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E-2615/202



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 417598

Q. No. 2001263919/2021

28-07-21

ment is admitted to registration. The Signatu
 et and the Endorsement sheet attached to this
 document are part of the document.

Rabin Kumar Das
 Additional District Sub Registrar
 Sadar, Paschim Medinipur

28 JUL 2021

Rabin Kumar Das
Santhajit Das

DEVELOPMENT OR CONSTRUCTION AGREEMENT

THIS DEED OF AGREEMENT is made on this the 28th Day of JULY of two thousand and twenty one A.D.

Between

28 JUL 2021

क्र. नं. 3817 टाका 5,000
ता. 28 JUL 2021
नाम Amit Kumar Hazra
पेठा K/23, Saratpally
थाना Midnapore
वाक्यर Midnapore



28 JUL 2021
केन्द्र-सेवा काल से
ए. डि. ए. अथवा अर्धस सेविका
28 JUL 2021

5,000 X 12 5,000



28 JUL 2021



Saswati Hazra (Nandi)

Gayatri Construction
Kalpana Banerjee,
Proprietor

1. **Amit Kumar Hazra**, S/o.- Late Pravash Kumar Hazra, By religion - Hindu, by profession - Private Job, Aadhar No.- 592094832996 PAN - ADAPH5380D
 2. **Parthajit Hazra**, S/o-Late Pravash Kumar Hazra, By religion -- Hindu, by profession - Private Job, Aadhar No.- 338860606495 PAN - AJHPH2017G
 3. **Saswati Hazra (Nandi)**, W/o. - Asim ~~Nandi~~ by religion Hindu, by profession - Housewife Aadhar No.- 455614396221 PAN- BGMPN6658L
- all is resident at K/23, Saratpally, P.O. & P.S. - Midnapore, Dist. - Paschim Medinipur.

Here-in-after known as the First
Party

[Which term unless repugnant to the context shall include his heirs, assignees & legal representatives.]

Amit Kumar Hazra
Parthajit Hazra

AND

Gayetri Construction registered office at-Duck Bunglow Road, Midnapore. P.O. + P.S.- Midnapore Dist Paschim Midnapore

represented by proprietor - Kalpana Banerjee W/o- Tapan Kumar Banerjee, Duck Bunglow Road. P.O.-P.S.- Midnapore. Dist- Paschim Midnapore. By Religion - Hindu, by profession - Business, Aadhar No.- 941195730927 PAN-ADLPB9641G

Here-in-after known as the DEVELOPER / Builder / Promoter / 2nd Party (Which term unless repugnant to the context shall include his heirs, assigness & legal representatives.).

WHEREAS the DEVELOPER has vast experience in developing lands and constructing multistoried buildings and flats.

AND

WHEREAS the OWNER are absolutely seized and possessed of a piece of land measuring 0.825 acres with structure along with twenty feet common passage for the project thereon as morefully described in schedule A hereunder.

AND

WHEREAS the OWNER/FIRST PARTY intended to construct a new multistoried building at the said property on the said land by the DEVELOPER. /SECOND PARTY

AND

WHEREAS the DEVELOPER / SECOND PARTY getting the information of intention of the OWNER/FIRST PARTY, approached him offering to develop the said property of the OWNER by constructing a multistoried structural building thereon as per terms and as may be agreed upon by and between the OWNER and the DEVELOPER

Saswati Hazra (Name)

Parthajit Hazra

Anil Kumar Hazra

Gayetri Construction
Kalpana Banerjee.
Proprietor

AND

WHEREAS the OWNER has accepted the said proposal of the DEVELOPER and there upon the DEVELOPER has agreed to develop the said land maintaining its original character as bastu and to construct a multi-storied building with flats as per sanctioned plan of Municipality and other authorities with the object of selling to different purchasers in consideration of giving the said land for construction of multistoried building on it to be made by the developer.

NOW THESE PRESENTS WITNESSETH and the parties do hereby agree as follows:-

1. This agreement for development and construction is being made on the express understanding that the DEVELOPER would comply with and /or cause compliance with all the statutory provisions in relation to such development and construction and for this purpose expenses that might be incurred would be solely borne by DEVELOPER.
2. The DEVELOPER hereby agrees and undertakes to obtain necessary sanctions and permissions from the appropriate authority for constructing a multistoried building on the said land & premises.
3. In consideration of the OWNER having agreed to entrust the DEVELOPER in the development of the land and construction of the said multistoried building on the said land and in connection there with authorizing the DEVELOPER to exercise the right, powers, privilege and benefits of the owner, executing a Power of Attorney in his favour relating to appearance before the Municipality MKDA, Electricity Board, Banks, Financial Institutes and LIC, Housing Finance and to appear and act in all courts, civil, criminal or renewal whether original or appellate and in the office or D.S.R. /ADSR for the registration of sale agreement/Sale Deed in Developer allocation or any other concern in the Dept. of Central Govt., State Govt. etc., relating to the sale of Flat / Space / car parking / etc absolutely for residential purpose or otherwise and allied matter on an extensive scale on modern lines and development and construction work on the said land as stated above and the DEVELOPER agrees to make project with the Owner with the land and it is agreed between both the parties that schedule property would be the investment by the

Anil Kumar Hazra
Saswati Hazra (Nandi)

Gayatri Construction
Kalpana Banerjee
Proprietor

first party and all remaining investments would be made by the second party. The share of first party would be 35% including super built up area and the 65% share would be for the second party.

4. The development of the said land and the construction of the multi-storied buildings thereon would be according to plan to be sanctioned and approved by the Midnapore Municipality
5. The constructions of the multi-storied building would be at the sole risk and expenses of the DEVELOPER and the DEVELOPER would comply with all statutory provisions, rules and regulations thereto. In connection with such development matter, the owner will not have any financial liability of any kind whatsoever.
6. The said development work and construction of the multistoried building and handing over the flats and parking spaces allotted to the OWNER would be completed with all finishing and decoration works within thirty six months from the date of commencement of the Project Work i.e. Aug. 2021 and is require time limit may be extended.
7. The OWNER will also hand over the documents of copy his title and OWNERSHIP of the said land for the purpose of development and construction, against receipt by the DEVELOPER
8. The OWNER hereby gives permission to the DEVELOPER to enter upon the said property and upon the said construction for the purpose of development and construction of the said multi-storied building from this day.
9. The OWNER agree to execute the necessary Power of Attorney authorizing the DEVELOPER to do all such above mentioned acts and things for the purpose of development, construction and smooth running of all the purpose of these presents and to enter into agreement for sale and to receive payment and to negotiate with the buyer and to finalize the deal and to make sale deed or otherwise of the Flat/ Flats, Parking place etc in developer allocation and to do all lawful acts necessary for this purpose on my behalf and I do hereby agree that all acts, deeds and things lawfully done by said attorney shall be constructed as acts and deeds and things done by me and I undertake to ratify and confirm all and what so ever that my said attorney shall lawfully door cause to be done for me by virtue of the power hereby given.

Apur Kumer Hazra
Saswati Hazra (Ward)

Gayatri Construction
Kalpana Banerjee
Proprietor

10. The OWNER agree to appear and / or to sign, execute plan, application etc., for the purpose of development and construction, if required, at the request of the DEVELOPER and as a part of the essence of the Agreement. It is however made clear that OWNER will not be made responsible and liable in any way in connection with the development work for which sole responsibility lies with the DEVELOPER.
11. On and from the execution of these presents the DEVELOPER shall pay and discharge all taxes, and all other levies etc. in relation to the said premises, do the demolition of the said structures, if any; on schedule "A" property, development and construction of the said multistoried building, sale, allot and giving possession to the prospective buyers of the said flats in developer's allocation.
12. The OWNER shall not object to any construction or laying the sewerage, drainage, water pipes, cables or other provisions made in accordance with the law and scheme of construction of the said multi-storied building, and sanctioned plan therefore.
13. Upon maintaining the terms & conditions as would be mutually agreed between the OWNER and DEVELOPER, the DEVELOPER shall be at liberty to enter into agreements to sell or allot any of the flats / Parking of the said multi-storied building barring the portion in the share of the owner, to be constructed all the Flats in the floors and to give the possession to any party, to enter into any agreement with them to execute conveyance, deeds, documents etc, in their favour in accordance with the provisions applicable to such multistoried flats / apartments.
14. The said development work and construction of multi-storied building should be carried out under the supervision of the developer. The DEVELOPER may take the assistance of architect, building contractors and others, if required, for the purpose of development and construction.
15. It will be sole responsibility of the DEVELOPER to deal with the authorities / concern, to comply with the rules and regulations of the said multistoried building and transfer there to the intending purchasers of the flats at their own, costs and expenses of the costs of the purchasers in developer allocation
16. It is finally agreed between Developer and Owner of the Land that Sale of Flats would be arranged by the developer and the owner will have

Anil Kumar Hazra Parthajit Hazra
Saswati Hazra (Nandi)

Gayatri Constructo
Kalpana Banerjee,
Proprietor

absolute control on his 35% share and the Developer will have absolute control 65% of the building on completion as per schedule 'B' and the developer will have no right to sale out of the sketch map of Schedule B of building.

17. That the Share of Super Built up area would be 35% for the first party (Land Owner) as per Schedule 'B' and 65% Super Built up area for the second party (Developer).
18. The DEVELOPER undertakes to keep the OWNER fully indemnified against any harm from any loss, costs, charges, expenses or claims either by DEVELOPER or contractors, workers etc. worked under the contract and control of the DEVELOPER or for any breach of any statutory or contractual obligations.
19. That the second party would arrange shifting / addition or alternation of sanitary tank and soak pit and bear all the relevant expenses for the same.
20. That the land owner shall deliver the khas possession of the schedule below land in question for the purpose of development unto Developer this day and the land owner shall take rented premises till development of the land in question and at that time developer shall bear the rent of the rented house i.e. Rs. 10,000/ (Ten thousand) only. Per month unto the Land owner.
21. That the first party of its representatives would not interfere in my manner and in the matter of construction and sale of flats or other newly built portions upon the schedule property but the first party shall have the right to supervise the quality of work and it should be endeavor of the Second Party to give the 35% share of the First Party as per the schedule 'B' in true sense maintaining the ratio agreed between both the Parties.
22. The DEVELOPER is bound to :
 - a. Build proposed multi-storied buildings, as per the sanction plan of Municipality
 - b. Construct with best available bricks, sand and stone,
 - c. Observe and follow Engineering workmanship
 - d. Build R.C. Column frame and structure with RC beams and roofs
 - e. Fix doors, Frame (Sal), Shutter - Flush Door, Windows Aluminium
 - f. Construct inside and outside wall with cement mortar plaster.

Anil Kumar Thara
Saswati Thara (Nandi)

Gayatri Construction
Kalpana Bhandari
Proprietor

- g. Construct inner floors of the flat, with 2'x 2' vitrified tiles flooring, toilets and kitchen flooring will be anti skid tiles 1'x1', toilets wall will be glazed tiles fittings upto lintel height i.e 6'
- h. Construct top kitchen table with black stone & Glazed tiles will be fixed in front of kitchen table-top & Black stone sink will also be fixed in kitchen.
- i. Construct toilets : One Indian pan & one commode.
- j. Fix one hand wash porcelain basin at Dinning space.
- k. Do outside and inside finishing: Outside of building will have same cement colour with weather coat. All outside, inside, faces of doors and windows and grill etc. will be painted with synthetic enamel paint. Inside walls of the flat will be distemper colours finish (Asian Paints/Royal /Delux/best materials).
- l. Arrange Water Supply: Water to be drawn from bore well inside the compound and to be raised at the roof connected with the electric pump. All necessary pipelines (PVC/GI) outside and inside of flats will be done with the electric pump. All necessary pipelines (PVC/ GI) outside and inside of flats will be done.
- m. Make Electric Wiring Concealed wiring will be done. Switches and board will be modified as desired by the purchasers (plug switch. geyzer point, etc.) will be fixed for each flat will be borne by the DEVELOPER
- n. Use branded Cement and TMT bar for this project.

IN WITNESS WHEREOF the parties here have signed sealed and delivered these presents on the day, month and year first written above.

SCHEDULE. -- A

Within District Paschim Medinipur. PS.-Kotwali (Madinapore) Mouza -- Narampur, Ward No. - 23/24, JL. No.- 174.LR. Plot No.- 1017 bastu, measuring- 00025 acre. Equal to 3600 sq.ft.

Butted and Bounded by

North: K-22. Bablu Raha
West: Road (20ft)

South K-23/1, Nibedita Goal (Jana)
East: Road (20ft)

Anil Kumar Hazra, Parthajit Hazra
Saswati Hazra (Nandi)

Gayatri Construction
Kaibana Banerjee
Proprietor

SCHEDULE--B

As per the sketch map 35% share of the owner of land and 65% share of the Developer of the land i.e. ground floor to the fourth

Anil Kumar Hazra
Parthajit Hazra
Saswati Hazra (Nandi)
Signature of the First Party
(LAND OWNER)

Gayatri Construction
Kalpana Banerjee.
Signature of the Second Party
(DEVELOPER)

Drafted by Hatipada Manu. Acharya
WBF 935/913787
Judge's Court, Midnapore

Witnesses:

1) Subhanga Chatterjee
4/T Dab Phased Chowdhury
Mitha Bazar, Midnapore

2) Bismilant Ghosh
Sankhata
Mr. [Signature]

This Deed is complete in 9 pages including 1 stamp papers and there are 2 attesting witnesses. Prints of the fingers of both the OWNER and the DEVELOPER have been taken in one separate sheet which shall attach to the Deed and shall form part of the Deed.

Anil Kumar Hazra
Parthajit Hazra
Saswati Hazra (Nandi)

Anil Kumar Hazra
Parthajit Hazra
Saswati Hazra (Nandi)

()

Left Hand Finger Impression -



Right Hand Finger Impression -



SIGNATURE
Gayatri Construction
Kallpana Banerjee.
Proprietor

Left Hand Finger Impression -



Right Hand Finger Impression -



SIGNATURE
Amit Kumar Hazra

()

Left Hand Finger Impression -



Right Hand Finger Impression -



SIGNATURE

Panthajit Hazra

Left Hand Finger Impression -



Right Hand Finger Impression -



SIGNATURE

Saswati Hazra (Naandi)



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

E-2615/21

GRN Details

GRN: 192021220038934681 Payment Mode: Online Payment
GRN Date: 28/07/2021 11:38:23 Bank/Gateway: State Bank of India
BRN: IK0BEWKNR1 BRN Date: 28/07/2021 11:07:37
Payment Status: Successful Payment Ref. No: 2001263919/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Kalpana Banerjee
Address: Midnapore
Mobile: 9733748704
Depositor Status: Buyer/Claimants
Query No: 2001263919
Applicant's Name: Mr C S Ghosh
Identification No: 2001263919/2/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001263919/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	35020
2	2001263919/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				35041

IN WORDS: THIRTY FIVE THOUSAND FORTY ONE ONLY.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি/Enrollment No.: 1058/10465/02718

To
অমিত কুমার হাজরা
Amit Kumar Hazra
K-23 SARATPALLY
Midnapore
Midnapore West Midnapore
West Bengal 721101

16239107
MN162391074DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

5920 9483 2996

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



অমিত কুমার হাজরা
Amit Kumar Hazra
পিতা : প্রভাস কুমার হাজরা
Father : PRABHAS KUMAR HAZRA
জন্ম সাল / Year of Birth : 1961
পুরুষ / Male



5920 9483 2996

আধার - সাধারণ মানুষের অধিকার

Amit Kumar Hazra

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMIT KUMAR HAZRA

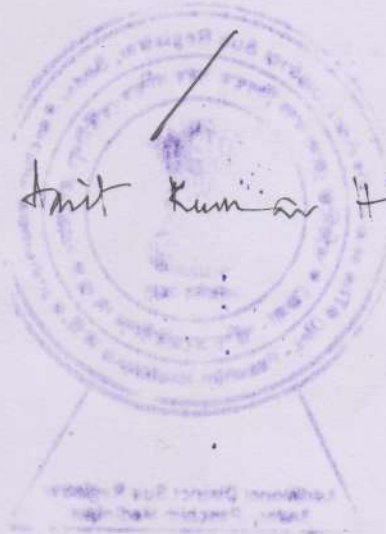
PRABHAS KUMAR HAZRA

11/02/1961

Permanent Account Number

ADAPH5380D

Amit Kumar Hazra
Signature



Amit Kumar Hazra

1805 JUL 8 5



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

ভারতীয় আইডি/Enrollment No.: 1058/10465/02721

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

To
পার্থজিৎ হাজরা
Parthajit Hazra
K-23 SARATPALLI
Midnapore
Midnapore West Midnapore
West Bengal 721101



MN162386794DF



- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিসেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

16238679

আপনার আধার সংখ্যা/ Your Aadhaar No. :

3388 6060 6495

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
কে ২৩, সরৎপল্লী, মেদিনীপুর
(এম), মেদিনীপুর, পশ্চিম
মেদিনীপুর, পশ্চিমবঙ্গ, ৭২১১০১

Address:
K-23, SARATPALLI,
Midnapore, Midnapore, West
Midnapore, West Bengal,
721101



ভারত সরকার
GOVERNMENT OF INDIA



পার্থজিৎ হাজরা
Parthajit Hazra
পিতা : প্রভাস কুমার হাজরা
Father : PRABHAS KUMAR HAZRA
জন্ম সাল / Year of Birth : 1966
পুরুষ / Male



3388 6060 6495

আধার - সাধারণ মানুষের অধিকার



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No.1947,
Bengaluru-560 001

28 JUN 2021

Parthajit Hazra

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PARTHAJIT HAZRA
PRAVASH KUMAR HAZRA
04/05/1962

Permanent Account Number

AJHPH2017G

Parthajit Hazra

Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटाएं :
आयकर पैन सेवा यूनिट, यू टी आई एस एल,
प्लॉट नं: ३, सेक्टर ११, सीडी बी बेलपुर,
नवी मुंबई-४०० ६१४

Parthajit Hazra

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BGMPN6658L

नाम / Name
SASWATI NANDI

पिता का नाम / Father's Name
PRAVASH HAZRA

जन्म की तारीख / Date of Birth
21/11/1970

हस्ताक्षर / Signature



Saswati Hazra (Nandi)

1505 JUL 8 5



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1058/57004/64093

To
শাহতী নন্দী
Saswati Nandi
Neriasole MAYTA
Nerasol
Mayta
Garhbeta-I Paschim Medinipur
West Bengal 721121
180041017
ML800410170FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4556 1439 6221

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শাহতী নন্দী
Saswati Nandi
পিতা : প্রভাস হাজরা
Father : Pravash Hazra
জন্মতারিখ / DOB : 21/11/1970
মহিলা / Female



4556 1439 6221

আধার - সাধারণ মানুষের অধিকার

Saswati Hazra (Nandi)



भारत सरकार
GOVERNMENT OF INDIA



কল্পনা ব্যানার্জী
KALPANA BANERJEE
পিতা : প্রফুল্ল ত্রিপাঠী
Father : PRAFULLA TRIPATHI
জন্ম সাল / Year of Birth : 1952
মহিলা / Female



9411 9573 0927

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

W/O তপন ব্যানার্জী, ডাক বাংলো
রোড, রঙ্গামাটি, মেদিনীপুর (এম).
মেদিনীপুর, পশ্চিম মেদিনীপুর,
পশ্চিমবঙ্গ, 721101

Address:

W/O Tapan Banerjee, DAK
BANGLO ROAD,
RANGAMATI, Midnapore,
Midnapore, West Midnapore,
West Bengal, 721101



1947
1800 180 1947



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P.O. Box No. 1947,
Bengaluru-560 001

1505 JUL 8 5



भारत सरकार

GOVERNMENT OF INDIA

कल्पना बानर्जी

KALPANA BANERJEE

पिता : प्रफुल्ल त्रिपाठी

Father : PRAFULLA TRIPATHI

उद्भूत साल / Year of Birth : 1952

महिला / Female



9411 9573 0927

आधार - साधारण मानुष्येभ्यो अधिकार



5 8 JUL 2021


भारत सरकार
Government of India

Saptapama Chowdhury
DOB: 23/04/1990
MALE

9496 2116 5093
मेरा आधार, मेरी पहचान


आधार
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India
Address:
S/O: Deb Prasad Chowdhury,
MONSA MANDIR GALI, MIRJA
BAJAR, Medinipur (M), Paschim
Medinipur,
West Bengal - 721101
9496 2116
5093

1947

help@uidai.gov.in

www.uidai.gov.in

Saptapama Chowdhury 85

Major Information of the Deed

Deed No.:	I-1003-02615/2021	Date of Registration	28/07/2021
Query No./Year	1003-2001263919/2021	Office where deed is registered	
Query Date:	27/07/2021 11:03:03 AM	1003-2001263919/2021	
Applicant Name, Address & Other Details	C S Ghosh Midnapore, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 9733748704, Status : Deed Writer		
Transaction	Additional Transaction		
[3110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 1,67,90,049/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 40,020/- (Article 48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

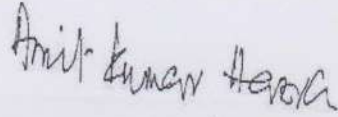
Land Details :

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Road: Narampur Municipal Road, Mouza: NARAMPUR, JI No: 174, Pin Code : 721101

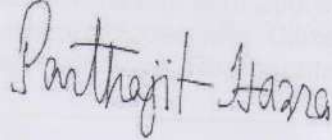
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1017 (RS :-15)	LR-2670	Commercial	Vastu	2.75 Dec	2,00,000/-	55,96,683/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-1017 (RS :-15)	LR-2671	Commercial	Vastu	2.75 Dec	2,00,000/-	55,96,683/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L3	LR-1017 (RS :-15)	LR-2672	Commercial	Vastu	2.75 Dec	2,00,000/-	55,96,683/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		TOTAL :			8.25Dec	6,00,000 /-	167,90,049 /-	
	Grand Total :				8.25Dec	6,00,000 /-	167,90,049 /-	

Land Details :-

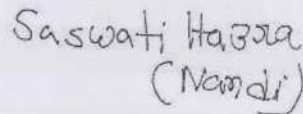
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Amit Kumar Hazra (Presentant) Son of Late Pravash Kumar Hazra Executed by: Self, Date of Execution: 28/07/2021 , Admitted by: Self, Date of Admission: 28/07/2021 ,Place : Office	 28/07/2021	 LTI 28/07/2021	 28/07/2021

K/23, Saratpally, City:- , P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, PAN No.:: ADxxxxxx0D, Aadhaar No: 59xxxxxxxx2996, Status :Individual, Executed by: Self, Date of Execution: 28/07/2021 , Admitted by: Self, Date of Admission: 28/07/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Parthajit Hazra Son of Late Pravash Kumar Hazra Executed by: Self, Date of Execution: 28/07/2021 , Admitted by: Self, Date of Admission: 28/07/2021 ,Place : Office	 28/07/2021	 LTI 28/07/2021	 28/07/2021

K/23, Saratpally, City:- , P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, PAN No.:: AJxxxxxx7G, Aadhaar No: 33xxxxxxxx6495, Status :Individual, Executed by: Self, Date of Execution: 28/07/2021 , Admitted by: Self, Date of Admission: 28/07/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Saswati Hazra Nandi Wife of Asim Nandi Executed by: Self, Date of Execution: 28/07/2021 , Admitted by: Self, Date of Admission: 28/07/2021 ,Place : Office	 28/07/2021	 LTI 28/07/2021	 28/07/2021

K/23, Saratpally, City:- , P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BGxxxxxx8L, Aadhaar No: 45xxxxxxxx6221, Status :Individual, Executed by: Self, Date of Execution: 28/07/2021 , Admitted by: Self, Date of Admission: 28/07/2021 ,Place : Office

Donor Details :

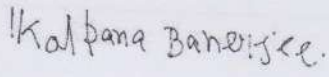
Name, Address, Photo, Finger print and Signature

GAYATREE CONSTRUCTION FIRM

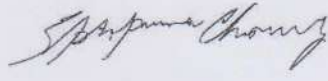
Duck Banglow Road, City:- , P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, PAN No:- ADxxxxxx1G, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Kalpana Banerjee Wife of Tapan Kumar Banerjee Date of Execution - 28/07/2021, , Admitted by: Self, Date of Admission: 28/07/2021, Place of Admission of Execution: Office			
Jul 28 2021 12:17PM	LTI 28/07/2021	28/07/2021	
Duck Banglow Road, City:- , P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No:- ADxxxxxx1G, Aadhaar No: 94xxxxxxxx0927 Status : Representative, Representative of : GAYATREE CONSTRUCTION FIRM (as Proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Saptaparna Chowdhury Son of Late Debaprasad Chowdhury Mirzabazar, City:- , P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101			
28/07/2021	28/07/2021	28/07/2021	
Identifier Of Amit Kumar Hazra, Parthajit Hazra, Saswati Hazra Nandi, Kalpana Banerjee			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Amit Kumar Hazra	GAYATREE CONSTRUCTION FIRM-2.75 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Parthajit Hazra	GAYATREE CONSTRUCTION FIRM-2.75 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Saswati Hazra Nandi	GAYATREE CONSTRUCTION FIRM-2.75 Dec

Details as per Land Record

Post: Narnapur, District: MIDNAPORE, P.S.-Midnapore, Municipality: MIDNAPORE, Road: Narnapur Municipal Road, Mouza: Narnapur, Dist: 721121, Pin Code: 721121

Seri No.	Plot & Khata Number	Details Of Land	Owner name in English as selected by Applicant
101	LR Plot No-1017, LR Khata No-2570	Owner: অমিত কুমার হাজরা, Gurdian: প্রভাস কুমার, Address: কে-২৩, শরণপল্লী, Classification: বাস, Area: 0.02750000 Acre,	Amit Kumar Hazra
102	LR Plot No-1017, LR Khata No-2571	Owner: পার্থজিত হাজরা, Gurdian: প্রভাস কুমার, Address: নিজ, Classification: বাস, Area: 0.02750000 Acre,	Parthajit Hazra
103	LR Plot No-1017, LR Khata No-2572	Owner: শ্যামলী হাজরা নন্দী, Gurdian: প্রভাস কুমার হাজরা, Address: নিজ, Classification: বাস, Area: 0.02750000 Acre,	Saswati Hazra Nandi

Signature
 H.S. - 10/04/2021
 ADDITIONAL DISTRICT SUPERINTENDENT
 OFFICE OF TREASURY, MIDNAPORE
 Midnapore, Dist: 721121

Endorsement For Deed Number : I - 100302615 / 2021

28-07-2021

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 12:14 hrs on 28-07-2021, at the Office of the A.D.S.R. MIDNAPORE by Amit Kumar Hazra , 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 1,67,90,049/-

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

Execution is admitted on 28/07/2021 by 1. Amit Kumar Hazra, Son of Late Pravash Kumar Hazra, K/23, Saratpally, P.O: Midnapore, Thana: Medinipur, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Private Service, 2. Parthajit Hazra, Son of Late Pravash Kumar Hazra, K/23, Saratpally, P.O: Midnapore, Thana: Medinipur, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Private Service, 3. Saswati Hazra Nandi, Wife of Asim Nandi, K/23, Saratpally, P.O: Midnapore, Thana: Medinipur, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession House wife

Indetified by Saptaparna Chowdhury, , Son of Late Debaprasad Chowdhury, Mirzabazar, P.O: Midnapore, Thana: Medinipur, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Others

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

Execution is admitted on 28-07-2021 by Kalpana Banerjee, Proprietor, GAYATREE CONSTRUCTION FIRM, Duck Banglow Road, City:-, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Indetified by Saptaparna Chowdhury, , Son of Late Debaprasad Chowdhury, Mirzabazar, P.O: Midnapore, Thana: Medinipur, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/07/2021 11:39AM with Govt. Ref. No: 192021220038934681 on 28-07-2021, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BEWKNR1 on 28-07-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3817, Amount: Rs.5,000/-, Date of Purchase: 28/07/2021, Vendor name: Soumen Kr Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/07/2021 11:39AM with Govt. Ref. No: 192021220038934681 on 28-07-2021, Amount Rs: 35,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BEWKNR1 on 28-07-2021, Head of Account 0030-02-103-003-02

Rabindranath Sau

**RABINDRANATH SAU
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
Paschim Midnapore, West Bengal**

State of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1003-2021, Page from 63925 to 63953
Being No 100302615 for the year 2021.



Digitally signed by RABINDRANATH SAU
Date: 2021.08.02 18:05:10 +05:30
Reason: Digital Signing of Deed.

Rabindranath Sau

(RABINDRANATH SAU) 2021/08/02 06:05:10 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
West Bengal.

(This document is digitally signed.)