

10626

B-10636/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 735074

wherein the Depositor
is Authorized to Keep the
Sign, the Stamp and the Endr-
essment of the Part of the
Document.

A D S R Document
Endorsement
The (Date)

28 SEP 2027

DEVELOPMENT AGREEMENT

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

Contd. Page-02

Adv

BETWEEN

[1] **Mr. MANATOSH CHAKRABORTY** [Pan No-ALXPC6226A] son of Late Asutosh Chakraborty by occupation: others, by faith: Hindu, by nationality: Indian resident of Fuljhore, P.O-Durgapur-06, P.S-Newtownship, Dist- Paschim Bardhaman, West Bengal.

[2] **Mr. SARADINDU CHAKRABORTY** [Pan No-AGIPC3064G] son of Mohitosh Chakraborty by occupation: others, by faith: Hindu, by nationality: Indian resident of Fuljhore, P.O-Durgapur-06, P.S-Newtownship, Dist- Paschim Bardhaman, West Bengal.

[Hereinafter refereed to and called as "LANDOWNERS" (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

"PRIME INDIA CONSTRUCTION" being a Proprietorship Firm, having its registered office at Steel Park, P.O-Durgapur-12, P.S-Newtownship, Dist- Paschim Barddhaman, West Bengal, represented by its proprietor **Mr. Tarun Das** [Pan No-AIEPD2539D , Aadhaar No-624967290092] son of Sunil Das by occupation: Business, by faith: Hindu, by nationality: Indian residing at Steel Park, P.O-Durgapur-12, P.S-Newtownship, Dist-Paschim Barddhaman, 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 Ashutosh Chakraborty whose name was duly recorded in the role of BL & LRO under khatian no-RS-1093 and after demise of Ashutosh Chakraborty his share of devolves upon his legal heirs namely Mahitosh Chakraborty & Manatosh Chakraborty and their names duly recorded in LR records of rights under Khatian no-LR-1097, 1098.

And whereas Mahitosh Chakraborty transferred an area of 12.5 Decimal by way of regd deed of GIFT being no-2474 of 2021 in favour of Landowner no-2.

And whreas name of the present LANDOWNERS duly recorded in LR records of rights under Khatian no-LR-1097,7895 and from the date of purchase they are owning, possessing and seizing the schedule below land without any encumbrances.



AND WHEREAS the LANDOWNERS desires to develop the "First Schedule Property" by construction of multistoried building or as per sanction of Durgapur Municipal Corporation up to maximum limit of floor as per sanction plan of the Durgapur Municipal Corporation and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient time the LANDOWNERS could not be able to take any steps for the said development and as such the LANDOWNERS 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. **LANDOWNERS/LANDLORDS:-** Shall mean [1] **Mr. MANATOSH CHAKRABORTY** [Pan No-ALXPC6226A] son of Late Asutosh Chakraborty by occupation: others, by faith: Hindu, by nationality: Indian resident of Fuljhore, P.O-Durgapur-06, P.S-Newtownship, Dist- Paschim Bardhaman, West Bengal [2] **Mr. SARADINDU CHAKRABORTY** [Pan No-AGIPC3064G] son of Mohitosh Chakraborty by occupation: others, by faith: Hindu, by nationality: Indian resident of Fuljhore, P.O-Durgapur-06, P.S-Newtownship, Dist- Paschim Bardhaman, West Bengal.
2. **DEVELOPER:-** Shall mean "**PRIME INDIA CONSTRUCTION**" being a Proprietorship Firm, having its registered office at Steel Park, P.O-Durgapur-12, P.S-Newtownship, Dist-Paschim Barddhaman, West Bengal, represented by its proprietor Mr. Tarun Das [Pan No-AIEPD2539D , Aadhaar No-624967290092] son of Sunil Das by occupation: Business, by faith: Hindu, by nationality: Indian residing at Steel Park, P.O-Durgapur-12, P.S-Newtownship, Dist-Paschim Barddhaman, West Bengal.
3. **LAND:-** Shall mean a piece and parcel of **Baid Land** measuring area of 8 **Katha** or 13.25 **Decimal** comprising in **Plot No-LR-1714, Plot No-RS-1474 RS Khatian no-1093 under LR Khatian No-1097,7895** under Mouza-Fuljhore, J.L. No-107, 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. **Municipal Corporation:-** Shall mean the Durgapur Municipal Corporation 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 Durgapur Municipal Corporation and shall also include variations/modifications, alterations therein that may be made by the LANDOWNERS 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.
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 Durgapur Municipal Corporation over and above the Land as described in First Schedule.

VI: - LANDOWNERS DUTY & LIABILITY:-

1. The LANDOWNERS will deliver the First Schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That LANDOWNERS hereby declare that the Schedule mentioned land is free from all encumbrances and if any question regarding ownership of the land is arises on that score the LANDOWNERS is answerable for the same and if any land related dispute is found in future that also shall be meet up by the LANDOWNERS at their 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 LANDOWNERS's Allocation.
3. That the LANDOWNERS 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.

1. The LANDOWNERS hereby declared that :-

- a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
- b) There is no agreement between the LANDOWNERS and any other party except "PRIME INDIA CONSTRUCTION" 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 LANDOWNERSs after execution of Development Agreement & Development Power of Attorney.
- d) That GST, Development Charges, in relation to the LANDOWNERS' allocation Flat shall be borne by the LANDOWNERS themselves.
- e) That in case of death of any of the landowners their legal representative will never raise any objection or dispute in future before any authority or court of law and they will also execute all the necessary deeds and documents as and when required by the developer for the purpose of this project.

2. That the LANDOWNERS 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 LANDOWNERS 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 Durgapur Municipal Corporation, 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 LANDOWNERS 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.
3. That in no case ownership is transferred in favour of the developer by force of this development agreement.

VIII- DEVELOPER DUTY, LIABILITY & Responsibility:-

1. The developer "PRIME INDIA CONSTRUCTION" is fully acquainted with, aware of the process/formalities related to similar project in this area.
2. The developer confirms and assures the LANDOWNERS 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 LANDOWNERS 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/Municipal Corporation/Govt. agencies. Any variation/ alteration/ modification from the original approved drawing/plan needs approval of the LANDOWNERS & the Architect before submission to the Municipal 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 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 LANDOWNERS and Developer.
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 LANDOWNERS.

5. That the Developer shall be responsible for any acts, deeds or things done towards any funds collection from one or more prospective buyers 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 LANDOWNERS 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 LANDOWNERS 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 for 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 LANDOWNERS 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 LANDOWNERS 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 LANDOWNERS time to time.

- e) The LANDOWNERS can visit the construction site anytime without 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.
- 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 LANDOWNERS 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 LANDOWNERS and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- 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 LANDOWNERS without reimbursement of the same and the LANDOWNERS 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 **Baid Land** measuring area of 8 Katha or **13.25 Decimal** comprising in **Plot No-LR-1714, Plot No-RS-1474 under LR Khatian No-1097,7895 Khatian No-RS-1093** under Mouza-Fuljhore, J.L No-107, P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal within Durgapur Municipal Corporation which is butted and bounded as follows :

West: RS Plot No-1245 [p], East: RS Plot No -1485[p]

North: Plot No-RS-1474[p], South : 25 ft wide Kancha road.

SECOND SCHEDULE ABOVE REFERRED TO
(LANDOWNERS' ALLOCATION)

Whereas the LANDOWNERS will get 31 % of the total construction area [super built up]

The developer will pay **Rs. 1,00,000/- [Rupees One Lakh] only each** in the name of both the landowner as adjustable advance which will be adjusted towards the LANDOWNERS's allocation.

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

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

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 LANDOWNERS allocation.**



It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of Landowners & 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 28th day of SEPTEMBER 2022 before the office of the ADSR Durgapur.

WITNESSES: -

1. Dhruv Pal.

Sd/- Baidyashree Pal.

Impress Co. Of. 12

2. Siddhendu Chakraborty

Manotosh Chakraborty.

Fuljhore, Durgapur - Bardhaman
713206.

Manotosh Chakraborty -

Siddhendu Chakraborty -

Signature of LANDOWNERS

PRIME INDIA

Tarun Das
Proprietor

Signature of the Developer

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

Basanta Bandyopadhyay
Advocate, Durgapur Court

Regd No- NB- 733 of 2011

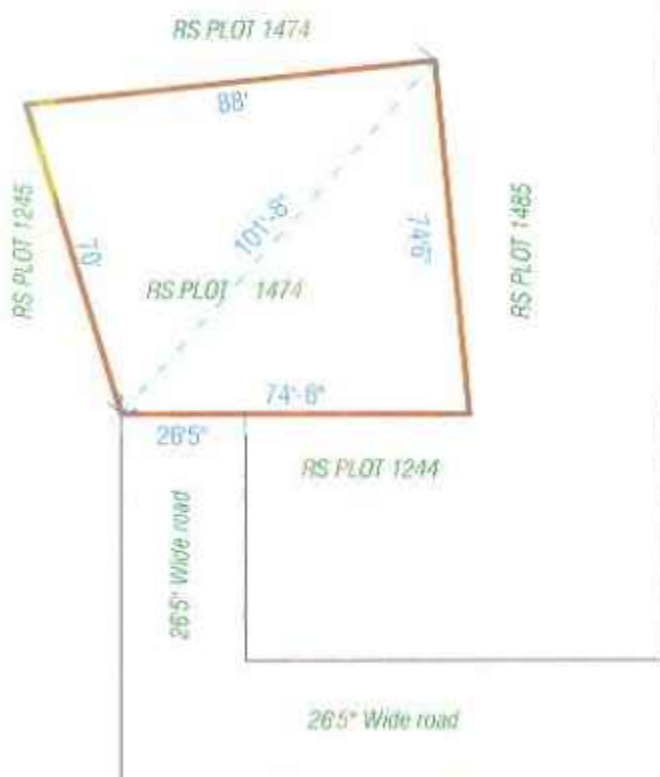
THE SKETCH PLAN SHOWN OVER PART OF R.S PLOT NO - 1474 (CORRESPONDING L.R PLOT NO - 1714).
MOUZA - FUL JHORE , JL NO - 107 , P.S - NEW TOWNSHIP, DIST - PASCHIM BARDHAMAN , W.B.

SUB/PART PLOT AREA - 13.25 DECIMAL MARKED IN RED COLOUR.

monotash chakrabarty
sarendra chakrabarty



SITE PLAN (NOT TO SCALE)



R.S INDEX MAP
SCALE :- 330' = 1" / 1:3960



RS PLOT - 1474
RS SHEET NO - 3

Garrun @ as

Sankar
SWARUP SARKAR
Surveyor
Regd. No:-W.B./K-5129
Mob:-7001773084
Email-sarkarindiaa@gmail.com
DATE :-08/06/2022

DRAWN & SURVEYED BY : - SWARUP SARKAR , AMLAJORAH , DGP -12 , MOB-7001773084
MAIL - sarkarindiaa@gmail.com



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

GRN Details

GRN: 192022230130649491 Payment Mode: Online Payment
GRN Date: 28/09/2022 11:36:55 Bank/Gateway: State Bank of India
BRN : CKU9140241 BRN Date: 28/09/2022 11:38:00
Payment Status: Successful Payment Ref. No: 2002929913/1/2022
[Query No:*/Query Year]

Depositor Details

Depositor's Name: PRIME INDIA CONSTRUCTION
Address: DGP-12
Mobile: 8250537504
Depositor Status: Buyer/Claimants
Query No: 2002929913
Applicant's Name: Mr Prasanta Bandyopadhyay
Identification No: 2002929913/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002929913/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	2011
2	2002929913/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	2014
Total				4025

IN WORDS: FOUR THOUSAND TWENTY FIVE ONLY.

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



Manoj Chandra Chakraborty

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature

Manoj Chandra Chakraborty

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



Jorendra Chakraborty

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature

Jorendra Chakraborty

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



Jashwanth Chakraborty

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature

Jashwanth Chakraborty

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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

ফটো
PHOTO

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature

Major Information of the Deed

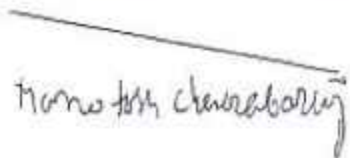
Deed No :	I-2306-10636/2022	Date of Registration	28/09/2022
Query No / Year	2306-2002929913/2022	Office where deed is registered	
Query Date	28/09/2022 9:00:28 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre,Thana : 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 : 2,00,000/-]	
Set Forth value		Market Value	
		Rs. 36,59,040/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,011/- (Article:48(g))		Rs. 2,014/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Municipality: DURGAPUR MC, Road: Unassessed Road (Fuljhore), Mouza: Fuljhore, JI No: 107, Pin Code : 713206

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-1714 (RS :-1474)	LR-7895	Vastu	Baid	4 Katha		18,29,520/-	Width of Approach Road: 27 Ft.,
L2	LR-1714 (RS :-1474)	LR-1097	Vastu	Baid	4 Katha		18,29,520/-	Width of Approach Road: 27 Ft.,
		TOTAL :			13.2Dec	0 /-	36,59,040 /-	
		Grand Total :			13.2Dec	0 /-	36,59,040 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Manatosh Chakraborty (Presentant) Son of Late Asutosh Chakraborty Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office	Photo  28/09/2022	Finger Print  LTI 28/09/2022	Signature  28/09/2022
Fuljhore, City:- Durgapur, P.O:- Fuljhore, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ALxxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office				
2	Name Mr Saradindu Chakraborty Son of Late Mohitosh Chakraborty Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office	Photo  28/09/2022	Finger Print  LTI 28/09/2022	Signature  28/09/2022
Fuljhore, City:- Durgapur, P.O:- Fuljhore, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AGxxxxxx4G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office				

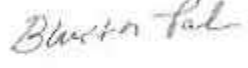
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PRIME INDIA CONSTRUCTION Steel Park, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: Alxxxxxx9D,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> Mr Tarun Das Son of Mr Sunil Das Date of Execution - 28/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Sep 28 2022 7:13PM</td> <td>LTI</td> <td>28/09/2022</td> <td>28/09/2022</td> </tr> </tbody> </table> Steel Park, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx9D, Aadhaar No: 62xxxxxxx0092 Status : Representative, Representative of : PRIME INDIA CONSTRUCTION (as Proprietor)	Name	Photo	Finger Print	Signature	Mr Tarun Das Son of Mr Sunil Das Date of Execution - 28/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office				Sep 28 2022 7:13PM	LTI	28/09/2022	28/09/2022
Name	Photo	Finger Print	Signature										
Mr Tarun Das Son of Mr Sunil Das Date of Execution - 28/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office													
Sep 28 2022 7:13PM	LTI	28/09/2022	28/09/2022										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr Baidyanath Pal Gourbazar, City:- Not Specified, P.O:- Gourbazar, P.S:-Faridpur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713377			
	28/09/2022	28/09/2022	28/09/2022

Identifier Of Mr Manatosh Chakraborty, Mr Saradindu Chakraborty, Mr Tarun Das

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Saradindu Chakraborty	PRIME INDIA CONSTRUCTION-6.6 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Manatosh Chakraborty	PRIME INDIA CONSTRUCTION-6.6 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Municipality: DURGAPUR MC, Road: Unassessed Road (Fuljhore), Mouza: Fuljhore, JI No: 107, Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1714, LR Khatian No:- 7895	Owner: শরদিন্দু চক্রবর্তী, Gurdian: মহীভোষ , Address: নিজ , Classification: বাইদ, Area: 0.10000000 Acre,	Mr Saradindu Chakraborty

L2	LR Plot No:- 1714, LR Khatian No:- 1097	Owner:মল্লোভোষ চক্রবর্তী, Gurdian:আশুভোষ , Address:নিজ , Classification:বাইদ, Area:0.15000000 Acre,	Mr Manatosh Chakraborty
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On 28-09-2022

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.

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

Presented for registration at 13:19 hrs on 28-09-2022, at the Office of the A.D.S.R. DURGAPUR by Mr Manatosh Chakraborty, 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 36,59,040/-

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

Execution is admitted on 28/09/2022 by 1. Mr Manatosh Chakraborty, Son of Late Asutosh Chakraborty, Fuljhore, P.O: Fuljhore, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Others, 2. Mr Saradindu Chakraborty, Son of Late Mohitosh Chakraborty, Fuljhore, P.O: Fuljhore, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Others

Identified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Goubazar, P.O: Goubazar, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713377, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 28-09-2022 by Mr Tarun Das, Proprietor, PRIME INDIA CONSTRUCTION (Sole Proprietorship), Steel Park, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Goubazar, P.O: Goubazar, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713377, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,014.00/- (B = Rs 2,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2022 11:38AM with Govt. Ref. No: 192022230130649491 on 28-09-2022, Amount Rs: 2,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKU9140241 on 28-09-2022, Head of Account 0030-03-104-001-16

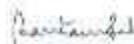
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5160, Amount: Rs.5,000.00/-, Date of Purchase: 10/08/2022, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2022 11:38AM with Govt. Ref. No: 192022230130649491 on 28-09-2022, Amount Rs: 2,011/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKU9140241 on 28-09-2022, Head of Account 0030-02-103-003-02



Santanu Pal

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 244033 to 244052
being No 230610636 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.09.29 19:06:20 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/09/29 07:06:20 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)
