

109/25

119/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
Certified that the Endorsement
attached to this document
is a part of the Document

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08/01/25

08 JAN 2025
District Sub-Register
BURDWAN

Saibest Mukherjee
Saibest Mukherjee



Sowresh Mukherjee
Sowresh Mukherjee

HAZRA RESIDENCY
Sri Prasad Hazra
Managing Partner

DEVELOPMENT / CONSTRUCTION AGREEMENT

THIS DEVELOPMENT/CONSTRUCTION AGREEMENT is
made on this the 5th day of October, 2024,
BETWEEN

রিক নং ২৫৭৩৭ তারিখ ০৫.১২.২৩

ক্রেতা SAIBESH MUKHERJEE @ SAIBESH MUKHOPADHYAY & ORS.

সকিহ ০০০ BURDWAN

টাকার মূল্য ২০০০/-

কর্তৃমান ট্রান্সমিটর ১নং টাকার বরিস তারিখ ৩০.১২.২৩

টাকার ভেদাক সঙ্কল্প আচার্য

কোলা জজ আদালত (কর্তৃমান)

সাইসেল নং- ১/২-১০৪-০৫

Sanjay Acharyya.

Notarizing that the signature is
written to this document
as part of the document

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written to this document
as part of the document

08 JAN 2025



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Additional District Sub-Registrar
BURDWAN

08 JAN 2025

Page No. : 2

1. **MR. SAIBESH MUKHERJEE @ SAIBESH MUKHOPADHYAY,**
[PAN: AFDPM2468N]

Son of Late Kiritidhari Mukherjee @ Mukhopadhyay, Nationality Indian, by faith Hindu, by occupation Business, resident of B.L. Hati Road, Radhanagar Para, Burdwan, P.O. – Burdwan, P.S. Burdwan Sadar, District Purba Bardhaman, PIN – 713101 (W.B.) &

2. **MR. SOURESH MUKHERJEE @ SOURESH MUKHOPADHYAY**
[PAN : AESPM0524R]

Son of Late Kiritidhari Mukherjee @ Mukhopadhyay, Nationality Indian, by faith Hindu, by occupation Business, resident of B.L. Hati Road, Radhanagar Para, Burdwan, P.O. – Burdwan, P.S. Burdwan Sadar, District Purba Bardhaman, PIN – 713101 (W.B.), hereinafter referred to as the **LAND OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/their respective heirs, executors, successors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

“HAZRA RESIDENCY” [PAN : AAOFH7783H], a partnership firm, having its office at No.1 Mahatab Road, P.O. Nutanganj, P.S. – Burdwan Sadar, District – Purba Bardhaman, PIN – 713102 (W.B.), represented herein by its Managing Partner – **MR. DEBI PROSAD HAZRA [PAN : ALOPH2991N]**, son of Sri Ranjit Kumar Hazra, Nationality - Indian, by faith Hindu, by

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Saibesh Mukherjee ©
Saibesh Mukherjee

Souresh Mukherjee ©
Souresh Mukherjee

HAZRA RESIDENCY

Mr. Prasad Hazra

Managing Partner

occupation business, resident of No.1 Mahatab Road, P.O. Nutanganj, P.S. - Burdwan Sadar, District - Purba Bardhaman, PIN - 713102 (W.B.), hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the **SECOND PART**

WHEREAS the landed property more particularly described under the **SCHEDULE** herein below is lawfully owned and possessed by the OWNER/S herein.

AND WHEREAS the landed property more particularly described in the Schedule herein below was previously lawfully owned & possessed by Girindra Nath Mitra & Others **AND WHEREAS** while owning and possessing the said land, said Girindra Nath Mitra & Others transferred the same unto one **Usha Rani Choudhury**, vide a Registered Deed of Gift dated 06.01.1963, being Deed No. 85 for the year 1963 of the office of the District Sub-Registrar, Burdwan, entered in Book No. 1, Volume No. 08, in Pages from No. 126 to No. 128 of that office **AND WHEREAS** since such lawful acquisition said Usha Rani Choudhury, while was in lawful ownership of the said landed property, of her own accord caused to built there upon her own residential structures AND while was in lawful occupation of the same, for her every need proclaimed sell of the said land & building, **Sri Pranabesh Mukhopadhyay, Sri Tridibesh Mukhopadhyay, Sri Paramesh Mukhopadhyay, Sri Saibesh Mukhopadhyay, Sri Souresh Mukhopadhyay & Sri**

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Saibesh Mukherjee @
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Souresh Mukhopadhyay

HAZRA RESIDENCY

Sri Pranabesh Hazra

Managing Partner

Samaresh Mukhopadhyay, the six brothers together in equal shares lawfully purchased the same from her, by dint of a Registered Deed of Sale dated 03.12.1999, being Deed No. 6424 for the year 2000 of the office of the Additional District Sub-Registrar, Burdwan **AND** **WHEREAS** the aforesaid six brothers, **Sri Pranabesh Mukhopadhyay & Others** for their every convenience of possession as caused partition of all their joint properties, including the aforesaid land & building by dint of a Registered Deed Of Partition dated 13.03.2003, being Deed No. 5489 for the year 2004 of the office of the Additional District Sub-Registrar, Burdwan, entered in Book No. 1, Volume No. 191, in Pages from No. 153 to No. 161 of that office, the Schedule mentioned land & building (now being demolished), in that partition was exclusively allotted to only the aforesaid **Sri Tridibesh Mukhopadhyay, Sri Saibesh Mukhopadhyay & Sri Souresh Mukhopadhyay**, in equal shares **AND WHEREAS** thereafter said **Sri Tridibesh Mukhopadhyay** transferred his undivided 1/3rd share therein the said property, unto **Sri Saibesh Mukhopadhyay & Sri Souresh Mukhopadhyay**, in equal shares, by dint of a Registered Deed Of Gift dated 18.04.2005, being Deed No. 4542 for the year 2007 of the office of the Additional District Sub-Registrar, Burdwan, the **OWNERS** of the First Part herein thus also on acceptance of the said gift and as also aforesaid, exclusively became the joint owners & possessors (in equal shares) of the Schedule mentioned property **AND WHEREAS** the Owners herein for their convenience also thereafter though caused partition of the Schedule mentioned property between themselves by dint of a Registered Deed Of Partition

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Saibesh Mukherjee @
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HAZRA RESIDENCY

Proposed Here.

Managing Partner

dated dated 29.06.2009, being Deed No. 5103 for the year 2009 of the office of the A.D.S.R. Burdwan, entered in Book No. 1, CD Volume No. 16, in pages from No. 650 to No. 663 of that office, though they are in exclusive ownership & possession of their respective allotted portions therein the same; however, the Schedule mentioned landed property also stand recorded in the name of Sri Saibesh Mukhopadhyay (the Owner No. 1 herein), under L.R. Khatian No. 8550 **AND** in the name of Sri Souresh Mukhopadhyay (the Owner No. 2 herein) under L.R. Khatian No. 11278 , in equal shares , which have been finally framed & published **AND** the Owners herein also caused to get their respective names mutated in respect of the concern **Holding No. 176**, being at B.L. Hati Road Mahalla of Ward No. 34 of the Burdwan Municipality; they are discharging all their liabilities towards the State Of West Bengal by paying rents in respect of the Scheduled landed property and also by paying property tax towards the Burdwan Municipality, the Owners herein are in joint (in equal shares) ownership & possession of the **SCHEDULE** mentioned property and none other than the OWNERS has any right title & interest therein the Schedule mentioned property and the Schedule mentioned property is free from all sorts of encumbrances whatsoever.

AND WHEREAS the Owner/s of the First Part with an intent to construct a **G+5 Storied Residential cum Commercial Flat Building** thereon their Schedule mentioned property , have already demolished the existing structures thereon, accordingly also from the Burdwan Municipality, in their names obtained sanction of a

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HAZRA RESIDENCY

Dr. Prasad Hara.

Managing Partner

Building Plan for the purpose of constructing a **G+5 Storied Residential cum Commercial Flat Building** thereon their Schedule mentioned property .

AND WHEREAS the **OWNER/S** even now with an intent thus to develop their said property (also more particularly described under the **Schedule** herein below) desired to give an effect to their said willingness being agreed to develop through the **Developer** herein of their schedule property, approached the Developer herein for developing their Scheduled property and the Developer herein too as accepted their such proposal, entered into this Development / Construction agreements for the terms and conditions hereinafter appearing.

TERMS & CONDITIONS :

1. The owners hereby grant subject to what have been provided an exclusive right to the Developer to build upon (at his every cost & responsibilities) and to exploit residential cum commercial flat building (G+5) on the **SCHEDULE** property and to construct several storied building in accordance with the plan so sanctioned by the Burdwan Municipality/ Competent authority in that behalf.
2. That it is agreed for the purpose that the **OWNER/S** shall be exclusively entitled to have **50 % (Fifty Percent)** Super built up area **of the said Building to be constructed**, with exclusive right to sell / transfer or otherwise deal or dispose of the said flats/units/commercial spaces etc. in the said building.

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Saibesh Mukherjee

Sourabh Meekherjee @
Sourabh Meekherjee

HAZRA RESIDENCY

Abi Prasad Hazra
Managing Partner

The super built up area for the purpose, to be considered and to be calculated upon the built up area, as per the prevailing market norms.

3. That it is also agreed that the **Developer** shall be exclusively entitled to the rest of the building i.e. to say all the other **50 % (Fifty Percent)** Super built up area **of the said Building to be constructed**, with exclusive right to sell / transfer or otherwise deal or dispose of the said flats/units/Commercial spaces etc. in the said building.

The super built up area for the purpose, to be considered and to be calculated upon the built up area, as per the prevailing market norms.

The specific allocations of the Owner/s and the Developer in accordance to their above agreed shares shall be settled upon mutual discussion between/amongst them. However, it is agreed that in such case, the Owners shall have the option at their complete discretions to choose only Two Numbers of Residential Flats (one for occupation of each of the owners) for their such allocations.

4. That it is also agreed that the parties herein shall execute & also shall get Registered of these presents (the Development / Construction Agreement, after proper mutations of the names of the owners in the L.R.R.O.R. & with the Burdwan Municipality and the Concern **Development Power Of Attorney** (by the Owners in favour of the Developer) in

Sailesh Mukerjee ©
Sailesh Menon Padhyay

Sourabh Mukherjee ©
Sourabh Mukherjee Padhyay

HAZRA RESIDENCY

the proposed Here

Managing Partner

relation to this / the registered Development / Construction Agreement.

5. That the OWNERS shall handover the vacant possession entirely of the **SCHEDULE** property simultaneously on execution of these presents and also all the concerned original documents in relation to the Schedule property, to the Developer, simultaneously on execution of the Development/Construction Agreement, for construction of the building on the said property, is a term of this agreement. Otherwise, this agreement shall stand rescinded only at the option of the Developer and in such case the Owners shall be bound to reimburse the cost if any incurred by the Developer and also lawful compensation thereof and that is within five days of such termination.
6. That it is agreed that the Developer shall pay all the necessary cost so incurred by the Owners for the purpose of lawful mutation of their names with the state authority & also that with the Burdwan Municipality & for sanction of the Building Plan and the Owners shall keep a proper accounts for the same. The said costs shall be discharged and/or be paid by the Developer in due course of the development. However, if under any circumstance this agreement is terminated for any act or omission or for default on the part of the Owners, the said cost if incurred by the Developer shall also be subject to refund by the Owners to the Developer with lawful interest there upon.

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08 JAN 2022

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Sourabh Mukherjee

HAZRA RESIDENCY
Dr. Prasad Hazra
Managing Partner

7. That it is also declared by the OWNERS that the SCHEDULE property is free from all encumbrances, charges, liens, attachments, trusts, acquisitions, requisitions whatsoever or howsoever. Moreover, the OWNERS hereby undertake to compensate the DEVELOPER for any future complication, if arises in respect of their title, possessions, Record of Rights, in respect of the Schedule property.
8. That the Developer with its/his every endeavour shall complete the overall project within **36 (thirty six) English Calendar Months** from the date of handing over possession of the Schedule mentioned property to the Developer by the Owners. But, if it/he is prevented to do so for the Act of God or for such other natural calamity and for local or any political disturbances or for any legal problem, the tenure may be extended on mutual discussion between the Owners and the Developer. However, it is also agreed that if the Developer is not prevented as aforesaid and in such case it fails and/or neglects to complete the said project within the stipulated time, the Developer shall be liable to compensate the Owners lawfully.
9. That it is also agreed that if it become necessary for the purpose, the parties herein shall execute a Supplementary Deed delineating therein in any further clause/s, any amended clause/s & also the specific allocations of the parties in accordance with the Sanctioned Building Plan &

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Abi Prasad Hazra
Managing Partner

also shall get it prepared in accordance with this Development / Construction Agreement .

10. That is so far as necessary all dealings by the Developer in respect of the new several storied building shall be in the name of the **OWNERS** and for which the **OWNERS** undertake to give and/or execute & register in favour of the Developer a **Development Power of Attorney** in a form and manner without fastening and/or creating any financial liability upon the OWNERS.

Further the OWNERS hereby also undertake if necessary to sign any such Building Plan to be sanctioned for the proposed Building and/or for any lesser and/or any additional floor/s & even undertake to execute and register any Development / Construction Agreement, deed of conveyance or any Deed of transfer in respect of the Developer's allocation as aforesaid of the said multi - storied building (to be constructed) together with the proportionate share of the Scheduled land /holding, along with all its amenities, or any part thereof in favour of the Developer or in favour of any intended purchaser/s nominated for the purpose by the Developer.

11. That the Developer shall at its/their own costs construct erect and complete the building on the schedule land , in accordance with the building plan so sanctioned in the names of the Owners. Further the Developer shall not make any deviation of the sanctioned plan while constructing the building on the

Sailesh Manojkumar
Sailesh Manojkumar

Sourabh Mukherjee
Sourabh Mukherjee

HAZRA RESIDENCY

Prasid Haza
Managing Partner

schedule land and even if they deviate such or if any accident occur while such construction, the owners shall not be responsible for the same and all such liabilities will caste upon the Developer.

12. That the decision of the Developer regarding the quality of the materials (for the overall project) shall be final and binding between the parties hereto but the developer shall execute all the construction works as per Indian Standard Code of practices and also as per sanctioned plan/s (so sanctioned by the local Burdwan Municipal authority) for the purpose of developing the said land/property. Further if any accident occur for the materials used in such construction or for negligence on the part of the Developer and / or for any act of its Engineer, in such case/s the owners shall not be liable in any way and all such liabilities shall caste upon only the Developer.

13. That the Developer shall be authorized in the names of the owners in so far as is necessary to apply for and obtain sanctioned building plan / addition or alteration plan/s from the Burdwan Municipality; similarly apply for to obtain temporary and permanent connection of water, electricity, power, drainage, sewerages and/or gas to the construction or enjoyment of the building & for these purposes, the OWNERS shall execute in favour of the Developer, a Power of Attorney and other authorities as shall be required by the Developer.

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Sailesh Murugesan

Sourabh Mukhopadhyay @
Sourabh Mukhopadhyay

HAZRA RESIDENCY

Ali Masud Hossain

Managing Partner

14. That the Developer shall at its/his/their own costs and expenses and without creating any financial or other liability on the owners, construct and complete the said newly several storied building.
15. That all costs, charges and expenses for the purpose shall be discharges by the Developer and the OWNERS shall have no responsibility in this context. Even the Developer only shall bear all the costs in the matter of construction and all other matters concerning and /or arising out of the construction of the said building.
16. That the Developer shall be at liberty to engage any workers VIZ. Masons, Carpenters, Electricians, Plumbers and Engineer/s, Advocate/s, which it/he shall think deem fit and proper with a view to complete the several storied building & for any legal necessity for the overall project.
17. That the OWNERS hereby agreed and covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from developing the building and/or selling, assigning and/or disposing if any of the Developer's Allocation in the building at the said property.
18. That the OWNERS shall not let out, grant lease, mortgage and/or charge the SCHEDULE property or any portion thereof without the consent in writing of the Developer during the period of construction and/or within the mean time.

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Sailesh Kumar @
Sailesh Kumar

Sourabh Meekhe @
Sourabh Meekhe

HAZRA RESIDENCY
Dr. Prasad Hazra
Managing Partner

19. That all allocations and/or allotments of the building (with regard to the Developer's allocations) to the intended buyers etc. shall be made only at the Developer's full discretion and that shall be made only in accordance with the sanctioned Building Plan by the competent authority.
20. That for the purpose the Developer, shall install a lift and shall keep necessary provision for the same.
21. That if any extra work is done or is required to be done by the Developer, the cost of such extra work shall be fixed by the Developer at his full discretion & it/they shall be entitled to such.
22. That it is agreed in between the parties that the Developer for the purpose shall always be at liberty to borrow loan from any Bank or financial institution at its/his/their own risk and liabilities (without causing any charge to the Schedule property) and in such case the OWNERS shall always give their full consent and if required for the purpose shall execute bond/s to that effect and the Developer shall only be liable for such financial transactions / advances.
23. That the DEVELOPER shall at its/his discretion enter into any agreement with third parties and/or enter into any agreement for sale/mortgage/lease/let out on rent (of the Developer's allocation) of the flats/units including parking/garage spaces/units and super built up area & for the purpose the DEVELOPER only shall fix the cost of such flat/s and/or

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Saibesh Mukherjee

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Souresh Mukherjee

HAZRA RESIDENCY

Shri Prasad Hazra

Managing Partner

unit/s at its/their full discretion & even shall be at liberty to accept any consideration money from them.

24. That if it become necessary for the overall project to install a Transformer for electrification of the said building and/or for convenience of the occupants of the proposed premises, the developer shall do so at his full discretion and the entire costs of such installations shall be calculated and be charged / fixed proportionately among all the flat/unit owners and occupiers / allottees (save & except the owners) and the Developer shall be entitled for fixing the same.
25. That it is hereby declared by the OWNERS that the OWNERS are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the SCHEDULE property & none other than the OWNERS has any right, title, interest, claim and/or demand over and in respect of the same.
26. That it is also declared by the OWNERS that the SCHEDULE property is free from all encumbrances, charges, liens, attachments, trusts, acquisitions, requisitions whatsoever or howsoever. Moreover the OWNERS hereby undertake to compensate the DEVELOPER for any future complication, if arises in respect of their title, possessions, Record of Rights, in respect of the Schedule property.
27. That it is agreed that all the cost for preparation & registration of the concern Development Agreement, Power of Attorney (including stamp duty, Registration fees & fees for the counsel)

Sailesh Mukherjee @
Sailesh Mukherjee

Souresh Mukherjee @
Souresh Mukherjee

HAZRA RESIDENCY

Dr. Prasad Hazra

Managing Partner

shall bore by the Developer and all the same (including the future Deed of Conveyance/s in relation to the proposed building or any part thereof shall be prepared by the counsel of the Developer only) and that this Agreement shall be deemed to have commenced on and with effect from the date of its execution.

SCHEDULE (ABOVE REFERRED TO)

All that the "**Bastu**" class of vacant land measuring a total area of **2057 Sq.Ft. or 0.051 (zero point zero five one) acre** (more or less), lying and situated within the Burdwan Municipality, **Ward No. 34**, bearing **Holding No. 176**, at Mohalla - B.L. Hati Road, at Radhanagar, Burdwan, also appertaining to the **R.S. Plot No. 3117**, under **R.S. Khatian No. 229**, corresponding to the **L.R. Plot No. 3223**, under present **L.R. Khatian No. 8550 & No. 11278** of **Mouza - RADHANAGAR**, J.L. No. 39, P.S. - Burdwan Sadar, District - Purba Bardhaman.

Butted and bounded:

- To the **North** : by about Average 18 ft. Wide Metal Road, namely B.L. Hati Road;
- To the **South** : by 1'-2" wide Drain;
- To the **East** : by Residential House of Subrata Mondal;
- To the **West** : by Residential house of Mr. Subrata Hati.

IN WITNESS WHEREOF the parties have here unto put their respective hands and seals on the day, month & year first above written.

WITNESSES :

1. Dipendra Bhattacharya
S/o Dilip Bhattacharya
Fehabadi, Bardhaman

Saibesh Mukherjee @
Saibesh Mukhopadhyay

Sourabh Mukherjee @
Sourabh Mukhopadhyay

Signatures of the parties of the
FIRST PART/ LAND OWNERS

2. Adel Atiq Khan

CY. ABDUL WAHID KHAN
124 B-2 ROAD
BARDHAMAN

HAZRA RESIDENCY

Abul Kalam Huzar

Managing Partner

3. Biplob Bhattacharya
S/o Mahadeb Bhattacharya
Behrisar, Samangala Para
Bardhaman

Signature of the party of the
SECOND PART/DEVELOPER

Drafted by me

Saurav Roy
(Saurav Roy)

Advocate

Enrol. No. WB 369 of 1998

District Judges' Court, Purba Bardhaman

Computerised typed by:

(Sandip Roy)

"SOLUTIONS"

Court Compound (South), Bardhaman

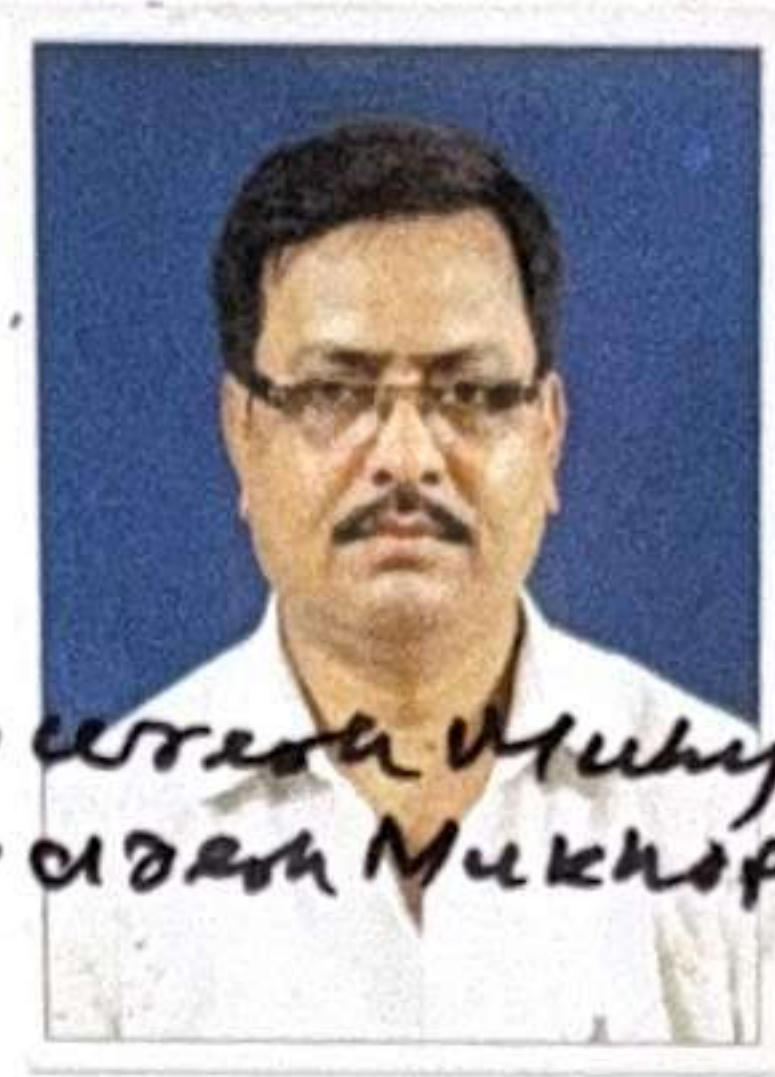
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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Saibesh Mukherjee @ Saibesh Mukherjee Padhyay

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Sourabh Mukherjee @ Sourabh Mukherjee Padhyay

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Office of the BURDWAN MUNICIPALITY
101, G.T.ROAD, BURDWAN MUNICIPALITY, PURBA BARDHAMAN, 713101

PROPERTY TAX RECEIPT

Receipt Date : 10/06/2024

Receipt No : 2024-2025/O/3268

Bill Receipt No. :

Assessee Id : 2927637 Assessment No. : 2610202927637 Old. No.: 53239 Holding No : 176

Name of the Assessee : SAIBESH MUKHOPADHYAY , SOURESH MUKHOPADHYAY

Ward No : 34 Locality/Street : B L HATI ROAD

Received the sum of Rs. 424.00 (in words) RUPEES FOUR HUNDRED TWENTY-FOUR ONLY
on account of property tax and surcharge as detailed below :

	Details of Arrear Received (Year wise)					Current (2024-2025)				
	Year (Others)	2021-2022	2022-2023	2023-2024	Total Arrear	1st Qtr Amount April - June	2nd Qtr Amount July - Sep	3rd Qtr Amount Oct - Dec	4th Qtr Amount Jan - March	Total Amount
PropertyTax	0.00	0.00	0.00	419.25	419.25	0.00	0.00	0.00	0.00	419.25
RebateOnPropertyTax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SurchargeAmt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest	0.00	0.00	0.00	4.89	4.89	0.00	0.00	0.00	0.00	4.89
Total Amount :										424.14
Round-off Amount :										-0.14
Net Amount :										424.00

Collecting Sarkar/Counter :

Bank Transaction ID : ZHD52060684929

Pay Mode: Online , Amount: 424.00

Paid At : Municipality



Signature

Major Information of the Deed

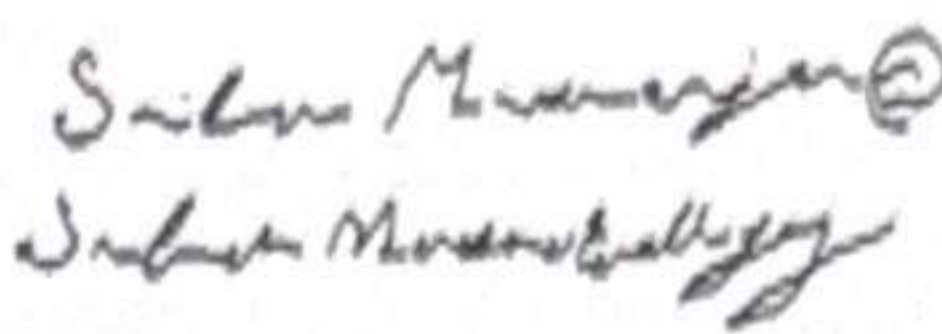
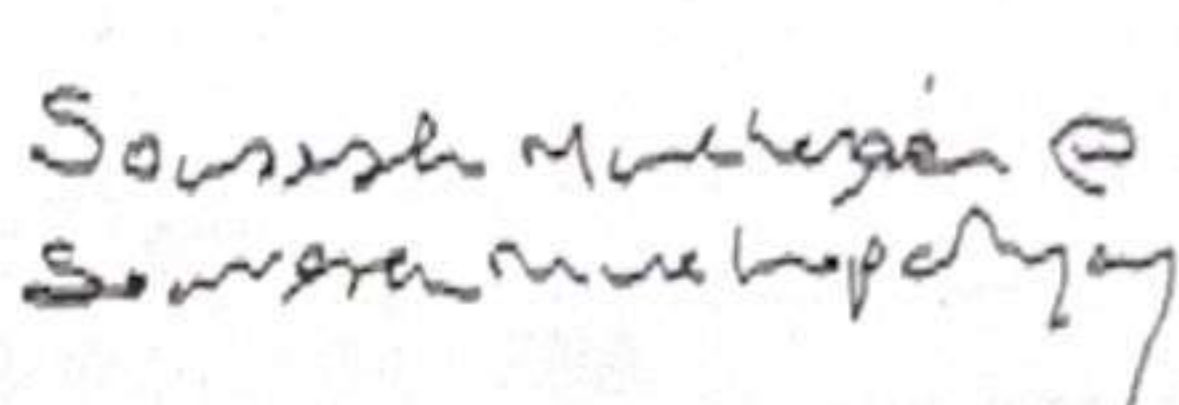
Deed No :	I-0203-00119/2025	Date of Registration	08/01/2025
Query No / Year	0203-2000065335/2025	Office where deed is registered	
Query Date	08/01/2025 8:36:27 AM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	SAURAV ROY DISTRICT JUDGES COURT, PURBA BARDHAMAN, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 9832166703, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction		
Set Forth value	Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Stampduty Paid(SD)	Market Value Rs. 52,85,456/-		
Rs. 7,010/- (Article:48(g))	Registration Fee Paid Rs. 14/- (Article E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: B.L. Hati Road, Mouza: Radhanagar, ,
Ward No: 34, Holding No:176 JI No: 39, , B L HATI ROAD Pin Code : 713101

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-3223 (RS :-3117)	LR-8550	Bastu	Bastu	0.026 Acre		26,94,546/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L2	LR-3223 (RS :-3117)	LR-11278	Bastu	Bastu	0.025 Acre		25,90,910/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
TOTAL :					5.1Dec	0 /-	52,85,456 /-	
Grand Total :					5.1Dec	0 /-	52,85,456 /-	

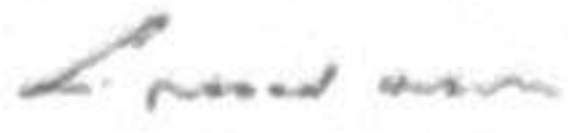
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SAIBESH MUKHERJEE, (Alias: Mr SAIBESH MUKHOPADHYAY) (Presentant) Son of Late KIRITIDHARI MUKHERJEE Executed by: Self, Date of Execution: 08/01/2025 , Admitted by: Self, Date of Admission: 08/01/2025 ,Place : Office	Photo  08/01/2025	Finger Print  LTI 08/01/2025 Captured	Signature  08/01/2025
B.L. HATI ROAD, RADHANAGAGAR PARA, BURDWAN, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: AFxxxxxx8N, Aadhaar No: 65xxxxxxxx6559, Status :Individual, Executed by: Self, Date of Execution: 08/01/2025 , Admitted by: Self, Date of Admission: 08/01/2025 ,Place : Office				
2	Name Mr SOURESH MUKHERJEE, (Alias: Mr SOURESH MUKHOPADHYAY) Son of Late KIRITYDHARY MUKHERJEE Executed by: Self, Date of Execution: 08/01/2025 , Admitted by: Self, Date of Admission: 08/01/2025 ,Place : Office	Photo  08/01/2025	Finger Print  LTI 08/01/2025 Captured	Signature  08/01/2025
B.L.HATI ROAD, RADHANAGAR PARA, BURDWAN, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: AExxxxxx4R, Aadhaar No: 44xxxxxxxx7915, Status :Individual, Executed by: Self, Date of Execution: 08/01/2025 , Admitted by: Self, Date of Admission: 08/01/2025 ,Place : Office				

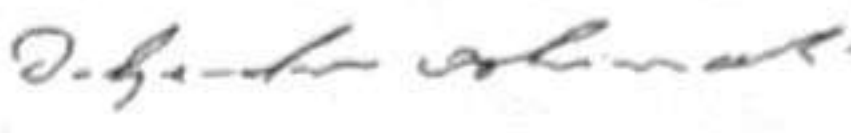
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	HAZRA RESIDENCY 1 MAHATAB ROAD, City:- Burdwan, P.O:- NUTANGANJ, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102 Date of Incorporation:XX-XX-2XX2 , PAN No.: AAxxxxxx3H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr DEBI PRASAD HAZRA Son of Mr RANJIT KUMAR HAZRA Date of Execution - 08/01/2025, , Admitted by: Self, Date of Admission: 08/01/2025, Place of Admission of Execution: Office	Photo  Jan 8 2025 2:14PM	Finger Print  Captured LTI 08/01/2025	Signature  08/01/2025
1 MAHATAB ROAD, City:- Burdwan, P.O:- NUTANGANJ, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx1N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : HAZRA RESIDENCY (as MANAGING PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DIBYENDU BHUIMALI Son of Late DILIP BHUIMALI ICHHLABAD, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103		 Captured	
	08/01/2025	08/01/2025	08/01/2025
Identifier Of Mr SAIBESH MUKHERJEE, Mr SOURESH MUKHERJEE, Mr DEBI PRASAD HAZRA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr SAIBESH MUKHERJEE	HAZRA RESIDENCY-2.6 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr SOURESH MUKHERJEE	HAZRA RESIDENCY-2.5 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: B.L. Hati Road, Mouza: Radhanagar, , Ward No: 34, Holding No:176 JI No: 39, , B L HATI ROAD Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3223, LR Khatian No:- 8550	Owner:শৈবশ মুখোপাধ্যায়, Gurdian:কিরীটিধারী মুখোপাধ্যায়, Address:লিড , Classification:বাস্ত, Area:0.02600000 Acre,	Mr SAIBESH MUKHERJEE

L2	LR Plot No:- 3223, LR Khatian No:- 11278	Owner: সৌরেশ মুখোপাধ্যায়, Gurdian: কীর্তীমুখী , Address: নিজ , Classification: বাণ, Area: 0.02500000 Acre,	Mr SOURESH MUKHERJEE
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On 08-01-2025

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 13:52 hrs on 08-01-2025, at the Office of the A.D.S.R. Bardhaman by Mr SAIBESH MUKHERJEE Alias Mr SAIBESH MUKHOPADHYAY, 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 52,85,456/-

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

Execution is admitted on 08/01/2025 by 1. Mr SAIBESH MUKHERJEE, Alias Mr SAIBESH MUKHOPADHYAY, Son of Late KIRITIDHARI MUKHERJEE, B.L. HATI ROAD, RADHANAGAR PARA, BURDWAN, P.O: BURDWAN, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 2. Mr SOURESH MUKHERJEE, Alias Mr SOURESH MUKHOPADHYAY, Son of Late KIRITYDHARY MUKHERJEE, B.L.HATI ROAD, RADHANAGAR PARA, BURDWAN, P.O: BURDWAN, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business

Indetified by Mr DIBYENDU BHUIMALI, , , Son of Late DILIP BHUIMALI, ICHHLABAD, P.O: SRIPALLY, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Others

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

Execution is admitted on 08-01-2025 by Mr DEBI PRASAD HAZRA, MANAGING PARTNER, HAZRA RESIDENCY (Partnership Firm), 1 MAHATAB ROAD, City:- Burdwan, P.O:- NUTANGANJ, P.S:-Bardhaman

, District:-Purba Bardhaman, West Bengal, India, PIN:- 713102

Indetified by Mr DIBYENDU BHUIMALI, , , Son of Late DILIP BHUIMALI, ICHHLABAD, P.O: SRIPALLY, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Others

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 08/01/2025 1:46PM with Govt. Ref. No: 192024250347498918 on 08-01-2025, Amount Rs: 14/-, Bank: SBI EPay (SBIPay), Ref. No. 1253141803233 on 08-01-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 6,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 15717, Amount: Rs.1,000.00/-, Date of Purchase: 08/12/2023, Vendor name: S ACHARYYA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/01/2025 1:46PM with Govt. Ref. No: 192024250347498918 on 08-01-2025, Amount Rs: 6,010/-, Bank: SBI EPay (SBlePay), Ref. No. 1253141803233 on 08-01-2025, Head of Account 0030-02-103-003-02



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2025, Page from 6439 to 6469

being No 020300119 for the year 2025.



San.

Digitally signed by SANJIT SARDAR
Date: 2025.01.13 15:01:35 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 13/01/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.