

11924/24

P-11825/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 373198

Certified that the Document is Admitted to Registration the Signature Sheet and the Endorsements Attached with this Documents are the Part of this Document.

A.D.S.R. Durgapur
Paschim Bardhaman

29 NOV 2024

DEVELOPMENT AGREEMENT

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


Nov

BETWEEN

[1] **Mrs. ANITA NASKAR [Pan No-DCEPK6023E]** [Aadhaar No-594821985998] wife of Madhab Chandra Naskar, by Nationality: Indian, by faith: Hindu, by occupation: Housewife, residing at S-IV/44, Bidhannagar Housing Colony, P.O-ABL, Durgapur-06, P.S-Newtownship, District -Paschim Bardhaman, West Bengal.

[2] **Mr SRIMANTA RUDRA [Pan No-akepr0543h]** [Aadhaar No-697097343230] son of Bimal Chandra Rudra, by Nationality: Indian, by faith: Hindu, by occupation: others residing at DN-503, DPL Township, P.O-Durgapur-1, P.S-Coke-Oven, District -Paschim Bardhaman, West Bengal.

[3] **Mr BALAI THAKURA [Pan No-AELPT9918H]** son of Sri Haradhan Thakura by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at 2/10 Vivekananda Park, Tetikhola, Arrah, Durgapur-12, P.S-NTPS, Dist-Paschim Bardhaman, West Bengal.

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

AND

"BINAYAK DEVELOPERS" [Pan No-AATFB4409K] having its principle place of business at 2/10 Vivekananda Park, Tetikhola, Arrah, Durgapur-12, P.S- Newtownship, Dist-Paschim Bardhaman, West Bengal represented by all of its **Partner**

[1] **SRI TARAK NATH NAHA [Pan No-AEPPN3276C]** son of Late Promod Kumar Naha by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at A3/4 Kalinagar, Arrah, Durgapur-12, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal.

[2] **SRI SHAMBHU NATH NAHA [Pan No-AGYPN9538J]** son of Late Promod Kumar Naha by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at A3/4 Kalinagar, Arrah, Durgapur-12, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal.

[3] **BALAI THAKURA [Pan No-AELPT9918H]** son of Sri Haradhan Thakura by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at 2/10 Vivekananda Park, Tetikhola, Arrah, Durgapur-12, P.S-NTPS, Dist-Paschim Bardhaman, West Bengal.

[Hereinafter referred to and called as "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, legal representatives, administrators, executors and assigns) of the SECOND PART.

And whereas LANDOWNERS no-1 acquired an area of 3 katha 4 chatak in connection with plot no-RS-3, LR Plot No-2 by way of regd deed of sale being no-1742 of 2006 , who acquired the same from the then owner Gobardhan Ghosh and name of LANDOWNERS no-1 duly recorded in the role of BL & LRO under khatian no-1290.

And whereas LANDOWNERS no-2 acquired an area of 3 Katha 1 Chatak in connection with plot no-RS-3, LR Plot No-2 by way of regd deed of sale being no-1755 of 2006, who acquired the same from the then owner Gobardhan Ghosh. and name of LANDOWNERS no-2 duly recorded in the role of BL & LRO under khatian no-LR-1732.

And whereas LANDOWNERS no-3 acquired an area of 9 Katha 6 Chatak in connection with plot no-RS-1/68, LR Plot No-5 by way of regd deed of sale being no-1465 of 2006, who acquired the same from the then owner Rampada Chattopadhyay. and name of LANDOWNERS no-3 duly recorded in the role of BL & LRO under khatian no-LR-1399.

and whereas all the LANDOWNERS are owning, possessing and seizing the schedule below land without any encumbrances.

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

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

I-DEFINITION

1. **OWNER/LANDLORDS:-** Shall mean [1] **Mrs. Anita Naskar [Pan No-DCEPK6023E]** [Aadhaar No-594821985998] wife of Madhab Chandra Naskar, by Nationality: Indian, by faith: Hindu, by occupation: Housewife, residing at S-IV/44, Bidhannagar Housing Colony, P.O-ABL, Durgapur-06, P.S-Newtownship, District -Paschim Bardhaman, West Bengal. [2] **Mr SRIMANTA RUDRA [Pan No-akepr0543h]** [Aadhaar No-697097343230] son of Bimal Chandra Rudra, by Nationality: Indian, by faith: Hindu, by occupation: others residing at DN-503, DPL Township, P.O-Durgapur-1, P.S-Coke-Oven, District -Paschim Bardhaman, West Bengal. [3] **Mr BALAI THAKURA [Pan No-AELPT9918H]** son of Sri Haradhan Thakura by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at 2/10 Vivekananda Park, Tetikhola, Arrah, Durgapur-12, P.S-NTPS, Dist-Paschim Bardhaman, West Bengal.
2. **DEVELOPER:-** Shall mean ““**BINAYAK DEVELOPERS**” [**Pan No-AATFB4409K**] having its principle place of business at 2/10 Vivekananda Park, Tetikhola, Arrah, Durgapur-12, P.S- Newtownship, Dist-Paschim Bardhaman, West Bengal represented by all of its **Partner** [1] **SRI TARAK NATH NAHA [Pan No-AEPPN3276C]** son of Late Promod Kumar Naha by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at A3/4 Kalinagar, Arrah, Durgapur-12, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal. [2] **SRI SHAMBHU NATH NAHA [Pan No-AGYPN9538J]** son of Late Promod Kumar Naha by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at A3/4 Kalinagar, Arrah, Durgapur-12, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal. [3] **SRI BALAI THAKURA [Pan No-AELPT9918H]** son of Sri Haradhan Thakura by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at 2/10 Vivekananda Park, Tetikhola, Arrah, Durgapur-12, P.S-NTPS, Dist-Paschim Bardhaman, West Bengal.

3. **LAND:-** Shall mean Land measuring area of **15 katha 11 chatak** comprising in RS Plot No-3,1/68, Plot No-LR-2,5 under Khatian No-LR-1399,1732,1290 under Mouja-Tetikhola, J.L No-111, P.S-Newtownship, District-Panchim Bardhaman, West Bengal.
4. **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owner herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.
5. **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
6. **Municipal Corporation:-** Shall mean the Jemua Gram Panchayat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
7. **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Jemua Gram Panchayat and shall also include variations/modifications, alterations therein that may be made by the Owner herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
8. **UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.
9. **PROJECT:** Shall mean the work of development undertake and to be done by the Owner herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/ Flat/ s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.

10/11

IV- DURATION: - This agreement is made for a period of **30 months** | **after 8 months from the date of this agreement** | which starts from the date of getting approval from the office of the sanction of Jemua Gram Panchayat/ Paschim Bardhaman Zila Parisad.

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

VI: - OWNER DUTY & LIABILITY:-

1. The owner will delivered the First Schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That owner hereby declare that the Schedule mentioned land is free from all encumbrances and if any question regarding ownership of the land is arises on that score the owner is answerable for the same and if any land related dispute is found in future that also shall be meet up by the LANDOWNERS at his own cost and if the Developer agrees to bear the cost or expenses for the same on that score that will be deducted from the LANDOWNERS's Allocation.
3. That the Owner shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the first Schedule property in the hands of the developer and also shall supply all the original land related documents.
4. **The Owner hereby declared that :-**
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no agreement between the Owner and any other party except **"BINAYAK DEVELOPERS"** either for sale or for development and construction of housing complex and the said land is free from any encumbrance.

- c) Sec-202 of Indian contract Act will be taken into consideration in case of death of the LANDOWNERS.
 - d) That land related dispute shall be resolved by the LANDOWNERS.
 - e) That GST, Development Charges, stamp duty and registration fees in relation to the LANDOWNERS' allocation Flat shall be borne by the LANDOWNERS himself.
5. That the Owner also agreed that they will execute a power of attorney and appointed the Developer party to do & execute all lawful acts, deeds things for the Owner and on their behalf in respect of all activities related to developing and construction of a housing complex on the said land i.e receive sanctioned plan from the Jemua Gram Panchayat, such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against LANDOWNERS in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed in favour of intending customer.
6. That in no case ownership is transferred in favour of the developer by force of this development agreement.

VIII- DEVELOPER DUTY, LIABILITY & Responsibility:-

1. The developer **"BINAYAK DEVELOPERS"** is fully acquainted with, aware of the process/formalities related to similar project in this area.
2. The developer confirms and assures the Owner that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the owner do not have any liability and or responsibility to finance and execute the project or part thereof.

3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. agencies. Any variation/ alteration/ modification from the original approved drawing/plan needs approval of the Owner & the Architect before submission to the Corporation/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the Owner and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the Owner and Developers.
4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and second party shall take the entire necessary step to save the property from any kind of encroachment by the adjacent LANDOWNERS.
5. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement. The Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible the said incident or damage or loss during construction.
7. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan.



8. That the Developer shall not make Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers.

X-Cancellation :

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

2. XI-Miscellaneous :-

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- b) **Confidentiality & non-disclosure-** Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) **Dispute-** That all disputes and differences arising out of this agreement shall be referred to Arbitrator for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.
- d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the Owner time to time.
- e) The Owner can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.

- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.
- g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney but the LANDOWNERS are not liable to make payment of any kind of loan liability of the developer.
- h) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- k) The LANDOWNERS and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- l) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the LANDOWNERS without reimbursement of the same and the LANDOWNERS shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

A piece and parcel of Land measuring area of **15 katha 11 chatak** comprising in RS Plot No-3,1/68, Plot No-LR-2,5 under Khatian No-LR-1399,1732,1290 under Mouja-Tetikhola, J.L No-111, P.S-Newtownship, District-Panchim Bardhaman, West Bengal which is butted and bounded as follows: North- Plot of Others, South- Plot of Others, East- Land of Biswanath Pan & 16 ft wide metal Road, West- Plot of Others.

SECOND SCHEDULE ABOVE REFERRED TO

(LANDOWNERS ALLOCATION)

Whereas the LANDOWNERS No-1 will get one number of 3 BHK Flat G 1422.62 sq ft (S.B. area) at 1st floor front side, one number of 2BHK Flat E 969.10 sq ft (S.B. area) at 1st floor and one number of Car parking space of 110 sq ft and LANDOWNERS No- 2 will get one number of 3 BHK Flat G 1422.62 sq ft (S.B. area) at 3rd floor front side , one number of 2BHK Flat H 1084.67 sq ft (S.B. area) at 3rd floor and one number of Car parking space of 110 sq ft and the LANDOWNERS No-3 will get 30 % construction area of his land or total area 7500 sq.ft. together with the undivided importable proportionate share and/or interest in the said land and the common portions as specified in schedule below but in no case the LANDOWNERS shall have any right to claim any other consideration in any manner whatsoever except the above.

THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

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

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



IN WITNESS WHEREOF the parties hereto have executed these presents on this 29th day of November 2024 before the office of the ADSR Durgapur.

WITNESSES: -

1.

1) Anirudh Naskar.

for Bhandari Lal
for Bhandari Lal
Durgapur East - 10

2) Sriramanta Rudra.

2. Madhul Ch. Naskar
S/O Lt. Anil K. Naskar
Bidhamanagar Housing
Durgapur - 713206

3) Balaji Shakma.

Signature of LANDOWNERS

BINAYAK DEVELOPERS
Tarak Nath Naskar.
Partner

BINAYAK DEVELOPERS
Shambhu Nath Naskar.
Partner

BINAYAK DEVELOPERS
Balaji Shakma.
Partner

Signature of the Developer

Drafted and typed by me

Joy Roy

Advocate, Durgapur Court

1595/562/2020

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



192024250295218498

GRN Details

GRN:	192024250295218498	Payment Mode:	SBI Epay
GRN Date:	29/11/2024 11:29:26	Bank/Gateway:	SBIePay Payment Gateway
BRN :	7055653585139	BRN Date:	29/11/2024 11:29:37
Gateway Ref ID:	CHR7746022	Method:	State Bank of India NB
GRIPS Payment ID:	291120242029521848	Payment Init. Date:	29/11/2024 11:29:26
Payment Status:	Successful	Payment Ref. No:	2002856168/1/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Ms BINAYAK DEVELOPERS
Address:	ARRAH,PIN-713212
Mobile:	7908751059
Period From (dd/mm/yyyy):	29/11/2024
Period To (dd/mm/yyyy):	29/11/2024
Payment Ref ID:	2002856168/1/2024
Dept Ref ID/DRN:	2002856168/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002856168/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	5010
2	2002856168/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				5024

IN WORDS: FIVE THOUSAND TWENTY FOUR ONLY.

FINGER PRINT & PHOTOCOPY

Left hand						 <i>Balaji Shakuna.</i>
Right hand						

Signature & Photograph is duly attested by me *Balaji Shakuna.*

Left hand						 <i>Jarak Nath Naha.</i>
Right hand						

Signature & Photograph is duly attested by me *Jarak Nath Naha.*

Left hand						 <i>Shambhu Nath Naha</i>
Right hand						

Signature & Photograph is duly attested by me

Shambhu Nath Naha

FINGER PRINT & PHOTOCOPY

Left hand						 <i>Srimanta Redra</i>	
	Little	Ring	Middle	fore	Thumb		
	Right hand						
		Little	Ring	Middle	fore		Little
		Thumb	fore	Middle	Ring		Little
Thumb		fore	Middle	Ring	Little		

Signature & Photograph is duly attested by me

Srimanta Redra

Left hand						 <i>Anika Naskar</i>	
	Little	Ring	Middle	fore	Thumb		
	Right hand						
		Little	Ring	Middle	fore		Little
		Thumb	fore	Middle	Ring		Little
Thumb		fore	Middle	Ring	Little		

Signature & Photograph is duly attested by me

Anika Naskar

Left hand							
	Little	Ring	Middle	fore	Thumb		
	Right hand						
		Thumb	fore	Middle	Ring		Little

Signature & Photograph is duly attested by me

DETAILS OF IDENTIFIER WITH PHOTO

:: শনাক্তকারীর সচিত্র বিবরণ ::

1. NAME (নাম) : Bhimsen Pal
2. FATHER/HUSBAND/NAME : Bairi Chandra Pal
(পিতা/স্বামীর নাম)
3. OCCUPATION (পেশা) : Law Clerk
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
- VILLAGE/TOWN (গ্রাম/শহর) : Gaur 6924
- POST OFFICE (পোস্ট অফিস) : Gaur 6924
- POLICE STATION (থানা) : Pandur
- DISTRICT (জেলা) : P. D. S. PIN (পিন) : 713277
- STATE (রাজ্য) : M.R.
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) : _____
6. AADHAR NO. : 46970974 9013
- PAN : _____
- EPIC NO. : _____

আমি (শনাক্তকারী) _____ বিক্রেতা/দাতাগণকে শনাক্ত করিলাম।
অত্র দলিলের (QUERY NO) _____ as identifier identifying the
I, _____ executants of the concerned deed (Query No.) _____

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Bhimsen Pal
IDENTIFIER SIGNATURE

তারিখ :

শনাক্তকারীর স্বাক্ষর

Major Information of the Deed

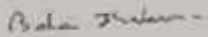
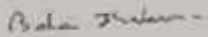
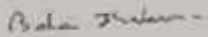
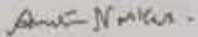
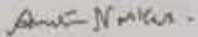
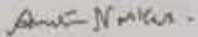
Deed No :	I-2306-11825/2024	Date of Registration	29/11/2024
Query No / Year	2306-2002856168/2024	Office where deed is registered	
Query Date	11/11/2024 6:11:41 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 7908751059, Status: Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 89,30,109/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5 (RS :- 1/68)	LR-1399	Bastu	Bald	9 Katha 6 Chatak		53,36,719/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-2 (RS :- 3)	LR-1732	Bastu	Bald	3 Katha 1 Chatak		17,43,328/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L3	LR-2 (RS :- 3)	LR-1290	Bastu	Bastu	3 Katha 4 Chatak		18,50,062/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
		TOTAL :			25.8844Dec	0 /-	89,30,109 /-	
		Grand Total :			25.8844Dec	0 /-	89,30,109 /-	

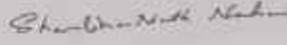
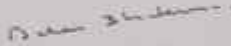
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Balai Thakura Son of Mr Haradhan Thakura Executed by: Self, Date of Execution: 29/11/2024 Admitted by: Self, Date of Admission: 29/11/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>29/11/2024</td> <td>LTI</td> <td>29/11/2024</td> <td>29/11/2024</td> </tr> </tbody> </table> Tetikhola, City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: aexxxxxx8h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/11/2024 Admitted by: Self, Date of Admission: 29/11/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Balai Thakura Son of Mr Haradhan Thakura Executed by: Self, Date of Execution: 29/11/2024 Admitted by: Self, Date of Admission: 29/11/2024 ,Place : Office		 Captured		29/11/2024	LTI	29/11/2024	29/11/2024
Name	Photo	Finger Print	Signature										
Mr Balai Thakura Son of Mr Haradhan Thakura Executed by: Self, Date of Execution: 29/11/2024 Admitted by: Self, Date of Admission: 29/11/2024 ,Place : Office		 Captured											
29/11/2024	LTI	29/11/2024	29/11/2024										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs Anita Naskar (Presentant) Wife of Mr Madhab Chandra Naskar Executed by: Self, Date of Execution: 29/11/2024 Admitted by: Self, Date of Admission: 29/11/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>29/11/2024</td> <td>LTI</td> <td>29/11/2024</td> <td>29/11/2024</td> </tr> </tbody> </table> Qtr No- 4/44, Bidhannagar Govt. Housing Colony, City:- Not Specified, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: alxxxxxx4l, Aadhaar No: 59xxxxxxxx5998, Status :Individual, Executed by: Self, Date of Execution: 29/11/2024 Admitted by: Self, Date of Admission: 29/11/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Mrs Anita Naskar (Presentant) Wife of Mr Madhab Chandra Naskar Executed by: Self, Date of Execution: 29/11/2024 Admitted by: Self, Date of Admission: 29/11/2024 ,Place : Office		 Captured		29/11/2024	LTI	29/11/2024	29/11/2024
Name	Photo	Finger Print	Signature										
Mrs Anita Naskar (Presentant) Wife of Mr Madhab Chandra Naskar Executed by: Self, Date of Execution: 29/11/2024 Admitted by: Self, Date of Admission: 29/11/2024 ,Place : Office		 Captured											
29/11/2024	LTI	29/11/2024	29/11/2024										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Srimanta Rudra Son of Mr Bimal Chandra Rudra Executed by: Self, Date of Execution: 29/11/2024 Admitted by: Self, Date of Admission: 29/11/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>29/11/2024</td> <td>LTI</td> <td>29/11/2024</td> <td>29/11/2024</td> </tr> </tbody> </table> Qtrno- EN-493, DPL Colony, City:- Not Specified, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713202 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: akxxxxxx3h, Aadhaar No: 69xxxxxxxx3230, Status :Individual, Executed by: Self, Date of Execution: 29/11/2024 Admitted by: Self, Date of Admission: 29/11/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Srimanta Rudra Son of Mr Bimal Chandra Rudra Executed by: Self, Date of Execution: 29/11/2024 Admitted by: Self, Date of Admission: 29/11/2024 ,Place : Office		 Captured		29/11/2024	LTI	29/11/2024	29/11/2024
Name	Photo	Finger Print	Signature										
Mr Srimanta Rudra Son of Mr Bimal Chandra Rudra Executed by: Self, Date of Execution: 29/11/2024 Admitted by: Self, Date of Admission: 29/11/2024 ,Place : Office		 Captured											
29/11/2024	LTI	29/11/2024	29/11/2024										

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Binayak Developers 2/10, Vivekananda Park, Tetikhola, Arrah, City:- Durgapur, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Date of Incorporation:XX-XX-2XX8 , PAN No.: aaixxxx9k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details				
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Tarak Nath Naha Son of Late Promod Kumar Naha Date of Execution - 29/11/2024 , Admitted by: Self, Date of Admission: 29/11/2024, Place of Admission of Execution: Office	 Nov 29 2024 2:06PM	 Captured LTI 29/11/2024	 29/11/2024
A3/4 Kalinagar, Arrah, City:- Not Specified, P.O:- Durgapur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: aexxxxx6c,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Binayak Developers (as PARTNER)				
	Name	Photo	Finger Print	Signature
2	Mr Shambhu Nath Naha Son of Late Promod Kumar Naha Date of Execution - 29/11/2024 , Admitted by: Self, Date of Admission: 29/11/2024, Place of Admission of Execution: Office	 Nov 29 2024 2:06PM	 Captured LTI 29/11/2024	 29/11/2024
A3/4, Kalinagar, Arrah, City:- Not Specified, P.O:- Durgapur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: agxxxxx8j,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Binayak Developers (as PARTNER)				
	Name	Photo	Finger Print	Signature
3	Mr Balaji Thakura Son of Mr. Haradhan Thakura Date of Execution - 29/11/2024 , Admitted by: Self, Date of Admission: 29/11/2024, Place of Admission of Execution: Office	 Nov 29 2024 2:05PM	 Captured LTI 29/11/2024	 29/11/2024
2/10, Vivekananda Park, Tetikhola, Arrah, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: aexxxxx8h,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Binayak Developers (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr. Baidynath Pal Gaurbazar, City:- Not Specified, P.O:- Gaurbazar, P.S:-Faridpur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713377		 Captured	
	29/11/2024	29/11/2024	29/11/2024

Identifier Of Mr Balai Thakura, Mrs Anita Naskar, Mr Srimanta Rudra, Mr Tarak Nath Naha, Mr Shambhu Nath Naha, Mr Balai Thakura

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Balai Thakura	Binayak Developers-15.4688 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Srimanta Rudra	Binayak Developers-5.05312 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs Anita Naskar	Binayak Developers-5.3625 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 5, LR Khatian No:- 1399	Owner: বলাই ঠাকুর, Gurdian: শ্রীমান বলাই ঠাকুর, Address: নিম্ন, Classification: কৃষি, Area: 0.15000000 Acre,	Mr Balai Thakura
L2	LR Plot No:- 2, LR Khatian No:- 1732	Owner: শ্রীমান রুদ্র, Gurdian: শ্রীমান রুদ্র, Address: নিম্ন, Classification: কৃষি, Area: 0.05000000 Acre,	Mr Srimanta Rudra
L3	LR Plot No:- 2, LR Khatian No:- 1290	Owner: শ্রীমতী অনিতা নস্কর, Gurdian: শ্রীমতী অনিতা নস্কর, Address: নিম্ন, Classification: কৃষি, Area: 0.05000000 Acre,	Mrs Anita Naskar

Endorsement For Deed Number : I - 230611825 / 2024

On 29-11-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:53 hrs on 29-11-2024, at the Office of the A.D.S.R. DURGAPUR by Mrs Anita Naskar, 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 89,30,109/-

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

Execution is admitted on 29/11/2024 by 1. Mr Balai Thakura, Son of Mr Haradhan Thakura, Tetikhola, P.O: Durgapur, Thana: New Township, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Service, 2. Mrs Anita Naskar, Wife of Mr Madhab Chandra Naskar, Qtr No- 4/44, Bidhannagar Govt. Housing Colony, P.O: Durgapur, Thana: Durgapur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife, 3. Mr Srimanta Rudra, Son of Mr Bimal Chandra Rudra, Qtrno- EN-493, DPL Colony, P.O: Durgapur, Thana: Coke Oven, Paschim Bardhaman, WEST BENGAL, India, PIN - 713202, by caste Hindu, by Profession Service

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

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

Execution is admitted on 29-11-2024 by Mr Tarak Nath Naha, PARTNER, Binayak Developers (Partnership Firm), 2/10, Vivekananda Park, Tetikhola, Arrah, City:- Durgapur, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

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

Execution is admitted on 29-11-2024 by Mr Shambhu Nath Naha, PARTNER, Binayak Developers (Partnership Firm), 2/10, Vivekananda Park, Tetikhola, Arrah, City:- Durgapur, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs:0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2024 11:29AM with Govt. Ref. No: 192024250295218498 on 29-11-2024, Amount Rs: 14/-, Bank: SBI EPay (SBIPay), Ref. No. 7055653585139 on 29-11-2024, Head of Account 0030-03-104-001-16

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2024, Page from 216568 to 216592

being No 230611825 for the year 2024.



Digitally signed by SANTANU PAL
Date: 2024.11.29 20:15:42 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 29/11/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. DURGAPUR

West Bengal.