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P-1482/22



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

G 804660

11-10-2021
03-12-2021

Verified that the Document
is Admitted to Registration, the
Sign size Sheet and the Endr-
sement. Attached with this
Document are the Part of this
Document.

A.D.S.R. Dwivedi
Dardwan

11 FEB 2022

DEVELOPMENT AGREEMENT

This Development Agreement made on the day, month and year as written
below.

Contd. Page-02

[Handwritten signature]

BETWEEN

[1] **Mr. SABYASACHI CHATTERJEE** [Pan No-AGXPC7912L] Aadhaar No-310448337982
] son of Late Sridhar Chatterjee,

[2] **Mrs. SANDHYA CHATTERJEE** [Pan No-AYDPC3545P] Aadhaar No-511408337543]
wife of Late Sridhar Chatterjee

[3] **Mrs. SREEPARNA CHATTERJEE** [Pan No-AUEPC6200C] Aadhaar No-442888364049
] wife of Mr. Sabyasachi Chatterjee **all are** by faith-Hindu, by nationality-Indian, by Occupation-
Business residing at Vill+P.O-Bamunara, Pin-713212, P.S-Kanksa, District-Paschim Bardhaman,
West Bengal.

{ Hereinafter refereed to and called as "LANDOWNER" (which terms or expression shall unless
excluded by or repugnant to the context be deemed to mean and include **their** heirs, executors,
representatives and assigns) of the ONE PART.

AND

SHUBHO LAXMI DEVELOPERS [Pan No-AEMFS1359A] being a Partnership Firm, having
its registered office at Vill+P.O-Arraha, P.S-Kanksa, Dist-Paschim Barddhaman, West Bengal, Pin-
713212 represented its Partners either **jointly or singly**

[1] **Mr. BISWAJIT GOSWAMI** (Pan No-ALZPB6872G) , Aadhaar No-488100443342] son
of Biswanath Goswami, by faith: Hindu, by occupation: Business, by nationality: Indian, residing at
Goswami Para, Vill+P.O-Bamunara, Durgapur-12, P.S- Kanksa, District- Paschim Bardhaman,
West Bengal.

[2] **Mr. SHUBHADIP MONDAL** [Pan No-BENPM3753C] Aadhaar No-857083249146] son
of Naresh Mondal, by faith-Hindu, By Occupation-Business, by nationality-Indian residing at
Vill+P.O-Gopalpur, Durgapur-12, P.S-Kanksa, Dist-Paschim Barddhaman, West Bengal, Pin-
713212.

[3] **Mr. ANUPAM ROY** [Pan No-BURPR3437C] Aadhaar No-774723574009] son of Bidyut
Baran Roy, by faith-Hindu, By Occupation-Business, by nationality-Indian residing at C3/6B,
Vivekananda Park, Sector C, P.O-Durgapur-713212, P.S-Kanksa, Dist: Paschim Bardhaman, West
Bengal.

[4] **Mr. PRANAB BHADRA** [Pan No- ADJPB1194N] Aadhaar No-721075319198] son of
Late Umapada Bhadra, by faith-Hindu, by nationality-Indian, by Occupation—Business residing at
Vill+P.O-Bamunara, Durgapur-713212, P.S-Kanksa, Dist: Paschim Bardhaman, West Bengal.

[Hereinafter referred to and called as "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 OTHER PART.

AND WHEREAS the schedule below Land originally belongs to Chitta Ranjan Banerjee, Tamali
Banerjee, Deepti Banerjee, which they acquired by way of regd deed of sale being no-4502 of 1997
and thereafter Chitta Ranjan Banerjee, Tamali Banerjee, Deepti Banerjee transferred an area of 3.74
Katha or 6.171 decimal by way of regd deed of sale being no-02060026 of 2017 in favour of the
present landowner duly registered before ADSR office at Durgapur and name of the present
landowner duly recorded in LR records of rights under Khatian no-LR-1911,1912,1913 in
connection with Plot no-LR-272 and from the date of purchase they are owning, possessing and
seizing the schedule below land without any encumbrances.


ep
Adv

AND WHEREAS the Landowner desires to develop the "First Schedule Property" by construction of multistoried building or as per sanction of Jemua Gram Panchayat up to maximum limit of floor as per sanction plan of the Jemua Gram Panchayat and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient time the Landowner could not be able to take any steps for the said development and as such the Landowner is searching a Developer for the said development works.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

I-DEFINITION

1. **LANDOWNER/LANDLORDS:-** Shall mean [1] Mr. Sabyasachi Chatterjee [Pan No-AGXPC7912L] son of Late Sridhar Chatterjee, [2] Mrs. Sandhya Chatterjee [Pan No-AYDPC3535P] wife of Mr. Sabyasachi Chatterjee both are by faith-Hindu, by nationality-Indian, by Occupation-Business residing at Vill+P.O-Bamunara, Pin-713212, P.S-Kanksa, District-Paschim Bardhaman, West Bengal .
2. **DEVELOPER:-** Shall mean SHUBHO LAXMI DEVELOPERS [Pan No-AEMFS1359A] being a Partnership Firm, having its registered office at Vill+P.O-Arraha, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal, Pin-713212.
3. **LAND:-** Shall mean BASTU Land measuring area of 3.74 Katha or 6.171 decimal comprising in Plot No-RS-43/67 Plot No-LR- 272 , under LR Khatian No- 1911,1912,1913 under Mouza-Tetikhola, J.L No-111, P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal.
4. **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Developer herein in the Land mentioned in the FIRST SCHEDULE.
5. **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
6. **Gram Panchayat:-** Shall mean the Jemua Gram Panchayat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
7. **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Jemua Gram Panchayat/ Paschim Bardhaman Zila Parishad and shall also include variations/modifications, alterations therein that may be made by the Landowner herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
8. **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.
9. **PROJECT:** Shall mean the work of development undertake 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/ and Others be taken over by the Unit/Flat and occupiers.


Adv

10. **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, lockdown, 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.

a. **PURCHASER/S** shall mean and include:

- A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns.
- C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
- D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.
 1. **Masculine gender:** Shall include the feminine and neuter gender and vice versa.
 2. **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 permission from the statutory authority/Government.

IV: - DURATION: - This agreement is made for a period of 36 months which starts from the date of getting all the necessary permission from any statutory authority with a grace period of 6 months .

V:- SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of Jemua Gram Panchayat over and above the Land as described in First Schedule.

VI: - LANDOWNER DUTY & LIABILITY:-

1. The Landowner will delivered the First Schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That Landowner hereby declare that the Schedule mentioned land is free from all encumbrances and if any question regarding Landownership of the land is arises on that score the Landowner is answerable for the same and if any land related dispute is found in future that also shall be meet up by the Landowner at his own cost and if the Developer agrees to bear the cost or expenses for the same on that score that will be deducted from the Landowner's Allocation.
3. That the Landowner shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the first Schedule property in the hands of the developer and also shall supply all the original land related documents.



4. **The Landowner hereby declared that :-**

- a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
- b) There is no agreement between the Landowner and any other party except "**SHUBHO LAXMI DEVELOPERS**" either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
- c) Sec-202 of Indian contract Act will be taken into consideration in case of death of any of the Landowners after execution of Development Agreement & Development Power of Attorney.
- d) That GST, Development Charges, stamp duty and registration fees in relation to the LANDOWNER' allocation Flat shall be borne by the LANDOWNER herself.

5. That the Landowner also agreed that they will execute a power of attorney and appointed the Developer party to do & execute all lawful acts, deeds things for the Landowner and on their behalf in respect of all activities related to developing and construction of a housing complex on the said land i.e receive sanctioned plan from the Jemua Gram Panchayat, such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against Landowner 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 and accept booking money, advance and consideration money.

6. **That in no case Landownership is transferred in favour of the developer by force of this development agreement.**

VIII- DEVELOPER DUTY, LIABILITY & Responsibility:-

1. The developer "**SHUBHO LAXMI DEVELOPERS**" is fully acquainted with, aware of the process/formalities related to similar project in this area.
2. The developer confirms and assures the Landowner that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the Landowner do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Gram Panchayat/Govt. agencies. Any variation/ alteration/ modification from the original approved drawing/plan needs approval of the Landowner & the Architect before submission to the Gram Panchayat/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 the developer only. 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 Landowner and Developers.


Adv

4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and second party shall take the entire necessary step to save the property from any kind of encroachment by the adjacent Landowner.
5. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Landowner shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement. The Landowner shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible the said incident or damage or loss during construction.
7. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan.
8. That the Developer shall not make Landowner 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.

X-Cancellation :

1. The Landowner has no right to cancel and/or rescind this agreement after getting all the statutory permission by the Developer.

2. XI-Miscellaneous :-

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur 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.
- c) **Dispute-** That all disputes and differences arising out of this agreement shall be referred to Arbitrator for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.
- 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 Landowner time to time.
- e) The Landowner can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor and the decision will be held after discussion with the developer. 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.


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- 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 agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney but the Landowner is not liable to make payment of any kind of loan liability of the developer.
- h) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- k) The LANDOWNER 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.
- l) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the Landowner without reimbursement of the same and the Landowner 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.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

ALL THAT piece and parcel of **BASTU Land** measuring area of **3.74 Katha or 6.171 decimal** comprising in **Plot No-RS-43/67, Plot No-LR-272**, under **RS Khatian no-88** LR Khatian No-1911,1912,1913 under Mouza-Tetikhola, J.L No-111, P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal within Jemua Gram Panchayat which is butted and bounded as follows : West: 30 ft wide Kaliganj Village Road. South : 12 ft wide Kacha Road. North: 12 ft wide Kacha Road. East : Land of A K Sinha.

SECOND SCHEDULE ABOVE REFERRED TO

(LANDOWNERS' ALLOCATION)

Whereas the Landowner will get **32 % from Ground Floor to Top Floor [Saleable Area]**

In Ground 320 sq ft including inside staircase and total First Floor area and the rest portion out of total area will be allotted in the top Floor. It is agreed and declared by the developer that the landowners and in their absence their legal heirs will have sole and exclusive right to use and enjoyment the front space of the specified area of 320 sq ft, over which the staircase will be erected for 1st floor.

The developer will pay **Rs. 3,00,000/- [Rupees Three Lakh] only as adjustable advance which will be adjusted towards the landowners' allocation.**

It is agreed by the Landowner that he will not claim any other consideration in any manner whatsoever save and except the above.

It is agreed by the developer that the landowners shall have every right to use the first floor area as per their choice and on that score the developer will safeguard the interest of the landowners from the other flat owners and the other flat owners shall have no right to raise any objection or dispute in future .

AND together with the undivided importable proportionate share and/or interest in the said land and the common portions as specified in schedule below.


Adv

THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION shall mean the entire building including common facilities common areas and common facilities of the building along with undivided proportionate share of the "said property / premises" absolutely shall be the property of the Developer except Landowner allocation.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of LANDOWNER and Developer are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

IN WITNESS WHEREOF the parties hereto have executed these presents on this 3rd day of December 2021 before the office of the ADSR Durgapur.

WITNESSES: -

1. BUKTA Pal.
S/o. Biswajyoti Pal.
Dmpr 2012-16

1. *Sabyameli Chatterjee*

2. *[Signature]*

3. *Sreeparna Chatterjee*

2. *Pransha Banjee.*
Advocate, Dmpr 2012
DBP-16

Signature of Landowner

SHUBHO LAXMI DEVELOPERS

1. *Bhujang-Goswami*

Partners

SHUBHO LAXMI DEVELOPERS

2. *Shubhadip Mondal*

SHUBHO LAXMI DEVELOPERS

3. *Anupam Roy*

Partners

SHUBHO LAXMI DEVELOPERS

4. *Pranabshadua*

Partners

Signature of the Developer

Drafted by me and Typed at my office & I read over & Explained in Mother Languages to the landowner and she admit that the same has been correctly written as per her instruction.

Pransha Banjee
Advocate, Durgapur Court

आयकर विभाग
INCOME TAX DEPARTMENT
SANDHYA CHATTERJEE



भारत सरकार
GOVT. OF INDIA

NARAYAN BANDYOPADHYAY
02/02/1956
Permanent Account Number
AYDPC3545P



संस्था (आयकर)
Signature

संस्था (आयकर)



आयकर विभाग
INCOME TAX DEPARTMENT
SREEPARNA CHATTERJEE

भारत सरकार
GOVT. OF INDIA

SWAPAN KUMAR ROY

05/09/1985

Permanent Account Number

AUEPC6200C

Sreeparna Chatterjee

Signature



Sreeparna Chatterjee




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SABYASACHI CHATTERJEE
SRIDHAR CHATTERJEE

03/12/1974
Permanent Account Number
AGXPC7912L

Sabyasachi Chatterjee



Sabyasachi Chatterjee



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AEMFS1359A



नाम / Name
SHUBHO LAXMI DEVELOPERS

निगमन / गठन की तारीख
Date of Incorporation / Formation
07/07/2021

20082021

SHUBHO LAXMI DEVELOPERS

Premab Khedra

Partners

Bhupat Gansu

SHUBHO LAXMI DEVELOPERS

Anupam Roy

Partners

SHUBHO LAXMI DEVELOPERS

Shubho Mandal

Partners



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BISWAJIT GOSWAMI
BISWANATH GOSWAMI
23/10/1985

Permanent Account Number
ALZPG6872G

Biswanath Goswami
Signature



↗ Biswanath Goswami

आयकर विभाग
INCOME TAX DEPARTMENT
SHUBHADIP MONDAL
NARESH MONDAL

05/04/1982

Permanent Account Number
BENPM3753C

Signature: *Shubhadip Mondal*

भारत सरकार
GOVT. OF INDIA



Shubhadip Mondal

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADJPB1194N



नाम / NAME
PRANAB BHADRA

पिता का नाम / FATHER'S NAME
UMAPADA BHADRA

जन्म तिथि / DATE OF BIRTH
12-05-1977


हस्ताक्षर / SIGNATURE
Pranab Bhadra

आयकर आयुक्त, प.पं. 11
COMMISSIONER OF INCOME TAX, W.B. - II




Pranab Bhadra



भारत सरकार
INCOME TAX DEPARTMENT
ANUPAM ROY
BIDYUT BARAN ROY
07/06/1995
BURPR3437C
Anupam Roy



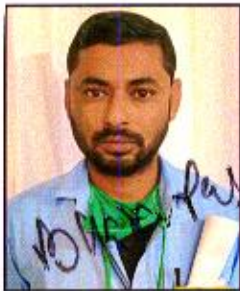
Anupam Roy




 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
 DVM2926202

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




Bhakta Pal

DVM2926202

ঠিকানা:
 গৌরবাজার পূর্ববঙ্গ গৌরবাজার ফরিদপুর বর্ধমান
 713377

Address:
Gourbazar Purbangsa Gourbazar
Faridpur Burdwan 713377



Date: 02/02/2008
 254-দুর্গাপুর - I নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 কর্মসূচিকারকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
254-Durgapur - I Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
 তোলা ও একই নামের নতুন সঠিক পরিচয়পত্র পাওয়ার
 জন্য নির্দিষ্ট করে এই পরিবেশনায় নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.



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

GRN Details

GRN: 192021220127091321 Payment Mode: Online Payment
GRN Date: 03/12/2021 11:13:06 Bank/Gateway: State Bank of India
BRN : CKS1214489 BRN Date: 03/12/2021 11:12:29
Payment Status: Successful Payment Ref. No: 2002463904/5/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: SUBHO LAKSHMI DEVELOPERS
Address: ARRAH, KANKSA PIN-713212
Mobile: 8250537504
Depositor Status: Buyer/Claimants
Query No: 2002463904
Applicant's Name: Mr Prasanta Bandyopadhyay
Identification No: 2002463904/5/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002463904/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	11
2	2002463904/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	3014
			Total	3025

IN WORDS: THREE THOUSAND TWENTY FIVE ONLY.

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Binayak Gorain

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature..... Binayak Gorain

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Shubhadip Mondal

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature..... Shubhadip Mondal

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature..... Anupam Roy

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Pranam Chandra












উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর












Signature..... Pranam Chandra

FINGER PRINT & PHOTOCOPY

Left hand						 <i>Sabyasachi Chatterjee</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Sabyasachi Chatterjee

Signature & Photograph is duly attested by me

Left hand						 <i>Smt. Sabyasachi Chatterjee</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Smt. Sabyasachi Chatterjee

Signature & Photograph is duly attested by me

Left hand						 <i>Sreeparna Chatterjee</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Sreeparna Chatterjee
Signature & Photograph is duly attested by me

Major Information of the Deed










Deed No :	I-2306-01492/2022	Date of Registration	11/02/2022
Query No / Year	2306-2002463904/2021	Office where deed is registered	
Query Date	27/11/2021 9:35:57 PM	2306-2002463904/2021	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 8250537504, 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 : 3,00,000/-]		
Set Forth value	Market Value		
	Rs. 19,16,097/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 3,014/- (Article:E, E, B)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-272 (RS :-)	LR-1911	Vastu	Danga	2.057 Dec		6,38,699/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-272 (RS :-)	LR-1912	Vastu	Danga	2.057 Dec		6,38,699/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L3	LR-272 (RS :-43/67)	LR-1913	Vastu	Danga	2.057 Dec		6,38,699/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
		TOTAL :			6.171Dec	0 /-	19,16,097 /-	
		Grand Total :			6.171Dec	0 /-	19,16,097 /-	



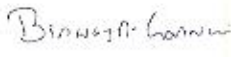


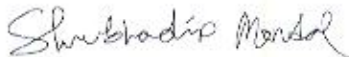


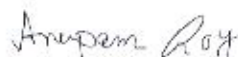
Land Lord Details :



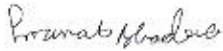
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sabyasachi Chatterjee (Presentant) Son of Late Sridhar Chatterjee Executed by: Self, Date of Execution: 03/12/2021 , Admitted by: Self, Date of Admission: 03/12/2021 ,Place : Office			
	03/12/2021	LTI 03/12/2021	03/12/2021	
Bamunara, City:- 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.:: AGxxxxxx2L, Aadhaar No: 31xxxxxxxx7982, Status :Individual, Executed by: Self, Date of Execution: 03/12/2021 , Admitted by: Self, Date of Admission: 03/12/2021 ,Place : Office				
2	Name Mrs Sandhya Chatterjee Wife of Late Sridhar Chatterjee Executed by: Self, Date of Execution: 03/12/2021 , Admitted by: Self, Date of Admission: 03/12/2021 ,Place : Office			
	03/12/2021	LTI 03/12/2021	03/12/2021	
Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AYxxxxxx5P, Aadhaar No: 51xxxxxxxx7543, Status :Individual, Executed by: Self, Date of Execution: 03/12/2021 , Admitted by: Self, Date of Admission: 03/12/2021 ,Place : Office				
3	Name Mrs Sreeparna Chatterjee Wife of Mr Sabyasachi Chatterjee Executed by: Self, Date of Execution: 03/12/2021 , Admitted by: Self, Date of Admission: 03/12/2021 ,Place : Office			
	03/12/2021	LTI 03/12/2021	03/12/2021	
Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxxx0C, Aadhaar No: 44xxxxxxxx4049, Status :Individual, Executed by: Self, Date of Execution: 03/12/2021 , Admitted by: Self, Date of Admission: 03/12/2021 ,Place : Office				

Developer Details :



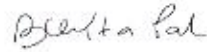
SI No	Name,Address,Photo,Finger print and Signature
1	SUBHO LAKSHMI DEVELOPERS Arrah, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AExxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Biswajit Goswami Son of Mr Biswanath Goswami Date of Execution - 03/12/2021, , Admitted by: Self, Date of Admission: 03/12/2021, Place of Admission of Execution: Office			
	Dec 3 2021 1:57PM	LTI 03/12/2021	03/12/2021	
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.:: ALxxxxxx2G, Aadhaar No: 48xxxxxxxx3342 Status : Representative, Representative of : SUBHO LAKSHMI DEVELOPERS (as Partner)				
2	Name	Photo	Finger Print	Signature
	Mr Shubhadip Mondal Son of Mr Naresh Mondal Date of Execution - 03/12/2021, , Admitted by: Self, Date of Admission: 03/12/2021, Place of Admission of Execution: Office			
	Dec 3 2021 1:58PM	LTI 03/12/2021	03/12/2021	
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.:: BExxxxxx3C, Aadhaar No: 85xxxxxxxx9146 Status : Representative, Representative of : SUBHO LAKSHMI DEVELOPERS (as Partner)				
3	Name	Photo	Finger Print	Signature
	Mr Anupam Roy Son of Mr Bidyut Baran Roy Date of Execution - 03/12/2021, , Admitted by: Self, Date of Admission: 03/12/2021, Place of Admission of Execution: Office			
	Dec 3 2021 1:57PM	LTI 03/12/2021	03/12/2021	
C3/6B, Vivekananda Park, Sec C, City:- Not Specified, P.O:- Durgapur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BUxxxxxx7C, Aadhaar No: 77xxxxxxxx4009 Status : Representative, Representative of : SUBHO LAKSHMI DEVELOPERS (as Partner)				

4	Name	Photo	Finger Print	Signature
	Mr Pranab Bhadra Son of Late Umapada Bhadra Date of Execution - 03/12/2021, , Admitted by: Self, Date of Admission: 03/12/2021, Place of Admission of Execution: Office	 Dec 3 2021 1:58PM	 LTI 03/12/2021	 03/12/2021
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.:: ADxxxxxx4N, Aadhaar No: 72xxxxxxxx9198 Status : Representative, Representative of : SUBHO LAKSHMI DEVELOPERS (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr Baidyanath Pal Durgapur Court, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216	 03/12/2021	 03/12/2021	 03/12/2021
Identifier Of Mr Sabyasachi Chatterjee, Mrs Sandhya Chatterjee, Mrs Sreeparna Chatterjee, Mr Biswajit Goswami, Mr Shubhadip Mondal, Mr Anupam Roy, Mr Pranab Bhadra			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sabyasachi Chatterjee	SUBHO LAKSHMI DEVELOPERS-2.057 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Sandhya Chatterjee	SUBHO LAKSHMI DEVELOPERS-2.057 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs Sreeparna Chatterjee	SUBHO LAKSHMI DEVELOPERS-2.057 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 272, LR Khatian No:- 1911	Owner:সব্যসচী চ্যাটার্জী, Gurdian:শ্রীধর , Address:লিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Mr Sabyasachi Chatterjee

L2	LR Plot No:- 272, LR Khatian No:- 1912	Owner:সন্ধ্যারানী চ্যাটার্জী, Gurdian:শ্রীধর , Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Mrs Sandhya Chatterjee
L3	LR Plot No:- 272, LR Khatian No:- 1913	Owner:শ্রীপর্না চ্যাটার্জী, Gurdian:সবসোটা , Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Mrs Sreeparna Chatterjee

On 03-12-2021

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

Presented for registration at 11:10 hrs on 03-12-2021, at the Office of the A.D.S.R. DURGAPUR by Mr Sabyasachi Chatterjee , 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 19,16,097/-

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

Execution is admitted on 03/12/2021 by 1. Mr Sabyasachi Chatterjee, Son of Late Sridhar Chatterjee, Bamunara, P.O: Bamunara, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 2. Mrs Sandhya Chatterjee, Wife of Late Sridhar Chatterjee, Bamunara, P.O: Bamunara, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 3. Mrs Sreeparna Chatterjee, Wife of Mr Sabyasachi Chatterjee, Bamunara, P.O: Bamunara, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, P.O: City Centre, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 03-12-2021 by Mr Biswajit Goswami, Partner, SUBHO LAKSHMI DEVELOPERS, Arrah, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, P.O: City Centre, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 03-12-2021 by Mr Shubhadip Mondal, Partner, SUBHO LAKSHMI DEVELOPERS, Arrah, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, P.O: City Centre, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 03-12-2021 by Mr Anupam Roy, Partner, SUBHO LAKSHMI DEVELOPERS, Arrah, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, P.O: City Centre, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 03-12-2021 by Mr Pranab Bhadra, Partner, SUBHO LAKSHMI DEVELOPERS, Arrah, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, P.O: City Centre, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,014/- (B = Rs 3,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/12/2021 11:17AM with Govt. Ref. No: 192021220127091321 on 03-12-2021, Amount Rs: 3,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS1214489 on 03-12-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 11/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7, Amount: Rs.5,000/-, Date of Purchase: 01/12/2021, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 03/12/2021 11:17AM with Govt. Ref. No: 192021220127091321 on 03-12-2021, Amount Rs: 11/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS1214489 on 03-12-2021, Head of Account 0030-02-103-003-02



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

On 11-02-2022

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.



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2022, Page from 61310 to 61338

being No 230601492 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.03.02 18:08:59 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/03/02 06:08:59 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)
