remarks: | Sale, Development Agreement or Construction agreement |
| Period From (dd/mm/yyyy): | 11/08/2023 |
| Period To (dd/mm/yyyy): | 11/08/2023 |

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1 | 2002057180/7/2023 | Property Registration- Stamp duty | 0030-02-103-003-02 | 35030 |
| 2 | 2002057180/7/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 28 |
| Total | | | | 35058 |

IN WORDS: THIRTY FIVE THOUSAND FIFTY EIGHT ONLY.



পশ্চিমবঙ্গের খতিয়ান ও দাগের তথ্য

Record downloaded from-

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Android App on Google Play

ভূমি ও ভূমি সংস্কার এবং উদ্ধাস্ত আন ও পুনর্বাসন দপ্তরের তথ্য
Land and Land Reforms and Refugee Relief and Rehabilitation Department info.

জেলা: [01]বাঁকুড়া

ব্লক: [01]বাঁকুড়া-1

মোজা: [211]বাঁকুড়া

(Live Data As On 21/08/2023,11:16:13)

জে.এল নং (J.L No.): 211 থানা (P.S.): বাঁকুড়া

| | |
|--|--------------------------|
| খতিয়ান নং (Khatian No): | 18470 |
| রায়তের নাম (Owner Name): | শ্রীনিবাস রাও মোয়িলা |
| পিতা/স্বামী (Father/Husband): | সত্যনারায়ন মুখি মোয়িলা |
| ঠিকানা (Address): | নিজ |
| জমির পরিমাণ (Total Land): | 0.1984(একর/Acre) |
| দাগের সংখ্যা (Total Plot): | 3 |
| খতিয়ান তৈরীর তারিখ (Khatian Creation Date): | 20/07/2022 |

অত্রস্বত্বের দাগের বিবরণ ও পরিমাণ:

| Plot No. দাগ নং | Classification শ্রেণী | Share অংশ | Share Area(Acre) অংশ পরিমাণ(একর) | Remarks মন্তব্য |
|--------------------|--------------------------|--------------|-------------------------------------|--------------------|
| 2986/3001 | তড়া | 0.4340 | 0.1064 | Nil |
| 2986/3002 | তড়া | 1.0000 | 0.0800 | Nil |
| 2986/3003 | তড়া | 0.0228 | 0.0120 | Nil |

Disclaimer: This Record is only for information purpose. Do not treat it as official documents. It is not an official app. The source of these data is the official portal of Land and Land Reforms and Refugee Relief and Rehabilitation Department (<https://banglarbhumi.gov.in>), which are available in public domain

Major Information of the Deed




| | | | |
|--|--|-------------------------------------|------------|
| Deed No : | I-0102-03827/2023 | Date of Registration | 11/08/2023 |
| Query No / Year | 0102-2002057180/2023 | Office where deed is registered | |
| Query Date | 10/08/2023 6:02:19 PM | A.D.S.R. BANKURA, District: Bankura | |
| Applicant Name, Address & Other Details | Subhas Rana Cinema Road Bankura,Thana : Bankura, District : Bankura, WEST BENGAL, Mobile No. : 9332679822, Status :Solicitor firm | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4308] Other than Immovable Property, Agreement [No of Agreement : 3] | | |
| Set Forth value | Market Value | | |
| | Rs. 2,67,84,000/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 40,030/- (Article:48(g)) | Rs. 28/- (Article:E, E) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Rampur Misrapara Road, Road Zone : (Ward no 9 -- Ward no 9) , Mouza: Bankura, JI No: 211, Pin Code : 722101

| Sch No | Plot Number | Khatian Number | Land Use Proposed | ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-----------------------|----------------------|-------------------|-------|-----------------|-------------------------|-----------------------|---|
| L1 | LR-2986/3001 (RS :-) | LR-18470 | Commercial | Bastu | 10.64 Dec | | 1,43,64,000/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| L2 | LR-2986/3002 (RS :-) | LR-18470 | Commercial | Bastu | 8 Dec | | 1,08,00,000/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| L3 | LR-2986/3003 (RS :-) | LR-18470 | Commercial | Bastu | 1.2 Dec | | 16,20,000/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| | | TOTAL : | | | 19.84Dec | 0 /- | 267,84,000 /- | |
| | | Grand Total : | | | 19.84Dec | 0 /- | 267,84,000 /- | |




Land Lord Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--|---|---|--|--|
| | Name | Photo | Finger Print | Signature |
| 1 | Mr Srinivasa Rao Moyila (Presentant) Son of Satyanarayana Murthy Moyila Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office |  11/08/2023 |  LTI 11/08/2023 |  11/08/2023 |
| Flat No 3C Rakta Karabi Apartment Kalyanpur Housing, City:- Asansol, P.O:- Asansol, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: agxxxxxx0m, Aadhaar No: 32xxxxxxxxx9412, Status :Individual, Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office | | | | |




Developer Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|--|--|--|
| 1 | Indcon Developer And Construction Private Limited 182 Kalyanpur Housing, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305 , PAN No.:: aaxxxxxx3n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative | | | |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|--|--|
| | Name | Photo | Finger Print | Signature |
| 1 | Mr Sanjit Ganguly Son of Asit Ganguly Date of Execution - 11/08/2023 , , Admitted by: Self, Date of Admission: 11/08/2023, Place of Admission of Execution: Office |  Aug 11 2023 3:48PM |  LTI 11/08/2023 |  11/08/2023 |
| AS 6/13/III Kalyanpur Housing Ramkrishna Mission, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ajxxxxxx0D, Aadhaar No: 26xxxxxxxxx9098 Status : Representative, Representative of : Indcon Developer And Construction Private Limited (as Director) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| Mr Supradip Das Son of Shyamal Kumar Das Schooldanga Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:- Bankura, West Bengal, India, PIN:- 722101 |  |  |  |
| | 11/08/2023 | 11/08/2023 | 11/08/2023 |
| Identifier Of Mr Srinivasa Rao Moyila, Mr Sanjit Ganguly | | | |

| Transfer of property for L1 | | |
|-----------------------------|-------------------------|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Srinivasa Rao Moyila | Indcon Developer And Construction Private Limited-10.64 Dec |
| Transfer of property for L2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Srinivasa Rao Moyila | Indcon Developer And Construction Private Limited-8 Dec |
| Transfer of property for L3 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Srinivasa Rao Moyila | Indcon Developer And Construction Private Limited-1.2 Dec |

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Rampur Misrapara Road, Road Zone : (Ward no 9 -- Ward no 9) , Mouza: Bankura, JI No: 211, Pin Code : 722101

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---|-----------------|--|
| L1 | LR Plot No:- 2986/3001, LR Khatian No:- 18470 | | Seller is not the recorded Owner as per Applicant. |
| L2 | LR Plot No:- 2986/3002, LR Khatian No:- 18470 | | Seller is not the recorded Owner as per Applicant. |
| L3 | LR Plot No:- 2986/3003, LR Khatian No:- 18470 | | Seller is not the recorded Owner as per Applicant. |

On 11-08-2023

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 14:42 hrs on 11-08-2023, at the Office of the A.D.S.R. BANKURA by Mr Srinivasa Rao Moyila ,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 2,67,84,000/-

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

Execution is admitted on 11/08/2023 by Mr Srinivasa Rao Moyila, Son of Satyanarayana Murthy Moyila, Flat No 3C Rakta Karabi Apartment Kalyanpur Housing, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713305, by caste Hindu, by Profession Business

Indetified by Mr Supradip Das, , , Son of Shyamal Kumar Das, Schooldanga Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Business

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

Execution is admitted on 11-08-2023 by Mr Sanjit Ganguly, Director, Indcon Developer And Construction Private Limited, 182 Kalyanpur Housing, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305

Indetified by Mr Supradip Das, , , Son of Shyamal Kumar Das, Schooldanga Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28.00/- (E = Rs 28.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/08/2023 2:38PM with Govt. Ref. No: 192023240166553491 on 11-08-2023, Amount Rs: 28/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX6868645 on 11-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,030/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,030/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 2378, Amount: Rs.5,000.00/-, Date of Purchase: 11/08/2023, Vendor name: Debidas Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/08/2023 2:38PM with Govt. Ref. No: 192023240166553491 on 11-08-2023, Amount Rs: 35,030/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX6868645 on 11-08-2023, 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 64014 to 64033
being No 010203827 for the year 2023.



Digitally signed by PARTHA BAIRAGGYA
Date: 2023.08.21 15:23:21 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2023/08/21 03:23:21 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
West Bengal.

(This document is digitally signed.)
