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I-5979/2020



पश्चिम बंगाल WEST BENGAL

G 019691

No. 12/20
14.12.20
b4

Certified that the Document
is Admitted to Registration the
Signature Sheet and the End-
orsements are the Part of this
Document.

A D S R Dasgupta
Registrar

14 DEC 2020

Development Agreement

This Development Agreement is made on 14th day of December 2020

Dist- Paschim Bardhaman,

P.S- N.T.S

Mouza- Sankarpur

Area of Land- 7.5 Decimals

[Handwritten signature]

No. 9457 Date 10 DEC 2020
Sold to Keshab Build con
Address D.P. 12
Value of Stamp 5000/-
Date of Purchase of the Stamp
Paper from Treasury 10 DEC 2020
Name of the Treasury from Where
Purchase: Durgapur

Ram Prasad Banerjee
Stamp Vender
A.D.S.R. Office, Durgapur-16
License No-1793



2
Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

14 DEC 2020

Between

Mrs. RAMBATI MAHATO, [PAN-AHMPM7014K], W/O. LATE SAUDAGAR MAHATO, by faith Hindu, by Nationality-Indian, by occupation-House Wife, Resident of 6/17, P and T colony, P.O- B-Zone, P.S- Durgapur, Dist- Paschim Bardhaman, West Bengal, India, Pin No- 713205. India. Hereinafter referred to and called as "LANDOWNER" (which term and expression shall unless included by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, executors, administrators, successors and assigns) of the **First PART**.

AND

"KESHOB BUILDCON" Being a Partnership firm, (PAN-AAWFK2933L) having its registered office at DN-28, Chaffe Street, Bidhanagar, Durgapur-713212, Dist- Paschim Bardhaman, hereinafter referred to as "THE DEVELOPERS" represented by its partner's (1) Mr. SOUMITRA MUKHERJEE, [PAN-AHTPM9004C], S/o LATE MADHUSUDAN MUKHARJEE, by faith Hindu, by occupation -Business, Resident of - 3/15 Arrah Green Park, P.O- Arrah, P.S- Kanksa, Durgapur-12, , Dist- Paschim Bardhaman, West Bengal, (2) Mr. BISWANATH DEY, [PAN-AIHPD6730F], S/O. Mr. KARTICK DEY, by faith Hindu, by occupation- Business, Resident of - Vill & Post- Gopalpur, Paschim Para, P.S- Kanksa, Durgapur- 12, District- Paschim Bardhaman, West Bengal, (3) Mr. SABYASACHI CHATTERJEE, [PAN-AGXPC7912L], S/O. LATE SRIDHAAR CHATTERJEE, by faith Hindu, by occupation- Business, Resident of - Vill & Post- Bamunara, P.S- Kanksa, Durgapur- 12, District- Paschim Bardhaman, West Bengal, "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**.

Whereas the present landowners owning and possessing of a land measuring about 7.5 **decimals** under the jurisdiction of **Jemua Gram Panchayat** under **Mouza-Shankarpur**, Dist- Burdwan at present Paschim Bardhaman, Which was purchased by the present owner by dint of a register deed of sale vide no-I-4047/2001 of A.D.S.R.O Durgapur. And her name has duly been recorded in the LR. Record of right in LR. Khatian No- 2658.

AND WHEREAS the First Part desire to develop the First schedule property by construction of a multi storied building up to maximum limit of floor consisting of so many flats and parking space etc as approved by **Jemua Gram Panchayat** or any other competent authority but the owners have not sufficient funds for the development work and for this reason First Part could not able to take any steps for the said development and as such the First Part is in search of a Developer for the said development work.

AND WHEREAS the First Part herein has approached the Second Part And whereas the Second part after considering various aspects of execution of the project and proposals of the Owners, has decided to construct multistoried building there- at, consisting of apartments and flat, car parking space etc. with the object of selling such flats/apartments car parking space etc. to the prospective purchasers and the Second Part has accepted the proposal of First Part

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by and between the parties

hereto as follows:-

I-Definition

- 1.1 **OWNER/LANDLORD:** - Shall mean, **Mrs. RAMBATI MAHATO, [PAN-AHMPM7014K], W/O. LATE SAUDAGAR MAHATO**, by faith Hindu, by Nationality-Indian, by occupation- House Wife, Resident of- 6/17, P and T colony, P.O- B-Zone, P.S- Durgapur, Dist- Paschim Bardhaman, West Bengal, India, Pin No- 713205. India.
- 1.2 **DEVELOPER:-** Shall mean, "**KESHOB BUILDCON**" Being a Partnership firm, (**PAN-AAWFK2933L**), having its registered office at DN-28, Chaffe Street, Bidhannagar, Durgapur-713212, Dist- Paschim Bardhaman, hereinafter referred to as "**THE DEVELOPERS**" represented by its partner's **(1)Mr. SOUMITRA MUKHERJEE, [PAN-AHTPM9004C], S/o LATE MADHUSUDAN MUKHARJEE**, by faith Hindu, by occupation - Business, Resident of - 3/15 Arrah Green Park, P.O- Arrah, P.S- Kanksa, Durgapur-12, , Dist- PaschimBardhaman, West Bengal, **(2)Mr. BISWANATH DEY, [PAN-AIHPD6730F] , S/O. Mr. KARTICK DEY**, by faith Hindu, by occupation- Business, Resident of - Vill & Post- Gopalpur, Paschim Para, P.S- Kanksa, Durgapur- 12, District- PaschimBardhaman, West Bengal, **(3) Mr. SABYASACHI CHATTERJEE, [PAN-AGXPC7912L], S/O. LATE SRIDHAAR CHATTERJEE**, by faith Hindu, by occupation- Business, Resident of - Vill & Post- Bamunara, P.S- Kanksa, Durgapur- 12, District- Paschim Bardhaman, West Bengal, India.
- 1.3 **Land:-** Shall mean land measuring more or lace **7.50 decimals** under **Mouza-Shankarpur, J.L.No-109, L.R. Plot No.-157,R.S.Plot No- no-46,R.S khatian no-38, L.R Khatian No- 2658**, under the jurisdiction of **Jemua Gram Panchayat**, Dist-Burdwanat present Paschim Bardhaman.
- 1.4 **Building:** - Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.
- 1.5 **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the lawful Architect(s) of the Building.
- 1.6 **GRAM PANCHYAT MEANS:-** 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:
- 1.7 **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 Owners herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any
- 1.8 **OWNERS AREA:-** Shall mean ~~total 35% super built up area as per sanction building plan~~ out of total area constructed from 1st floor to 5th Floor of the multi storied building. If any extension permission can obtained then 15% super built up area out of total construction area should be provided ~~for any extra floor~~. Ground Floor and Car parking will not be treated into calculation of owner's allocation. That, the developers have full right to take permission from competent authority up to highest maximum limit of floor.

The Developer shall have to pay Rs. 5, 00,000/- to the land owner as security deposit which should be refundable or adjustable by the land owner immediately after completion of structure work of the project/ building.

- 1.9 DEVELOPER'S AREA:** Shall mean entire area of the building/s together with the undivided importable proportionate share and/or interest in the said land and the common portions after providing owner area as mentioned in clause 1.8 written above, and the entire ground floor area excepting common undivided portions.
- 1.10 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
- 1.11 PROJECT:** Shall mean the work of development undertake and to be done by the Owners 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/etc. and Others be taken over by the Unit/Flat and occupiers.
- 1.12 FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, notice or prohibitory order from Municipality/Gram Panchayat or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.
- 1.13 PURCHASER/S shall mean and include:**
- A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
 - B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns.
 - C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
 - D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
 - E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.
- 1.14 Masculine gender:** Shall include the feminine and neuter gender and vice versa.
- 1.15 Singular number:** Shall include the plural and vice-versa.
- II- COMENCMENT:** - This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned hereinabove at the commencement of this agreement.
- III- EFFECTIVENESS:** - This agreement shall become effective from the date of getting all necessary permission from the statutory authority/Government.
- IV- DURATION:** - This agreement is made for a period of 36 months and 06 month grace period from the date of it become effective. After the expiry of 36 months along with grass period 6 months this agreement automatically should be terminated.

V: - SCOPE OF WORK: - The Developer shall construct a multistoried building according to sanctioned plan of **Jemua Gram panchayat** over and above the First Schedule Land.

VI:- OWENER DUTY & LIABILITY:-

1. The owners have offered total land of **7.5 decimals** for development and construction of a housing complex consisting of flats / apartments & parking spaces etc.
2. That the Owner shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the 1st Schedule property to the second party
3. **The Owners hereby declared that :-**
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) The said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.
 - c) There is no agreement between the Owners and any other party (except "**KESHOB BUILDCON**") either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
4. That the Owner have agreed that they are personally present before the Registering Authority to sign all the agreement for sell and all deeds of conveyance for selling the Flats to the prospective buyer as Land Owners or the shall empowered the developer for that through registered deed of power of attorney.
5. That the Owner also agreed that they give full authority & power to Second Part to do & execute all lawful acts, deeds things for the owners 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 land owner 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 sign agreement for sale or sale deed on behalf of the land owners of flats/apartments/parking space etc to the prospective buyers and produce the same before the registering authority 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 and the owners shall agreed to ratify all acts and things lawfully done by the developer but the Owners shall not be responsible for any unlawful activities of the Developer.
6. The owner/vendor shall execute and register a power of Attorney whereby the partners either individually or jointly for and on behalf of the "**KESHOB BUILDCON**" will be nominated, appointed and constituted as lawful attorney of the OWNERS/VENDORS in their names and on their behalf to do all acts and deeds and things relating to the aforesaid project including signing all papers, making complain to the policy, signing and registering



agreement for sale in respect of the developer allocated flats more fully described in the scheduled-1-1.9 hereto and also for owners allocated flats(if any required) more fully described in the scheduled-1-1.8 and also for signing and registering mortgage deed and mortgaging of the property to obtain project loan etc, execution and registration of the agreement for sale deeds or deeds of conveyances and deeds of sale or any deeds of transfer in favor of the intending purchasers in respect of any flat/unit/covered space/rooms car parking space etc. With proportionate share of the undivided and impetrative land common areas, facilities described in schedule bellow shall be empowered to the developer by the land owner.

VII- Developer DUTY, LIABILITY & responsibility:-

1. The developer "**KESHOB BUILDCON**" Confirm accepts and assure the owners that they are fully acquainted with, aware of the process/formalities related to similar project in. same area or any other area of **Jemua Gram panchayat**.
2. The developer confirms and assures the owners 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 owners 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 consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.
4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and Developer shall take all necessary steps to save the property from any kind of encroachment by the adjacent land owner.
5. That the Developer shall be responsible for any acts deeds or things done towards any fund 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 Owners shall not be responsible for any infringement of law that may be in force from time to time during the subsistence 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 for the said incident or damage or loss during construction.
7. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan within **36 months** with and additional grace period of **6 (six)** month from the date approval of plan by the **Jemua Gram panchayat** or by any competent authority, the time shall be computed on and from the date of sanctioned of building plan.



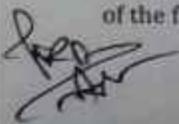
8. That the Developer shall not make the Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such cases the Developer shall have to bear the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

VIII-Developer Allocation:-

Developers Allocations shall mean entire building including common facilities of the building along with undivided proportionate share of the "said property / premises" after providing the Land Owners allocation as mentioned in this deed.

IX-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) Disputes- Differences in opinion in relation to or arising out during execution of the housing project under this agreement shall be intimated by a registered letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate, to be nominated by both the parties and their legal advisors.
- 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 owners time to time.
- e) The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disturb 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. And the owner shall not be liable for same in any manner whatsoever whether during construction or after construction.
- 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.
- h) A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense for a guarantee period of next six months after handing over of physical possession of the flats.



- i) 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.
- j) The owners shall have no claim whatsoever in the consideration received by the developers or its nominees out of the developer's allocation.
- 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 land owner without reimbursement of the same and the land owner 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.
- m) Save and except the conditions and stipulations as mentioned herein the owner shall have every right to terminate the agreement at any moment if any condition and stipulations is violated and in case of termination of agreement the Developer cannot claim any damages from the landowner towards the cost incurred in construction of project.
- n) Be it mentioned here that through this agreement no ownership has been transferred to any part of this deed.

First Schedule above referred to

(Description of Land)

All that piece and parcel **Baid** at present usable as **Bastu** Land measuring **more or lace 7.50 (Seven point Five zero) Decimals**, under **Mouza- Shankarpur, J.L.No-109, L.R. Plot No.-157, R.S.Plot No- no-46, R.S khatian no-38, L.R Khatian No- 2658**, an area under the **Jemua Gram panchyat**, Dist-PaschimBardhaman, Butted and Bounded by:

North: - Moyna Chakraborty.

South: - 16 Ft metal road.

East: -Property of Pal Babu.

West: - Property of Paul Babu.

Second Schedule above Referred to

(Description of Owners Allocation)

Shall mean total 35% super built up area as per sanction building plan out of total area constructed from 1st floor to 5th Floor of the multi storied building. If any extension permission can obtained then 15% super built up area out of total construction area should be provided for any extra floor. Ground Floor and Car parking will not be treated into calculation of owner's allocation. That, the developers have full right to take permission from competent authority up to highest maximum limit of floor.

The Developer shall have to pay Rs. 5, 00,000/- to the land owner as security deposit which should be refundable or adjustable by the land owner immediately after completion of the structure work of the Building / Project.

Be it mentioned here that collar passport size photograph and finger prints of both the owners & partners of developer are attested in separate page 1(a). Which will be a part of this deed

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

WITNESSES:-

1. Jay Ram Mahab
S/o late Sandeep Mahab
6/17 PRT colony, B-Zone
BGP - 5

2. Subodh Chandra Satrikha
S/o late Bhuvan Satrikha
Bixaly, P.O. Palakelita
Durgapur 8

R. B. Mahata

SIGNED AND DELIVERED by the

OWNERS / FIRST PART at DURGAPUR:

KESHOB BUILDCON

Sampat Kumbhar
Partner

KESHOB BUILDCON

Biswas Nath Das
Partner

KESHOB BUILDCON

Sahar Anil Choudhary
Partner

SIGNED AND DELIVERED by the

DEVELOPER/SECOND PART at DURGAPUR

Rafted and Typed at my office & I read over & Explained in

Mother languages to all parties to this deed and

All of them admit that the same has been correctly

Written as per their instruction

Pradip Kr. Acharyya
(Advocate)

PRADIP KR. ACHARYYA,

ADVOCATE, Durgapur court

Enrollment no-WB/512/2000

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



RB 191910

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

RB 191910

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



Sandeep Kumar

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

Sandeep Kumar

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



Biswas Ratan Ray

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

Biswas Ratan Ray

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



Sabyanchi Choudhary

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

Sabyanchi Choudhary



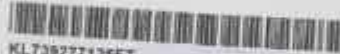
ভারতের বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India
Government of India

ভারতীয় পরিচয় / Enrollment No.: 1058/20039/11607

To
JAYRAM MAHATO
জয়রাম মাহাটো
B/17
P AND T COLONY
B-ZONE POST OFFICE
Durgapur (in Corp.)
Durgapur Steel Town East Bardhaman
West Bengal - 713205



KL739277125FT

73927712



Jay Ram Mahato

আপনার আধার সংখ্যা / Your Aadhaar No.:

4415 4285 5601

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



জয়রাম মাহাটো
JAYRAM MAHATO
পিতা : লেট সৌদাগর মাহাটো
Father: Late Saudagar Mahato

জন্ম তারিখ DOB: 17/08/1986
পুরুষ / Male

4415 4285 5601



আধার - সাধারণ মানুষের অধিকার

Jay Ram mahato

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAMBATI MAHATO
MOHAN MAHATO

28/03/1964
Permanent Account Number

AHMPM7014K

Signature



R. B. Mahato





Soupra mungyi



RECEIVED



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BISWANATH DEY

KARTICK DEY

09/02/1976

Permanent Account Number

AHHPD6730F

Biswanath Dey

Signature



Biswanath Dey



14 DEC 2020

[Handwritten signature]



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-016637268-1

GRN Date: 14/12/2020 10:52:44

BRN: IK0AVWHDE9

Payment Mode Online Payment

Bank: State Bank of India

BRN Date: 14/12/2020 10:53:27

DEPOSITOR'S DETAILS

Id No.: 2001509810/9/2020

[Query Here/Query Year]

Name: SOUMITRA MUKHERJEE

Contact No.: Mobile No.: +91 9093500577

E-mail:

Address: ARRAH DURGAPUR 12

Applicant Name: Mr PRADIP KUMAR ACHARYYA

Office Name:

Office Address:

Status of Depositor: Buyer/Claimants

Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
Payment No 9

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001509810/9/2020	Property Registration- Stamp duty	0030-02-103-003-02	5014
2	2001509810/9/2020	Property Registration- Registration Fees	0030-03-104-001-16	5014

Total

5025

In Words: Rupees Five Thousand Twenty Five only

भारत सरकार
GOVT. OF INDIA

03/12/1974

Permanent Account Number

AGXPC7912L

signatus Clifton

Signature _____



Schreier L. H.



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Major Information of the Deed

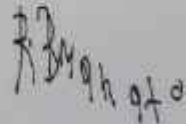
Deed No :	I-2306-05979/2020	Date of Registration	14/12/2020
Query No / Year	2306-2001509810/2020	Office where deed is registered	
Query Date	20/11/2020 11:41:56 AM		
Applicant Name, Address & Other Details	PRADIP KUMAR ACHARYYA DURGAPUR COURT, District : Purba Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9434251726, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 24,84,011/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 5,014/- (Article:E, E. B)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code: 713212

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-46	RS-38	Bastu	Baid	7.5 Dec	1/-	24,84,011/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					7.5Dec	1/-	24,84,011/-	

Land Lord Details :

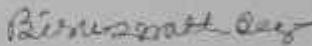
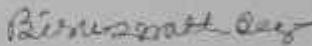
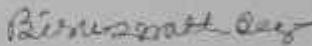
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs RAMBATI MAHATO (Presentant) Wife of Late SAUDAGAR MAHATO Executed by: Self, Date of Execution: 14/12/2020 , Admitted by: Self, Date of Admission: 14/12/2020 ,Place : Office			
		14/12/2020	LTI 14/12/2020	14/12/2020

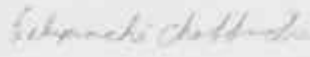
6/17, P AND T COLONY, B-ZONE,, P.O:- B ZONE, P.S:- Durgapur, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713205 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AHxxxxxx4K, Aadhaar No: 68xxxxxxxx8328, Status :Individual, Executed by: Self, Date of Execution: 14/12/2020, Admitted by: Self, Date of Admission: 14/12/2020, Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	KESHOB BUILDCON DN-28, CHAFFE STREET, BIDHANNAGAR,, P.O:- BIDHANNAGAR, P.S:- New Township, Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN - 713212, PAN No.: AAxxxxxx3L, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature															
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr SOUMITRA MUKHERJEE Son of Late MADHUSUDAN MUKHERJEE Date of Execution - 14/12/2020, , Admitted by: Self, Date of Admission: 14/12/2020, Place of Admission of Execution: Office</td><td></td><td></td><td></td></tr><tr><td></td><td>Dec 14 2020 3:34PM</td><td>LTI 14/12/2020</td><td>14/12/2020</td></tr></table>	Name	Photo	Finger Print	Signature	Mr SOUMITRA MUKHERJEE Son of Late MADHUSUDAN MUKHERJEE Date of Execution - 14/12/2020, , Admitted by: Self, Date of Admission: 14/12/2020, Place of Admission of Execution: Office					Dec 14 2020 3:34PM	LTI 14/12/2020	14/12/2020	3/15 ARRAH GREEN PARK,, P.O:- ARRAH, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AHxxxxxx4C, Aadhaar No: 26xxxxxxxx8439 Status : Representative, Representative of : KESHOB BUILDCON (as PARTNER)		
Name	Photo	Finger Print	Signature													
Mr SOUMITRA MUKHERJEE Son of Late MADHUSUDAN MUKHERJEE Date of Execution - 14/12/2020, , Admitted by: Self, Date of Admission: 14/12/2020, Place of Admission of Execution: Office																
	Dec 14 2020 3:34PM	LTI 14/12/2020	14/12/2020													
2	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr BISWANATH DEY Son of Mr KARTICK DEY Date of Execution - 14/12/2020, , Admitted by: Self, Date of Admission: 14/12/2020, Place of Admission of Execution: Office</td><td></td><td></td><td></td></tr><tr><td></td><td>Dec 14 2020 3:34PM</td><td>LTI 14/12/2020</td><td>14/12/2020</td></tr></table>	Name	Photo	Finger Print	Signature	Mr BISWANATH DEY Son of Mr KARTICK DEY Date of Execution - 14/12/2020, , Admitted by: Self, Date of Admission: 14/12/2020, Place of Admission of Execution: Office					Dec 14 2020 3:34PM	LTI 14/12/2020	14/12/2020	GOPALPUR,, P.O:- GOPALPUR, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AXxxxxxx0F, Aadhaar No: 31xxxxxxxx9882 Status : Representative, Representative of : KESHOB BUILDCON (as PARTNER)		
Name	Photo	Finger Print	Signature													
Mr BISWANATH DEY Son of Mr KARTICK DEY Date of Execution - 14/12/2020, , Admitted by: Self, Date of Admission: 14/12/2020, Place of Admission of Execution: Office																
	Dec 14 2020 3:34PM	LTI 14/12/2020	14/12/2020													

Name	Photo	Finger Print	Signature
Mr Sabyasachi Chatterjee Son of Late: SRIDHAR CHATTERJEE Date of Execution - 14/12/2020, Admitted by: Self, Date of Admission: 14/12/2020, Place of Admission of Execution: Office	 Dec 14 2020 3:31PM	 LTI 14/12/2020	 14/12/2020
BAMUNARA, P.O - BAMUNARA, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxxx2L, Aadhaar No: 31xxxxxxxx7982 Status: Representative, Representative of: KESHOB BUILDCON (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr JAYRAM MAHATO Son of Late: SAUDAGAR MAHATO P AND T COLONY, B-ZONE, P.O - B ZONE, P.S:- Durgapur, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713205	 14/12/2020	 14/12/2020	 14/12/2020
Identifier Of Mrs RAMBATI MAHATO, Mr SOUMITRA MUKHERJEE, Mr BISWANATH DEY, Mr Sabyasachi CHATTERJEE			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mrs RAMBATI MAHATO	KESHOB BUILDCON-7.5 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code: 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 48, RS Khatian No:- 38		

On 14-12-2020

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 12:57 hrs on 14-12-2020, at the Office of the A.D.S.R. DURGAPUR by Mrs RAMBATI MAHATO, Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 24,84,011/-.

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

Execution is admitted on 14/12/2020 by Mrs RAMBATI MAHATO, Wife of Late SAUDAGAR MAHATO, 6/17, P AND T COLONY, B-ZONE,, P.O: B ZONE, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713205, by caste Hindu, by Profession House wife

Indetified by Mr JAYRAM MAHATO, , Son of Late SAUDAGAR MAHATO, P AND T COLONY, B-ZONE,, P.O: B ZONE, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713205, by caste Hindu, by profession Others

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

Execution is admitted on 14-12-2020 by Mr SOUMITRA MUKHERJEE, PARTNER, KESHOB BUILDCON (Partnership Firm), DN-28, CHAFFE STREET, BIDHANNAGAR,, P.O:- BIDHANNAGAR, P.S:- New Township, Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN - 713212

Indetified by Mr JAYRAM MAHATO, , Son of Late SAUDAGAR MAHATO, P AND T COLONY, B-ZONE,, P.O: B ZONE, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713205, by caste Hindu, by profession Others

Execution is admitted on 14-12-2020 by Mr BISWANATH DEY, PARTNER, KESHOB BUILDCON (Partnership Firm), DN-28, CHAFFE STREET, BIDHANNAGAR,, P.O:- BIDHANNAGAR, P.S:- New Township, Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN - 713212

Indetified by Mr JAYRAM MAHATO, , Son of Late SAUDAGAR MAHATO, P AND T COLONY, B-ZONE,, P.O: B ZONE, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713205, by caste Hindu, by profession Others

Execution is admitted on 14-12-2020 by Mr SABYASACHI CHATTERJEE, PARTNER, KESHOB BUILDCON (Partnership Firm), DN-28, CHAFFE STREET, BIDHANNAGAR,, P.O:- BIDHANNAGAR, P.S:- New Township, Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN - 713212

Indetified by Mr JAYRAM MAHATO, , Son of Late SAUDAGAR MAHATO, P AND T COLONY, B-ZONE,, P.O: B ZONE, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713205, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,014/- (B = Rs 5,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2020 10:53AM with Govt. Ref. No: 192020210166372681 on 14-12-2020, Amount Rs: 5,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AVWHDE9 on 14-12-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 11/-

Description of Stamp

1 Stamp Type: Impressed, Serial no 9457, Amount: Rs.5,000/-, Date of Purchase: 10/12/2020, Vendor name: Ram Prasad Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2020 10:53AM with Govt. Ref. No: 192020210166372681 on 14-12-2020, Amount Rs: 11/-, Bank State Bank of India (SBIN0000001), Ref. No. IK0AVWHDE9 on 14-12-2020, Head of Account 0030-02-103-003-02



Partha Bairaggya

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2021, Page from 7368 to 7390
being No 230605979 for the year 2020.



Digitally signed by PARTHA BAIRAGGYA
Date: 2021.01.08 13:25:46 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/01/08 01:25:46 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)