

1791/2025

I-1827/2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AT 763208

30/04  
10:45 AM  
S-2) 1050506/25

Certified that the document is admitted  
to Registration. The signature sheet and  
the endorsement sheets attached with this  
document are the Part of this document.

ADDL. DIST. SUB-REGISTRAR  
BISHNUPUR, BANKURA

30 APR 2025

1-31

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on 21<sup>ST</sup> day April, 2025 in  
between SRIGOBINDA DAS [PAN NO. [REDACTED]] & [AADHAAR NO: [REDACTED]]  
[REDACTED] & MOB NO: [REDACTED], son of Late Rakhal Chandra Das, by faith  
Hindu, by occupation Pension Holder, by nationality Indian, residing at Professors  
Colony, Lalbandh, Bishnupur, P.O. & P.S. Bishnupur, District - Bankura, Pin -  
722122, West Bengal, hereinafter called and referred to as the "LAND OWNER"  
(which expression shall unless excluded by or repugnant to the context be deemed to

Deed writer - Tarun Kumar Kaly.

I-1827/2025

2888  
22/02/2025  
[Handwritten signatures and text in Odia]

Notarized and attested by the Notary Public for the District of Bankura, Bishnupur, Bankura.



*[Signature]*  
ADDL. DIST. SUB-REGISTRAR  
BISHNUPUR, BANKURA

30 APR 2025

mean and include his respective heirs, executors, administrators, representative and assigns and nominee or nominees) of the **ONE PART**.

**AND**

**SWASTIK CONSTRUCTION**, having its office address at Thanagora, Kurbantala, Bishnupur, P.O. & P.S. Bishnupur, District - Bankura, Pin - 722 122, West Bengal, represented by its Proprietor **SOMNATH DEY** [PAN NO. [REDACTED] & [AADHAAR NO. [REDACTED] & MOB NO [REDACTED], son of Late Dilip Kumar Dey, by faith Hindu, by occupation Business, by nationality Indian, residing at Dalmadal Road, Bishnupur, P.O. & P.S. Bishnupur, District - Bankura, Pin - 722 122, West Bengal, hereinafter called and referred to as **"DEVELOPER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their executors, administrators, representative, and assigns) of the **OTHER PART**.

Landowner and the Developer collectively Parties and individually Party.

**NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :-**

- 1) Subject Matter of Development :
  - a) Development Project & Appurtenances :
  - b) Project Property : ALL THAT piece and parcel of land measuring :

| R.S. Dag No. | L.R. Dag No. | Area (in acre) | L.R. Khatian No. | Nature of Land | Sole Ownership [In Acre] |
|--------------|--------------|----------------|------------------|----------------|--------------------------|
| 13460        | 22486        | 0.105 acre     | 18602            | Bastu          | 0.105 acre.              |

In total a demarcated plot of Bastu land measuring 0.105 acre (zero point one zero five) Acre equivalent to 6 (Six) Cottahs 5 ( Five) Chittacks 33 (Thirty Three) Square Feet be the same a little more or less, comprised in L.R. Dag No. 22486 under L.R. Khatian No 18602 lying and situated in Mouza Bishnupur Municipality,

*Deed writer - Tarun Kumar Koley*

J.L. No. 101, P.S. Bishnupur, A.D.S.R., Bishnupur, within the local limit of Bishnupur Municipality, having Holding No. 143 in Ward No. 3 under the Bishnupur Municipality in the District Bankura, West Bengal, more fully described in the First Schedule hereinafter written.

2) Background, Representations, Warranties and Covenants :

a) Representations and Warranties Regarding Title : The Landowners have made the following representation and given the following warranty to the Developer regarding title.

b) **ALL THAT** piece and parcel of land butted & bounded measuring area 110 decimal more or less comprised in Plot No 13460 under Mouza Bishnupur Municipality Police Station Bishnupur J.L. No 101 under the Additional District Sub-Registry Office Bishnupur within the District Bankura erstwhile belonged Ramnalini Chakraborty son of Late Gangaram Chakraborty & Jharna Chakraborty wife of Swadeshranjan Chakraborty. Then said POA holder namely Ramnalini Chakraborty son of Late Gangaram Chakraborty himself & on behalf of another i.e. Jharna Chakraborty wife of Swadeshranjan Chakraborty sold out the land butted & bounded measuring area 110 decimal more or less comprised in Plot No 13460 under Mouza Bishnupur Municipality Police Station Bishnupur J.L. No 101 under the Additional District Sub-Registry Office Bishnupur within the District Bankura by the virtue of registered deed of sale being no 1650 registered at the office of the SR, Vishnupur registered on 12/05/1966 in favour of Satyabrata Dey son of Debendranath Dey where in the schedule of the said registered deed of sale being no 1650/1966, the Plot No 13060 was written inadvertently by the scribe of the said sale deed instead of correct Plot No 13460. Then said Satyabrata Dey son of Debendranath Dey transferred the land butted & bounded measuring area 110 decimal more or less comprised in Plot No 13060 under Mouza Bishnupur

*Deed writer - Tarun Kumar Koley*

Municipality Police Station Bishnupur J.L. No 101 under the Additional District Sub-Registry Office Bishnupur within the District Bankura by the virtue of registered deed of sale being no 1010 registered at the office of the SR, Bishnupur registered on 20/03/1970 in favour of Asoke Kumar Mitra son of Fanindranath Mitra & Lina Mitra wife of Asoke Kumar Mitra. Thereafter said legal heir of Ramnalini Chakraborty namely Rambilash Chakraborty son of Late Ramnalini Chakraborty & Jharna Chakraborty wife of Swadeshranjan Chakraborty made one registered deed of correction being no 103/1991 registered at the office of the ADSR, Bishnupur registered on 13/11/1991 by which the wrong Plot No 13060 has been corrected to the effect of correct Plot No 13460 by this registered deed of correction in which the details of facts have been narrated by said Rambilash Chakraborty son of Late Ramnalini Chakraborty & Jharna Chakraborty wife of Swadeshranjan Chakraborty at the time of execution of the registered deed of correction being no 103/1991 of ADSR, Bishnupur which was also made part & parcel of the registered deed of sale being no 1010/1970 of SR, Bishnupur stands in names of Asoke Kumar Mitra son of Fanindranath Mitra & Lina Mitra wife of Asoke Kumar Mitra. Then said Asoke Kumar Mitra son of Fanindranath Mitra & Lina Mitra wife of Asoke Kumar Mitra sold out the butted & bounded land measuring area 0.110 acre more or less with sketch map for identification of the sold out property comprised in RS Plot No 13460 appertains to LR Plot No 22486 under Mouza Bishnupur Municipality Police Station Bishnupur J.L. No 101 under the Additional District Sub-Registry Office Bishnupur within the District Bankura by the dint of registered deed of sale being no 435 for the year 2006 registered at the office of the ADSR, Bishnupur registered on 13/02/2006 in favour of Srigobinda Das son of Late Rakhal Chandra Das as absolute owner & possessor, subsequently has recorded his name in the LRROR under separate LR Khatian no. 18602 classified as Bastu appertains to an area 0.105 acre under Mouza Bishnupur Municipality within Bishnupur Police Station.

*Deed writer - Torun Kumar Boley*

That therefore the Absolute Ownership of Srigobinda Das in respect of the property measuring 0.105 acre (zero point one zero five) Acre equivalent to 6 (Six) Cottahs 5 (Five) Chittacks 33 (Thirty Three) Square Feet be the same a little more or less, comprised in L.R. Dag No. 22486 under L.R. Khatian No 18602 lying and situated in Mouza Bishnupur Municipality, J.L. No. 101, P.S. Bishnupur, A.D.S.R., Bishnupur, within the local limit of Bishnupur Municipality, having Holding No. 143 in Ward No. 3 under the Bishnupur Municipality, in the District Bankura, West Bengal.

3) The said Srigobinda Das present owner herein demarcated his plot of land measuring :

| R.S. Dag No. | L.R. Dag No. | Area (in acre) | L.R. Khatian No. | Nature of Land | Sole Ownership [In Acre] |
|--------------|--------------|----------------|------------------|----------------|--------------------------|
| 13460        | 22486        | 0.105 acre     | 18602            | Bastu          | 0.105 acre.              |

In total a demarcated plot of Bastu land measuring 0.105 acre (zero point one zero five) Acre equivalent to 6 (Six) Cottahs 5 (Five) Chittacks 33 (Thirty Three) Square Feet be the same a little more or less, comprised in L.R. Dag No. 22486 under L.R. Khatian No 18602 lying and situated in Mouza Bishnupur Municipality, J.L. No. 101, P.S. Bishnupur, A.D.S.R., Bishnupur, within the local limit of Bishnupur Municipality, having Holding No. 143 in Ward No. 3 under the Bishnupur Municipality, in the District - Bankura, West Bengal, more fully described in the First Schedule hereinafter written.

4) Brief of Swastik Construction : It is to be mentioned here that the said Swastik Construction, Developer herein, a Proprietorship, represented by its Proprietor, Sri Somnath Dey.

Deed writer - Tarun Kumar / Gulab

5) Acceptance by the Landowner : The Landowner herein duly acknowledged and accepted the proposal of present Developer and the Landowner herein agreed to execute and register this present Development Agreement along with Power of Attorney in favour of the Developer herein, with terms and conditions enumerated herein below.

6) DEFINITION :

a) Building : Shall mean multi storied building so to be constructed on the schedule property in accordance with the said sanctioned building plan.

b) Common Facilities & Amenities : Shall mean entrance of the building, pump room, overhead water tank, water pump and motor, lift and lift areas and other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.

c) Saleable Space : Shall mean the space within the building, which is to be available as an unit/flat for independent use and occupation in respect of Landowner's Allocation & Developer's Allocation as mentioned in this Agreement.

d) Landowners' Allocation : Shall mean the consideration against the project by the Landowner more fully described in Second Schedule hereunder written.

e) Developer's Allocation : Shall mean all the remaining area of the proposed multi storied building excluding Landowners' Allocation including the proportionate share of common facilities, common parts and common amenities of the building, which is more fully described in Third Schedule written herein below.

f) Architect/Engineer : Shall mean such person or persons being appointed by the Developer.

*Deed writer - Tarun Kumar Raley*

g) Transfer : With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Landowner as a transfer of space in the said building to intending purchaser thereof.

h) Building Plan : Shall mean said sanctioned building plan which is duly sanctioned by the concerned Bishnupur Municipality and/or revised sanctioned plan for the construction of the multi storied building, which will be sanctioned by the concerned authority.

i) Built Up Area/Lockable Area : Here Built up area/Lockable area means, the area in which the flat has been built. It includes carpet area of the flat plus cent percent of internal walls area plus fifty percent of the common partition wall between two units plus cent percent area covered by the individual wall for the said unit.

j) Total Covered Area : Here total covered area means, built up/lockable area of the flat plus proportionate area of common spaces like stairs, lift & lobby areas of that particular floor.

k) Super Built Up Area (For any Individual Unit) : Here super built up area means the total covered area plus service area.

#### 7) LANDOWNER'S RIGHT & REPRESENTATION :

a) Indemnification regarding Possession & Delivery : The Landowner now seized and possessed of and/or otherwise well and sufficiently entitled to the schedule property in as it is condition and deliver physical as well as identical possession to the Developer to develop the schedule property.

*Deed writer - Tarun Kumar Halder*

b) Free From Encumbrance : The Landowner also indemnifies that the schedule property is free from all encumbrances and the Landowner has marketable title in respect of the said premises.

8) DEVELOPER'S RIGHTS :

a) Authority of Developer : The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against their allocation or acquired right under these agreement.

b) Right of Construction : The Landowner hereby grants permission an exclusive rights to the Developer to build new building upon the schedule property.

c) Construction Cost : The Developer shall carry total construction work of the present building at their own costs and expenses. No liability on account of construction cost will be charged from Landowner's Allocation.

d) Sale Proceeds of Developer's Allocation : The Developer will take the sale proceeds of Developer's Allocation exclusively.

e) Booking & Agreement for Sale : Booking from intending purchaser for Developer's Allocation as per terms of Development Agreement the said possession/area will be taken by the Developer and the agreement with the intending purchasers will be signed by the Developer and on behalf of the Landowner as a Registered Power of Attorney Holders. All the sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in their own names but without creating any liability on the Landowner.

Deed writer - Tarun Kumar Kaly

f) Selling Rate : The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Landowner.

g) Profit & Loss : The profit & loss, earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Landowner's Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.

h) Possession to the Landowner : On completion of the project, the Developer will handover undisputed possession of the Landowner's Allocation Together With all rights of the common facilities and amenities to the Landowner with Possession Letter and will take release from the Landowner by executing a Deed of Release.

i) Possession to the intending purchaser/s : On completion of the project, the Developer will handover possession to the intending purchasers, possession letters will be signed by the Developer as the representative and Power of Attorney holder of the Landowner.

j) Deed of Conveyance : The Deed of Conveyance of Developer's Allocation will be signed by the Developer on behalf of and as representative and registered Power of Attorney Holder of the Landowner.

#### 9) CONSIDERATION :

a) Permission against Consideration : The Landowner grants permission for exclusive right to construct the proposed building in consideration of Landowner's Allocation to the Developer.

#### 10) DEALING OF SPACE IN THE BUILDING :

Deed writer - Tarun Kumar Kaly

a) Exclusive Power of Dealings of Landowner : The Landowner shall be entitled to transfer or otherwise deal with Landowner's Allocation in the building and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession of the Landowner's Allocation.

b) Exclusive Power of Dealings of Developer : The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Landowner and the Landowner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

#### 11) POWER AND PROCEDURE :

a) I, the Landowner/Executant/Principal herein, am executing with this present Development Agreement, a Registered Power of Attorney in writing in favour of the Developer including power of preparing and executing and signing and also presenting for registration of Deed of Conveyance for Developer's Allocation, and for this purpose, I hereby appointing, nominating and constituting the Developer herein, as our constituted attorney, to do, act and represent ourselves in my name and on my behalf, as follows :

b) To appear and represent before the authorities of Bishnupur Municipality, B.L. & L.R.O., CESC Ltd./W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in this present Development Agreement, for allotment/registration and sale of flats, shops, garage spaces of Developer's Allocation.

*Deed. writer - Tarun Kumar Kaly*

(c) To apply, obtain electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Developer/Attorney may think fit and proper.

(d) To manage and maintain the said premises including the building/s to be constructed thereon.

(e) To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of said premises before Bishnupur Municipality or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.

(f) To pay all Municipal and other Statutory Taxes, Rates and charges in respect of the said land and premises on my behalf and in my name as and when the same will become due and payable.

(g) To enter in to any Agreement for Sale, Memorandum of Understanding and/or to sign and execute deed of amalgamation with neighbor's plot of land of the schedule property and/or any other instruments and deeds & documents in respect of sale of flat/s, units and/or car parking spaces within Developer's Allocation in the proposed building/s in favour of the intending purchaser/s in terms of the present Development Agreement. To take finance/loan in his/their name (Developer's name) or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/shops/garages from Developer's Allocation and to sign in the papers and documents for the said purpose. To sign and execute and make registration of any

*Deed writer - Tarun Kumar Kaly*

Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance and/or any other instrument and document in respect of sale of flat/s, shop/s, units and/or car parking spaces in the proposed building/s in favour of the intending purchaser/s relating to Developer's Allocation.

(h) To receive the consideration money in cash or by cheque/draft from the intending purchaser or purchasers for booking of flat/s, shops/garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as lawful representative within Developer's Allocation in the said new building.

(i) To do all the needful according to the condition mentioned in this present Development Agreement regarding negotiation, agreement/contact for sale of flats, garages, covered spaces and car parking spaces within the Developer's Allocation.

(j) To instruct the Ld. Advocate/Ld. Lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in this present Development Agreement, as may be necessary for the purpose for sale of the flats/units and car parking spaces in the said building/s relating to Developer's Allocation in the said premises.

(k) To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.

(l) To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to the said premises or in any way connected therewith, arising out of the agreements and relating to the construction to be made in the premises.

*Deed writer - Tarun Kumar Kuly*

(m) That Attorney/Developer will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale/Deeds of Conveyance in favour of any intending purchasers of Developer's Allocation.

(n) For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in this present Agreement.

(o) The Attorney/Developer will do the aforesaid acts, deeds and things regarding development of the land mentioned in the schedule of this present Development Agreement.

#### 12) NEW BUILDING :

a) Completion of Project : The Developer shall at their own costs construct, and complete the proposed building with good and standard material as may be specified by the Engineer of the Developer from time to time.

b) Installation of Common Amenities : The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, permanent electric connection from the CESC Ltd./W.B.S.E.D.C.L and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of flats therein on ownership basis and as mutually agreed upon.

c) Architect Fees etc. : All costs, charges and expenses including Architect's fees, Engineer's fees, plan/revised plan charges, supervision charges etc. shall be

*Deed writer - Taran Kumar Kalyan*

discharged and paid by the Developer and the Landowner shall bear no responsibility in this context and in this respect as well as on that accounts.

d) Municipal Taxes & Other Taxes of the Property : The Landowner shall pay and clear up all the arrears on account of Municipal taxes and outgoing of the said property up-to the date of this agreement. And after that the Developer will pay/will be borne by the Developer from the date of execution of these presents till the date of completion of the construction and allocation.

From the date of completion and allocation of the floor area between the Landowner and the Developer, the Municipal taxes and other taxes payable for the said property shall be borne in proportionate of area of Developer and area of Landowner, by the Developer and/or their nominees and the Landowner and/or his nominee/nominees respectively.

e) Upkeep Repair & Maintenance : Upkeep repair and maintenance of the said building and other erection and/or structure and common areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof.

### 13) PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNER :

a) Delivery of Possession : As soon as the building will be completed, the Developer shall give written notice to the Landowner requiring the Landowner to take possession of the Landowner's Allocation in the building and certificate of the Architect/L.B.S of the Municipality being provided to that effect.

b) Payment of Municipal Taxes : Within 30 days from the receive possession of Landowner's Allocation and at all times there after the Landowner shall be

- Deed writer - Tareen Kumar Kaly

exclusively responsible for payment of all Municipal and property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of the Landowner's Allocation only.

c) Share of Common Expenses & Amenities : As and from the date of delivery of possession to be received, the Landowner shall also be responsible to pay and bear and shall pay to the Developer/Flat Owners Association, the service charges for the common facilities in the new building payable in respect of the Landowner's Allocation such charges is to include proportionate share of premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time.

#### 14) COMMON RESTRICTION :

a) Restriction of Landowner and Developer in common : The Landowner's Allocation in the building shall be subject to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building, which shall include as follows :-

b) Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.

*Deed writer - Tarun Kumar Koley*

c) Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous written consent of the other in this behalf.

d) Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless (s) such party shall have observed and performed all to terms and conditions on their respective part to be observed and/or performed (n) the proposed transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.

e) Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, byelaws and regulation.

f) The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupation of the building indemnified from and against the consequence of any breach.

g) No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.

Deed writer - Tarun Kumar Raby

h) Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.

i) The Landowner shall permit the Developer and their servants and agents with or without workman and other at all reasonable times to enter into and upon the Landowner's Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

#### 15) LANDOWNER'S OBLIGATION :

a) No Interference :

The Landowner hereby agrees and covenants with the Developer :

not to cause any interference or hindrance in the construction of the building by the Developer.

not to do any act, deed or thing, whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building.

not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

#### 16) DEVELOPER'S OBLIGATIONS :

*Deed writer - Tarun Kumar Kaly*

a) Time Schedule of Handing Over Landowner's Allocation : The Developer hereby agrees and covenants with the Landowners to handover Landowners' Allocation (more fully described in the Second Schedule hereunder written) within 30 (Thirty) months from the date of signing, executing and registering of this present agreement. The Landowners also permit the Developer a grace period of 6 (Six) months more to handover the Landowners' Allocation within the stated period.

b) Penalty : If the Landowner's Allocation will not be delivered within the stated period, then the Developer shall be liable to pay Rs. 5,000/- (Rupees Five Thousand) only per month to the Landowner as demurrage.

c) No Violation : The Developer hereby agrees and covenants with the Landowner not to violate or contravenes any of the provisions of rules applicable to construction of the said building.

not to do any act, deed or thing, whereby the Landowner is prevented from enjoying, selling, assigning and/or disposing of any Landowner's Allocation in the building at the said premises vice versa.

#### 17) LANDOWNER'S INDEMNITY

Indemnity : The Landowner hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated/allotted space without any interference or disturbances provided the Developer perform and fulfill the terms and conditions herein contained and/or its part to be observed and performed.

#### 18) DEVELOPER'S INDEMNITY :

*Deed writer - Tarun Kumar Raley*

The Developer hereby undertakes to keep the Landowner indemnified against third party claiming and actions arising out of any sort of act of omission or commission of the Developer in relation to the construction of the said building.

against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and/or for any defect therein.

19) MISCELLANEOUS :

a) Contract Not Partnership : The Landowner and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Landowner and the Developer in any manner nor shall the parties hereto be constituted as association of persons.

b) Not specified Premises : It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowner and various applications and other documents may be required to be signed or made by the Landowner related to which specific provisions may not have been mentioned herein. The Landowner hereby undertakes to do all such legal acts, deeds, matters and things as and when required and the Landowner shall execute any such additional power of attorney and/or authorization as may be required by the Developer for any such purposes and the Landowner also undertakes to sign and execute all such additional applications and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Landowner and/or against the spirit of these presents.

Deed writer - Tarun Kumar Baly

c) Not Responsible : The Landowner shall not be liable or any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Landowner indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

d) Process of Issuing Notice : Any notice required to be given by the Developer to the Landowner shall without prejudice to any other mode of service available be deemed to have been served on the Landowner if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the Landowner if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.

e) Formation of Association : After the completion of the said building and receiving peaceful possession of the allocation, the Landowner hereby agrees to abide by all the rules and regulations to be framed by any society / association / holding organization and/or any other organization, who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.

f) Name of the Building : The name of the building shall given by developer is **"SRIKRISHNA TOWER"**.

g) Right to borrow fund : The Developer shall be entitled to borrow money at their risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Landowner or effecting his estate and interest in the said premises it being expressly agreed and understood that in no event the Landowner nor any of his estate shall be responsible and/or be made liable for payment of any due to such bank or banks and the developer shall keep the Landowner indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

*Deed writer - Tareen Kumer Kaley*

h) Documentation : The Landowner delivered all the xerox copies of the original title deeds relating to the said premises. If it is necessary to produce original documents before any authority for verification, the Landowner will bound to produce documents in original before any competent authority for inspection.

20) FORCE MAJEURE :

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act of commission beyond the reasonable control of the parties hereto.

21) DISPUTES :

Disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively Disputes) shall be referred to the Arbitral Tribunal and finally resolved by arbitration under the Arbitration and Conciliation Act, 1996, with modifications made from time to time. In this regard, the Parties irrevocably agree that :

Constitution of Arbitral Tribunal : The Arbitral Tribunal shall consist of one arbitrator, who shall be an Advocate, to be nominated jointly by the Legal Advisors of the Developer and Landowner.

*Deed writer - Taran Kumar Kaly*

Place : The place of arbitration shall be Bankura only.

Binding Effect : The Arbitral Tribunal shall have summary powers and be entitled to give interim awards/directions regarding the Dispute and shall further be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The interim/final award of the Arbitral Tribunal shall be binding on the Parties.

## 22) JURISDICTION :

In connection with the aforesaid arbitration proceeding, only the District Judge, Bankura, and the Hon'ble High Court at Kolkata shall have jurisdiction to entertain and try all actions and proceedings.

### THE FIRST SCHEDULE ABOVE REFERRED TO [Description of Amalgamated Plot of Land]

ALL THAT piece and parcel of land measuring :

| R.S.<br>Dag<br>No. | L.R.<br>Dag No. | Area (in<br>acre) | L.R.<br>Khatian No. | Nature of<br>Land | Sole<br>Ownership<br>[In Acre] |
|--------------------|-----------------|-------------------|---------------------|-------------------|--------------------------------|
| 13460              | 22486           | 0.105 acre        | 18602               | Bastu             | 0.105 acre.                    |

In total a demarcated plot of Bastu land presently 2000 sq ft constructed area in ground floor with cemented flooring aged about more than 20 years and 2000 square feet constructed area in first floor with cemented flooring aged about more than 20 years presently used for residential purpose in the said plot of the land and after demolishing the present construction , a new building construction will be started and the said plot of land is measuring 0.105 acre (zero point one zero five) Acre equivalent to 6 (Six) Cottahs 5 ( Five) Chittacks 33 (Thirty Three) Square Feet be the same a little more or less, comprised in L.R. Dag

Deed writer - Tarun Kumar Koley

No. 22486 under L.R. Khatian No 18602 lying and situated in Mouza Bishnupur Municipality, J.L. No. 101, P.S. Bishnupur, A.D.S.R., Bishnupur, within the local limit of Bishnupur Municipality, having Holding No. 143 in Ward No. 3 under the Bishnupur Municipality, in the District - Bankura, West Bengal. The plot of land is butted & bounded as follows :-

ON THE NORTH : 12 FT Width Municipality Road  
 ON THE SOUTH : 20 FT Width Municipality Road  
 ON THE EAST : 15 FT Width Municipality Road  
 ON THE WEST : Bastu of Satyaranjan Bhanja Chowdhury

#### THE SECOND SCHEDULE ABOVE REFERRED TO

LANDOWNERS' ALLOCATION : The Landowner hereto in consideration of allowing the Developer to develop the said premises as stated in the First Schedule herein above by raising the construction of multi storied building over and above the same will be entitled to have the allocation in the manner as follows :-

The Landowner's Allocation will be allotted as follows :-

1. That the completion of construction work which would be completed within Two and Half years from the date of sanctioning of building plan which may be enhanced further Six months due to some unavoidable circumstances. Besides owner of the schedule property i.e. **SRIGOBINDA DAS** would get the 30% of the total constructed area in form of residential flat in the different floor of the said building..
2. Later on, after preparation of the Floor Plan, the flats/shops/garages will be demarcated in the Floor Plan, and a copy of the said demarcated Floor Plan will be supplied to the Landowner and Supplementary Development

*Deed writer - Tarun Kumar Koley*

Agreement denoting the flats/shops/garages within the purview of the Landowner's Allocation would be executed.

3. It is also settled that except the Landowner's Allocation in the new building to be constructed as described above, the Landowner will not get any area for the construction of the said multi storied building, so to be constructed by the present Developer on the land of the present owner. The other areas will be the exclusive treated as Developer's Allocation.
4. The flats will be in habitable condition with proportionate share of the land, common facilities, common parts and common amenities of the building and the said property together with the undivided, proportionate and impartible share of land with all amenities and facilities.
5. Except the land owner's allocation in the new building to be constructed on the land of the said owner, there is no monetary transaction taking place between the land owner and the developer for executing this present development agreement
6. The Developer will borne the cost of obtaining Occupancy Certificate/Completion Certificate of the proposed building and a copy of the said certificate will be provided to the Landowner herein.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**[Developer's Allocation]**

**DEVELOPER'S ALLOCATION :** Shall mean all the remaining portion of the entire constructed building (excluding Landowner's Allocation as described above)

*Deed writer - Tarun Kumar Koley*

including the common facilities common parts and common amenities of the buildings and the said property absolutely shall be the property of the Developer and together with the absolute right of the part of the developer to enter into agreement for sale with intending purchaser/purchasers teamsters, by and mode of Transfer of Property Act and/or lease, let out or in any manner may with the same as the absolute owner thereof.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**[Specifications]**

Common Portions :

The Common Portions will be completed and finished as follows :

1. Brick Work :  
External Wall - 8/5 inch thick with cement mortar (1:6) using first class brick.  
Partition Wall - 5/3 inch thick brickwork with cement mortar in proportion (1:6) by using 1st class bricks.
2. Plaster :  
Wall Plaster - Outside surface 12mm thick (1:6 cement mortar), Inside Plaster 12 mm thick (1:6 cement mortar).  
Ceiling Plaster - 6 mm thick (1:4 cement mortar) Proper chipping will be made before ceiling plastering.
3. Stair Case : Staircase will be finished with good quality marble or vitrified tiles and mild steel/brick railing.
4. Drainage : The drainage connection will be done as per approved drawing of BM with very good quality material as approved by the Architects, Rain water pipes will be 6"/4" dia. made of supreme or equivalent brand.

*Deed writer - Tareen Kumar Kaley*

5. Roof Treatment : Roof top shed will be provided
6. Side Passage : Will have I.P.S. flooring laid under flat brick soling.
7. Water Supply : Water supply with high quality pumps and motors will be made available.
8. Electrical : Separate meters for the entire flat will be provided upon payment of security deposit to WBSEDCL.  
Electrical mains etc. will be provided with good quality copper wire.
9. Painting & Finishing : Outside face of external walls will be finished with high quality cement paint/antifungal weather coat.  
Windows, gates and grills will be painted with two coats of enamel paints over two coats of primer.

Said Flat :

The Said Flat will be completed and finished as follows :

1. Brick Work :  
External Walls - 8/5 inch thick brick work with cement mortar in proportion (1:6) by using 1st class bricks.  
Partition Walls - 5/3 inch thick with cement mortar in proportion (1:4) by using 1st class brick, providing wire mesh as required for 3 inch wall.
2. Plaster :  
Wall Plaster - Outside surface 12mm thick (1:6 cement mortar), inside surface 12mm thick (1:6 cement mortar).  
Ceiling Plaster - 6 mm thick (1:4 cement mortar). Proper chipping will be made before wall and ceiling plastering.

*Deed writer - Tarun Kumar Kaly*

3. Floor of Rooms & Toilets : As per specification of the Developer (Vectified Tiles) flooring in all the rooms, kitchen, toilets, verandah etc. will be provided.
4. Toilet Walls : Upto 6'-6" finished with white/light coloured ceramic tiles.
5. Doors : Door frames will be made of good quality Shal wood. Hot pressed flush door will be provided in all door. Hatch bolt/Cylindrical lock in the door for main room and night latch for the main door of the flat will be provided.
6. Windows : Fully Aluminum windows with glass fittings and standard handle.
7. Sanitary Fittings in Toilets : The following will be provided :
  - a) Tap and shower arrangements.
  - b) White/light coloured wash basin made of procelain.
  - c) White/light coloured European type water closet made of procelain.
  - d) Water pipe line.
  - e) Provision for installation of Geysers (only common bath room).
8. Kitchen : Kitchen will be provided with top cooking platform with one stainless steel sink and drain board and ceramic tiles upto a height of 2'-6" feet above the cooking platform.
9. Electrical Points & Fittings : Concealed P.V.C. conduits, with good quality copper wire will be provided. Number of points will be decided later. Calling bell point at the main door of the flat will be provided.
10. Painting & Finishing : Outside face of external walls will be finished with good quality cement paint. Internal face of the walls will be finished with good quality P.O.P.

*Deed writer - Tarun Kumar Kaley*

IN WITNESS WHEREOF the parties hereto have set and subscribe their respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

by the parties at Bishnupur

in the presence of :

1. Kalyan Bhattacharyya.

S/o Dilip K. Bhattacharyya  
GOPESWAR PALLY, BISHNUPUR  
BANKURA (722122)

2. Shambhunath Pal,

S/o- Dilip Pal,

Behadunganj, Bishnupur.

Bankura (722122)

*SRIGOBINDA DAS*

SRIGOBINDA DAS

LANDOWNER

SWASTIK CONSTRUCTION

*Somnath Deo*  
PROPRIETOR

SOMNATH DEY

PROPRIETOR OF SWASTIK CONSTRUCTION

DEVELOPER

*Deed writer - Tarun Kumar Kalya*

DATED THE 21<sup>ST</sup> DAY OF APRIL 2025

**DEVELOPMENT AGREEMENT**

BETWEEN

**SRIGOBINDA DAS**

**Landowner**

**SOMNATH DEY**

**PROPRIETOR OF**

**SWASTIK CONSTRUCTION**

**Developer**

Drafted By

*Tarun Kumar Koley*

**TARUN KUMAR KOLEY**

**DEED WRITER**

**BISHNUPUR ADSR OFFICE**

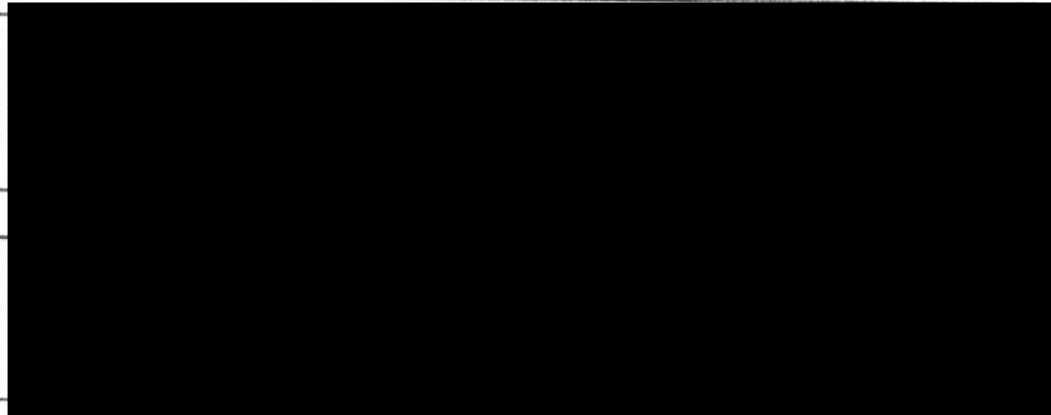
**LICENSE NO 53**

**SPECIMENT FORM FOR TEN FINGERPRINTS OF VENDOR/OWNER**

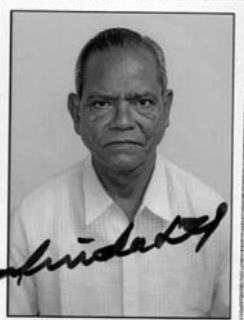


*Somnath Desai*

LEFT HAND  
RIGHT HAND



SIGNATURE *Somnath Desai*

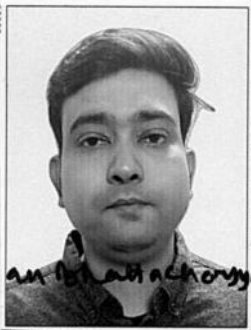


*Srigalinda Desai*

LEFT HAND  
RIGHT HAND

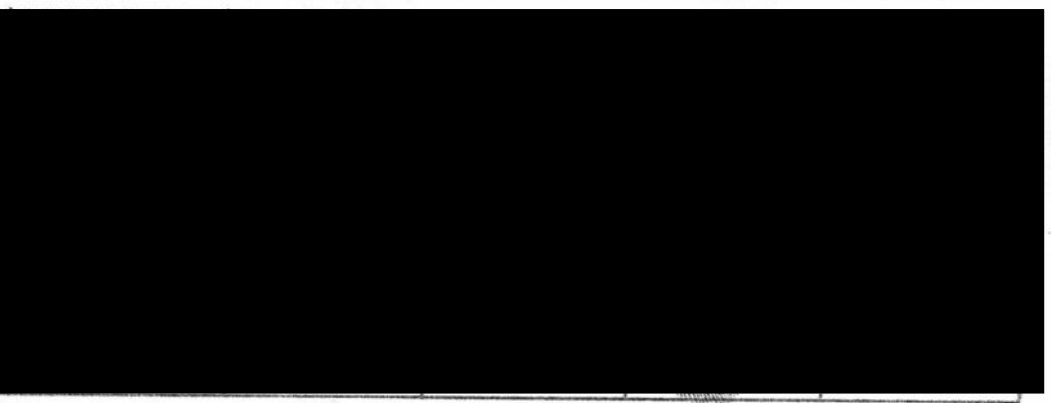


SIGNATURE *Srigalinda Desai*



*Kanyan Bhattacharyya*

LEFT HAND  
RIGHT HAND



IDENTIFIER SIGNATURE *Kanyan Bhattacharyya*



PHOTO

|            | LEFT HAND |      |        |      |        |
|------------|-----------|------|--------|------|--------|
|            | Thumb     | Fore | Middle | Ring | Little |
| RIGHT HAND |           |      |        |      |        |

SIGNATURE



### Major Information of the Deed

|                                                              |                                                                                                                                        |                                                                                                                                                                                                                   |            |
|--------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Deed No :                                                    | I-0103-01827/2025                                                                                                                      | Date of Registration                                                                                                                                                                                              | 30/04/2025 |
| Query No / Year                                              | 0103-2001050506/2025                                                                                                                   | Office where deed is registered                                                                                                                                                                                   |            |
| Query Date                                                   | 20/04/2025 11:40:01 AM                                                                                                                 | A.D.S.R. BISHNUPUR, District: Bankura                                                                                                                                                                             |            |
| Applicant Name, Address & Other Details                      | Tarun Kumar Koley<br>Gelia,Thana : Joypur, District : Bankura, WEST BENGAL, PIN - 722154, Mobile No. : 8337000752, Status :Deed Writer |                                                                                                                                                                                                                   |            |
| Transaction                                                  |                                                                                                                                        | Additional Transaction                                                                                                                                                                                            |            |
| [0110] Sale, Development Agreement or Construction agreement |                                                                                                                                        | [4002] Power of Attorney, General Power of Attorney [Rs : 50/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 5], [4308] Other than Immovable Property, Agreement [No of Agreement : 5] |            |
| Set Forth value                                              |                                                                                                                                        | Market Value                                                                                                                                                                                                      |            |
|                                                              |                                                                                                                                        | Rs. 49,63,127/-                                                                                                                                                                                                   |            |
| Stampduty Paid(SD)                                           |                                                                                                                                        | Registration Fee Paid                                                                                                                                                                                             |            |
| Rs. 7,150/- (Article:48(g))                                  |                                                                                                                                        | Rs. 84/- (Article:E, E, E, E)                                                                                                                                                                                     |            |
| Remarks                                                      | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)                                         |                                                                                                                                                                                                                   |            |

### Land Details :

District: Bankura, P.S:- Bishnupur, Municipality: BISHNUPUR, Mouza: Bishnupur Municipality, JI No: 101, Pin Code : 722122

| 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-22486 (RS :-13460 ) | LR-18602       | Commercial    | Bastu   | 0.105 Acre   |                         | 21,88,127/-           | Width of Approach Road: 25 Ft., Adjacent to Metal Road, |
| Grand Total : |                        |                |               |         | 10.5Dec      | 0 /-                    | 21,88,127 /-          |                                                         |

### Structure Details :

| Sch No                                                                                                                                                  | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|-------------------------|-----------------------|-------------------------------------------------------------|
| S1                                                                                                                                                      | On Land L1        | 4000 Sq Ft.       | 0/-                     | 27,75,000/-           | Structure Type: Structure, Status of Completion : Completed |
| Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete   |                   |                   |                         |                       |                                                             |
| Floor No: 1, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete |                   |                   |                         |                       |                                                             |
| Total :                                                                                                                                                 |                   | 4000 sq ft        | 0 /-                    | 27,75,000 /-          |                                                             |

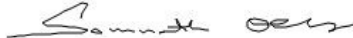
### Land Lord Details :

| SI No                                                                                                                                                                                                                                                                                                                                                                                                                                       | Name,Address,Photo,Finger print and Signature                                                                                                                                               |                                                                                   |                                                                                   |                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                           | Name                                                                                                                                                                                        | Photo                                                                             | Finger Print                                                                      | Signature                                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Srigobinda Das (Presentant)</b><br>Son of Late Rakhal Chandra Das<br>Executed by: Self, Date of Execution: 21/04/2025 , Admitted by: Self, Date of Admission: 30/04/2025 ,Place : Office |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                             | 30/04/2025                                                                        | LTI<br>30/04/2025                                                                 | 30/04/2025                                                                          |
| Professors Colony, Lalbandh Bishnupur, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.: acxxxxxx5g, Aadhaar No: 46xxxxxxxx1955, Status :Individual, Executed by: Self, Date of Execution: 21/04/2025 , Admitted by: Self, Date of Admission: 30/04/2025 ,Place : Office |                                                                                                                                                                                             |                                                                                   |                                                                                   |                                                                                     |

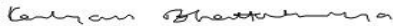
### Developer Details :

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                           |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>SWASTIK CONSTRUCTION</b><br>Thanagora, Kurbantala, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 Date of Incorporation:XX-XX-1XX5 , PAN No.: Alxxxxxx8B,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                                                                             |
|                                                                                                                                                                                                                                                                                                                                                          | <b>Somnath Dey</b><br>Son of Dilip Kumar Dey<br>Date of Execution - 21/04/2025, , Admitted by: Self, Date of Admission: 30/04/2025, Place of Admission of Execution: Office |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                             | Apr 30 2025 11:27AM                                                                 | LTI<br>30/04/2025                                                                   | 30/04/2025                                                                            |
| Dalmadal Road, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: aixxxxxx8b, Aadhaar No: 35xxxxxxxx6658 Status : Representative, Representative of : SWASTIK CONSTRUCTION (as Proprietor) |                                                                                                                                                                             |                                                                                     |                                                                                     |                                                                                       |

**Identifier Details :**

| Name                                                                                                                                                                                               | Photo                                                                             | Finger Print                                                                                  | Signature                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Kalyan Bhattacharyya</b><br>Son of Dilip Kumar Bhattacharyya<br>Gopeswarpally, City:- Bishnupur, P.O:-<br>Bishnupur, P.S:-Bishnupur, District:-<br>Bankura, West Bengal, India, PIN:-<br>722122 |  | <br>Captured |  |
|                                                                                                                                                                                                    | 30/04/2025                                                                        | 30/04/2025                                                                                    | 30/04/2025                                                                          |
| Identifier Of Somnath Dey, Srigobinda Das                                                                                                                                                          |                                                                                   |                                                                                               |                                                                                     |

**Transfer of property for L1**

| Sl.No | From           | To. with area (Name-Area)     |
|-------|----------------|-------------------------------|
| 1     | Srigobinda Das | SWASTIK CONSTRUCTION-10.5 Dec |

**Transfer of property for S1**

| Sl.No | From           | To. with area (Name-Area)                |
|-------|----------------|------------------------------------------|
| 1     | Srigobinda Das | SWASTIK CONSTRUCTION-4000.00000000 Sq Ft |

**Land Details as per Land Record**

District: Bankura, P.S:- Bishnupur, Municipality: BISHNUPUR, Mouza: Bishnupur Municipality, JI No: 101, Pin Code : 722122

| Sch No | Plot & Khatian Number                     | Details Of Land                                                                                            | Owner name in English as selected by Applicant |
|--------|-------------------------------------------|------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 22486, LR Khatian No:- 18602 | Owner:শ্রীগোবিন্দ দাস, Gurdian:রাখাল , Address:নিজ মটুকগঞ্জ , Classification:বাস্তু, Area:0.10500000 Acre, | Srigobinda Das                                 |

**Endorsement For Deed Number : I - 010301827 / 2025**

**On 30-04-2025**

**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 10:45 hrs on 30-04-2025, at the Office of the A.D.S.R. BISHNUPUR by Srigobinda Das ,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 49,63,127/-

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

Execution is admitted on 30/04/2025 by Srigobinda Das, Son of Late Rakhal Chandra Das, Professors Colony, Lalbandh Bishnupur, P.O: Bishnupur, Thana: Bishnupur, , City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession Retired Person

Indetified by Kalyan Bhattacharyya, , , Son of Dilip Kumar Bhattacharyya, Gopeswarpally, P.O: Bishnupur, Thana: Bishnupur, , City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by profession Service

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

Execution is admitted on 30-04-2025 by Somnath Dey, Proprietor, SWASTIK CONSTRUCTION (Sole Proprietoship), Thanagora, Kurbantala, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122

Indetified by Kalyan Bhattacharyya, , , Son of Dilip Kumar Bhattacharyya, Gopeswarpally, P.O: Bishnupur, Thana: Bishnupur, , City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 84.00/- ( E = Rs 84.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 84/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 29/04/2025 6:03PM with Govt. Ref. No: 192025260041331728 on 29-04-2025, Amount Rs: 77/-, Bank: SBI EPay ( SBlePay), Ref. No. 1003673593419 on 29-04-2025, Head of Account 0030-03-104-001-16  
Online on 30/04/2025 11:59AM with Govt. Ref. No: 192025260042384558 on 30-04-2025, Amount Rs: 7/-, Bank: SBI EPay ( SBlePay), Ref. No. 4989577102723 on 30-04-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,150/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 7,050/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 2484, Amount: Rs.100.00/-, Date of Purchase: 11/02/2025, Vendor name: Sankar Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 29/04/2025 6:03PM with Govt. Ref. No: 192025260041331728 on 29-04-2025, Amount Rs: 7,000/-, Bank: SBI EPay ( SBlePay), Ref. No. 1003673593419 on 29-04-2025, Head of Account 0030-02-103-003-02  
Online on 30/04/2025 11:59AM with Govt. Ref. No: 192025260042384558 on 30-04-2025, Amount Rs: 50/-, Bank: SBI EPay ( SBlePay), Ref. No. 4989577102723 on 30-04-2025, Head of Account 0030-02-103-003-02



**JOYDEEP MUKHOPADHYAY  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
Bankura, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 0103-2025, Page from 108892 to 108928**

**being No 010301827 for the year 2025.**



Digitally signed by JOYDEEP MUKHOPADHYAY  
Date: 2025.04.30 15:58:25 +05:30  
Reason: Digital Signing of Deed.

**(JOYDEEP MUKHOPADHYAY) 30/04/2025**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BISHNUPUR**  
**West Bengal.**

Government of West Bengal  
OFFICE OF THE A.D.S.R. BISHNUPUR  
District Bankura

Ref.: AIN 010320251018271090042 (Application for certified copy of registered deed) dated  
6/1/2025 6

Total amount of duties/fees paid: Rs. 296.00/- (Rupees two hundred and ninety-six) only

Certified to be a true copy of the deed being No. 01827 for the year 2025 of OFFICE OF THE  
A.D.S.R. BISHNUPUR.

Digitally signed by JOYDEEP MUKHOPADHYAY  
A.D.S.R. BISHNUPUR  
6/4/2025 5:01:28 PM

Digitally signed by JOYDEEP MUKHOPADHYAY  
Date: 2025.06.04 17:03:23 +05:30  
Reason: Digital Signing of Deed.