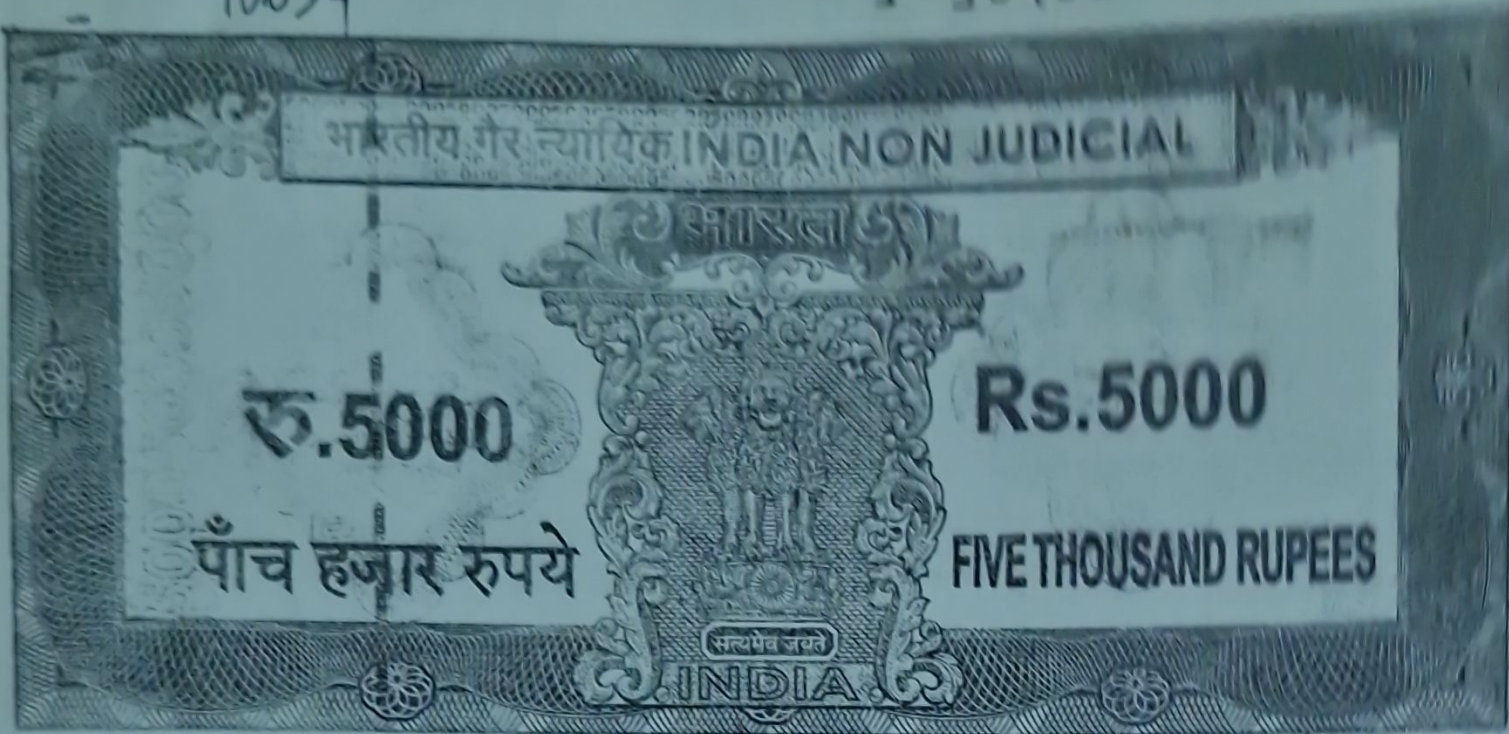


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

WW 513226451
H 589853

9-2-3170713/2022

10.11.2022

12.05

The document is admitted to registration
The endorsement sheets and Signature
Sheets attached to this document are
part of this document.

Additional District Sub-Registrar
Sutanata

10 NOV 2022

Sunil Kumar Bhomik
@ Sunil Bhomik

NEW DAS DEVELOPER

Sourav Das
Partner

NEW DAS DEVELOPER

Gaikat Das
Partner

DEVELOPMENT AGREEMENT

This Development Agreement is made on this 9th day of
November, 2022 corresponding to 22nd day of Kartik 1429 B.S.

Sunil Kumar Bhowmik
@ Sunil Bhowmik

NEW DAS DEVELOPER
Sourav Das
Partner

NEW DAS DEVELOPER
Saikat Das
Partner

BETWEEN

SUNIL KUMAR BHOWMIK @ SUNIL BHOWMIK having Aadhaar No.- 7584 8887 1613 and PAN No.- ADGPB7755A Son of Late Bishnuhari Bhowmik Nationality- Indian by faith- Hindu, by Occupation- Business residing at Brajanathchak, P.O.- Haldia Port, Block- Haldia, P.S. - Haldia, Purba Medinipur, Pin Code - 721607 hereinafter called and referred to as the "**LAND OWNER**" (which term or expression shall unless excluded by or repugnant to the context or subject to deemed to mean and include his respective heirs executor/s, administrator/s, legal representative/s and/or assigns) of the **ONE PART** ;

AND

M/S NEW DAS DEVELOPER having PAN No.-AARFN6532F a partnership land Development firm having its office at Brajanathchak, P.O.- Haldia Port, P.S. Haldia, Purba Medinipur, Pin Code-721607 represented by its partners namely i) **MR SOURAV DAS** having Aadhaar No.-5036 4404 5982 & PAN No.- AQGPD1042D, son of Krishna Prasad Das and ii) **MR SAIKAT DAS** having Aadhaar No.- 5429 0410 5580 & PAN No.- CUZPD5643R son of Krishna Prasad Das both Nationality- Indian by faith -Hindu, by occupation - business, residing at Brajanathchak, P.O.- Haldia Port, Block- Haldia, P.S. - Haldia, Purba Medinipur, Pin Code - 721607 hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context or subject to deemed to mean and include their respective heirs executors, administrators, legal representatives and/or assigns) of the **OTHER PART**;

WHEREAS the land owner **SUNIL KUMAR BHOWMIK @ SUNIL BHOWMIK** Son of Late Bishnuhari Bhowmik is owning and possessing of Bastu land measuring an area of 17.000 (Seventeen) decimal more or less laying and situated under Mouza- Brajanathchak J.L. No.- 196, Plot No.-350 which were noted in following mentioned Deeds but in ROR under Khatian No.- 489/3 noted/scribed as Plot No.- 350/787 under P.S- Haldia in the district Purba Medinipur. The aforesaid owner obtained the landed property of 17.000 Decimal of Plot No.- 350 of Mouza- Brajanathchak J.L. No.- 196, by way of four sale deeds vide being Nos.- 4396, 4398, 4399 & 4401 on 23-05-1988 duly regd. at the office of Sub-registrar Sutahta. I also enjoying the right title and interest peacefully without any claim and demand from any other corner till now. The

Sumil Kumar Bhonni
@Sumil Bhonni

NEW DAS DEVELOPER
Saurav Das
Partner

NEW DAS DEVELOPER
Sujeet Das
Partner

7

said landed property was recored in my name as per W.B.L.R. Act-1955 as Plot No. - 350/787 of Mouza- Brajanathchak J.L. No.- 196 and finally published my name having L.R. Khatian No.- 498/3.

I also obtained another piece of land of 2.500 Decimal land more or less laying and situated under Mouza- Brajanathchak, J.L. No.- 196, Sub Plot No.- C-10, under P.S- Haldia, from Haldia Municipality by way of a Lease Deed for a period of 90 yrs being No.- 2537/2012 dated 18-04-2012 duly regd. at the Office of the ADSR Sutahata.

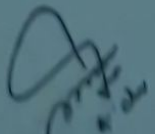
I the aforesaid land owner also possessing, enjoying peacefully of 17.000+2.500 =19.500 decimal landed property without any claim and demand from any other corner till now

ANDWHEREAS the party of the one part desirous to develop the portion of the said Plot/s of land measuring more or less 17.000+2.500 =19.500 decimal is more fully and particularly mentioned and described in schedule "A" hereunder written and make construction thereon a multistoried building as permissible in law comprising of several self contained apartment / flats, etc. as per building plan which will sanction by the Concern Authority/ Haldia Municipality and accordingly prepared a scheme for the same.

ANDWHEREAS the party of the one part not being equipped with the required of man power and was in search of a developer who will be in a position to implement the said scheme for construction of the multi storied building on the said Plot/s of land with own resources and man power. Having heard the said intention of land owner/s, the party of the other part/Developer approached to engage for implementation of the said business as developer and finally land owner engaged as developer for implementation of the said scheme for construction of a new multistoried stored building as may be permissible in law on the said plot of land more fully described in the Schedule-A hereunder written.

NOW THE PARTIES HERETO AGREED AND FOLLOWS :-

- 1 That the Party of the one part shall make out a marketable title in respect of the said property more fully described in the schedule-A hereunder written to the satisfaction of the party of the other part and the party of the one part shall hereby declare that there is no agreement made between the one part (Land Owner) and any other third part/party (Except **NEW DAS DEVELOPER**) either for sale or for Development Agreement for Multi Storied Building or any other deed/s etc. and the said land is free from any encumbrances.

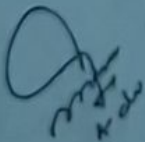


Sunil Kumar Bhonnie
@ Sunil Bhonnie

NEW DAS DEVELOPER
Sourav Das
Partner

NEW DAS DEVELOPER
Sudipta Das
Partner

2. That the party of the one part shall hand over and deliver possession of the property more fully mentioned in the Schedule-A hereunder written within 1 (one) Month from the date of this agreement to the Developer/the party of the other part.
3. That both the parties are entering in this agreement that the party of the one part/ Land owner provided his land and the party of the other part/ Developer provided their capital as well man power and the Developer has the responsibility to complete this project and land owner has liability to cooperate the developer.
4. That the termination of the said project can not be held in case of any legal obligation against the completion of the said project. In such any civil suit due to any legal dispute of land the said project is hampered and then the other part/ developer can demand the finicial compensation/damage to the Land owner.
5. That after getting sanction plan from the Concern Authority/ Haldia Municipality and completion of multistoried building or apartment on the said plot/s of land the party of the other part shall deliver to the land owner south facing 6(Six) 2BHK Flat of 1000 sq ft. more or less super build up area each plus north facing 6(Six) 2BHK Flat of 900 sq ft. more or less super build up area each and 1400 sq ft car parking space or stall on the ground floor upon east side of the said plot/s of land and undivided importable proportionate share of land underneath along with proportionate right, all common areas and facilities of the multistoried building as his land value particularly mentioned in the schedule-B hereunder written and hereinafter mentioned as the "Owner's Allocation". Owner's Allocation shuld be seperated from the Developer allocation and the party of the other part shall have right excluding the owner's Allocation to book, to sell the other flats, other spaces etc. of the new multistoried building hereinafter mentioned as the "Developer's Allocation" and to obtain money as consideration price in respect of the flats, garage, shop etc form the intending purchaser/s without any obstruction and / or interference from the end of one part and the party of the one part agreed and accepted the said offer with the Developer.
6. That if it is need land owner or party of the one part and the Developer or party of the other part can tie up another additional agreement after getting the sanction plan from the concern authority for any additional point or for the another covenant is needed for the benefit of the both party thus they fulfill their condition and the forthcoming agreement will be the part of this agreement.



Sumil Kumar Bhowmik
@Sumil Bhowmik

NEW DAS DEVELOPER
Sourav Das
Partner

NEW DAS DEVELOPER
Aniket Das
Partner

7. That the party of the one part/ land owner covenant with the party of the other part/ developer that land has right title and interest and absolute ownership in respect of the Schedule property mentioned in the " Schedule-A" is free from all sorts of encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind/s whatsoever.
8. That the developer/ the party of the other part shall prepare a building plan for construction of multistoried building as permissible in law and also according to the choice of Developer.
9. That the party of the other part agrees to complete the construction as per plan and deliver the owner's allocation within a period of 36 (Thirty Six) months from the date of approval building plan or sanction plan from the concern Authority Such time shall however be extended by the party of the one part in case the building remains incomplete due to any force majored or for any reason beyond the control of the party of the other part or other reasonable ground.
10. That the party of the other part with the execution of these presents shall be entitled to book and to sell the flats, apartments, etc. lying in the developer's allocation and shall obtain money from the intending purchaser/s of the other flats and also towards consideration price of the proportionate share of the land and the consideration price of the covered space and share of common space and facilities of the building. The party of the one part shall have no objection whatsoever in the matter of selection of intending buyers, price settled with them (buyers), mode of payment of such or in respect of any other matter concerning and / or relating to dealing with the intending buyers by the party of the other part in respect of flat/s and car/s parking space and other saleable space of the "Developer's allocation".
11. That the party of the other part shall be entitle to enter into necessary agreement with the intending purchaser of flat/s, car/s parking space and terrace stipulating therein the terms and conditions covering his/their respective rights and obligations and the party of the one part agree to join in the said agreement if necessary to convey the right, title and interest acquired by the purchaser/s in the said property of developer's allocation.
12. That the Developer shall have right to execute and register Deed of Conveyance/ or Deed of Sale conveying right, title and interest in respect of the undivided proportionate share of the said land with flats and car parking space of the developer's allocation by virtue of registered power of attorney on behalf of the land owner to the intending purchaser/s.



Sumil Kumar Bhavnik
@ Sumil Bhavnik

NEW DAS DEVELOPER
Souvar Das
Partner

NEW DAS DEVELOPER
Souvik Das
Partner

13. That all costs and expenses in the matter of deed of conveyance in favour of intending buyers for the undivided proportionate share of the said land with structure or the flats, car parking spaces or any other space or spaces or shop shall be borne and paid by the intending buyer/s only to the party of the other part or his/her nominee or nominees. Such cost and expenses shall include stamp costs, registration fees, lawyers fees and other expenses required for execution and registration.
14. That the party of the one part agree and undertakes to appoint the party of the other part as his constituted attorney by executing and registering power of attorney confirming upon the party of the other part and the party of the other part sign and execute all paper, documents, deed, declaration, agreement, sale etc. with the intending purchaser/s and deed of conveyance or deed of sale for the flats and all other spaces other than the owner's allocation and to present those documents before the registering authority for registration and to represent the party of the other part before any authority on behalf of the land owner as and when required and in the matter of signing of agreement with the intending purchaser/s conveying the undivided proportionate share and interest in the said land or land with structure, flats, other than the owner's allocation in favour of the said purchaser/s.
15. That after delivery of possession of the owner's allocation of the said building to the party of the one part/ the owner/s shall not have any right, title or interest in the said property except the undivided proportionate share and interest in the said land and in the common space and facilities, provided in the said building along with the purchasers of the other flats.
16. That developer or the party of other part immediately after execution of these presents and after getting vacant possession of the property mention in the Schedule-A hereunder by the owner or the party of the one part, shall be entitled to display any board on the said plot of land also be entitled to make advertisement for the said development work and for sale of flat or flats, shops to the intending purchaser/s and the owner shall not raise any objection or interference on this matter.
17. That after completion of construction the developer will inform the same to the owner by giving a possession letter to them and within 30 (thirty) days from the date receipt of the possession letter the owner shall take possession of his allocation known as Owner's Allocation. After giving such possession letter by the developer

sunil kumar Blomnit
@ sunil Blomnit

NEW DAS DEVELOPER

Sourav Das
Partner

NEW DAS DEVELOPER

Saikat Das
Partner

- to the owner/s, the liabilities of developer under this agreement for delivery of the owner's allocation will come to an end.
- 18 That the owner/s shall make necessary step for mutation of his name in the record of the Concern Authority of his own cost and expenses in respect owner's allocation, the owner shall also pay the Municipal rates and taxes in respect of his property upon the date of possession taken from the developer.
 - 19 That the party of the other part or developer shall be entitled to handover and deliver possession of the flats, lying in the developer's allocation to the intending purchaser or purchasers.
 - 20 That the party of the one part is agree to make a power of attorney in favour of MR SOURAV DAS and SAIKAT DAS both son of Krishna Prasad Das who are partner of NEW DAS DEVELOPER, residing at Brajanathchak, P.O. - Haldia Township, Block- Haldia, P.S. - Haldia, Purba Medinipur, Pin Code - 721607.
 - 21 That developer or the party of other part carry out the construction/ development work of the project and remain in possession, control of peaceful enjoyment of the said land or any part thereof until the completion of development project and marketing or sale of the saleable area on the said land and every part thereof
 - 22 That developer or the party of other part will apply and obtain approvals from the relevant authorities (such as Haldia Development Authority, Haldia Municipality and Fire Authority etc.) for development and construction project.
 - 23 That the developer or the party of other part can take project loan from any financial authority/ Bank in the name of their firm for making hole project and the party of the one part shall have no objection. Intending purchaser/ can take loan from any financial authority/ Bank by depositing and mortgaging flat/flats/shops/ garages including with undivided proportionate share of land from Developer's Allocation and the Developer sign in the papers and documents for the said purpose on behalf the land owner.
 - 24 That developer or the party of other part can apply to the concern Authorities Governmental Authorities or semi Governmental Authorities in respect of and carry out all the infrastructure work, electrical work, water connection also for building plan etc which is necessary for the project work and obtain all approvals from the relevant authorities for development and construction of the project that



Sunil Kumar Bhonik
@Sunil Bhonik

NEW DAS DEVELOPER

Sourav Das
Partner

NEW DAS DEVELOPER

Saikat Das
Partner

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are required to be obtained by the developer in terms of this agreement. All that terms, conditions and stipulation of this agreement is irrevocable by either of the parties to this agreement.

SCHEDULE 'A' ABOVE REFERRED TO

(Description of Land)

1) ALL THAT piece and parcel of Bastu land measuring an area of 17.000 (Seventeen) decimal more less laying and situate under Mouza – Brajanathchak, J.L.No.-196, of Plot No.- 350/787 (Three Hundred Fifty Bata Seven Hundred Eighty Seven) which was noted as per L.R. Khatian Nos.-498/3 and it is scribed as Plot No.- 350 as per mentioned deeds and landed property is situated under the P.S.-Haldia in the District-Purba Medinipur, together with right to use of existing common passage to the said property on which the owner/s shall have every right to take all sorts of connection in or underneath said common passage to the land. The land is butted and bounded by:

BY NORTH:- Owner of Bhim Halder, BY SOUTH:- Sub-Plot No.- C-10

BY EAST:- Krishna Prasad Das BY WEST:- Owner of Tapan Patra

2) ALL THAT piece and parcel of Bastu land measuring an area of 2.500 (Two Point Five) Decimal more less laying and situate under Mouza – Brajanathchak, J.L.No.-196, Sub-Plot No.- C-10 under the P.S.-Haldia in the District-Purba Medinipur, together with right to use of existing common passage to the said property on which the owner/s shall have every right to take all sorts of connection in or underneath said common passage to the land. The land is butted and bounded by:

BY NORTH:- Plot No.-350/787, BY SOUTH:- 12M wide road

BY EAST:- Sub-Plot C-11, BY WEST:- Sub-Plot No.- C-9

SCHEDULE 'B' ABOVE REFERRED TO (owner's Allocation)

The land owner shall/will be entitled to get south facing 6(Six) 2BHK Flat of 1000 sq ft. more or less super build up area each plus north facing 6(Six) 2BHK Flat of 900 sq ft. more or less super build up area each and 1400 sq ft. car parking space or stall on the ground floor of east side of the land clearly mentioned in the Schedule-A and undivided importable proportionate share of land underneath along with proportionate right, all common areas and facilities of the multistoried building as his land value. Owner's Allocation should be seperated from the Developer allocation

Developer also provide seperate lift, stair, DG and Sub- marshable pump (if applicable in law) to the land owner's allocation

sunil kumar Bhonik
@ sunil Bhonik

NEW DAS DEVELOPER

Sourav Das
Partner

NEW DAS DEVELOPER

Saikat Das
Partner

Here cover area means the space written in the sanction plan including the area of flats, entrance, stair, lift, common amenities, balcony etc. which will be prepared on the multistoried building on the said plot of land mentioned in the Schedule -A as may be permissible in law sanction by the authority with undivided proportionate share of land and premises hereinbefore states having common right of the common part of new constructed building and common amenities of the said building. It is further declare that the possession letter shall be issued by the Developer to the land owner at the time of handing over possession of the Owner's Allocation and the owner's allocation shall be heritable and transferable right of the owner.

SCHEDULE 'C' ABOVE REFERRED TO (Developer's Allocation)

ALL the remaining portion of the entire constructed proposed multistoried building or apartment as may be permissible in law by the Authority after excluding land owners' Allocation as described above in the "Schedule-B" with flats, shops and car parking space (car parking to be made in basement/under ground) in the proposed new building together with undivided importable proportionate share of the said plot of land and premises as stated in the schedule "A" hereinbefore stated having common rights of the common part of the building and common amenities of the said building at premises in the newly constructed building over the said plot of land.

CONSTRUCTION SPECIFICATION (Schedule of construction)

1. **GENERAL :** This is a proposal for erection of ground floor plus multistoried building or more than G+6 building as may be permissible in law by the authority R.C. framed multistoried building for residential or commercial use or as may be permissible in law by the Authority.
2. **FOUNDATION :** The building is to be built on suitable R.C.C. foundation as design of the structural Engineer of the Developer.
3. **CONCRETE WORK :** All concrete work will be usually of M-20, Grade with mix proportioning to 1:2:3 by volume and be laid at suitable level and line.
4. **BRICK WORK:** All external brick work will be usually 8"/7"/5" thick in cement mortar 6:1 with suitable architectural design and a internal walls will be usually 3"/5" thick in sand cement mortar 5:1
5. **FLOORING :** Flooring work shall be done with 2'x2' size Vitrified Tiles shall be done 4" skirting with the same tiles shall be done on wall Glazed tiles shall be fixed on toilet walls upto 6' Height from floor level and kitchen wall.

[Handwritten signature]

Sunil Kumar Bhowmik
@Sunil Bhowmik

NEW DAS DEVELOPER

Sourav Das
Partner

NEW DAS DEVELOPER

Sudipta Das
Partner

6. KITCHEN : a) One wall lamp point. b) One exhaust fan point
c) One chimney point. d) Two no 15 amp combined socket point.

7. SANITARY : The toilets, W.C. will have concealed pipe lines with the following fittings
a) One white European pattern / India Pattern water closer.

b) One white wash basin with one C.P Cock.

c) One C.P Ablution type near W.C

d) One white P.V.C. cistern The kitchen will have one steel sink with one tap point at sink and another at wash basin place.

8. COMPOUND: There will be 4'-0" high boundary walls all around the property line with one main gate will be of M.S. Square bars as per design of the Architect of the developer However there will be one gate of M.S. bars in the main entrance of the building itself. All side front and rear spaces including the passage will be suitable paved and finished as per Developer's choice.

9. EXTERNAL PAINTING : The internal surface will be finished with a coat of primer and putty weather proof paints as per the decision of the Architect of the Developer.

IN WITNESS WHEREOF the parties hereof execute this deed of the day, months and year first above written.

Witnesses :

Akhil Lallan & s/o H. Bannim will U. S. Bhowmik P.S. Bhabanipur
Sudipta Das s/o H. Sachindranath Das, U. S. Bhowmik P.S. Bhabanipur
Mina Bhowmik wife of Sunil Kumar Bhowmik Brahma nath ch
Sabitabrata Brahmachari Haldia Township
Advocate
En. No. -WB/1132/2013
Bar Council of West Benga

Drafted by :

The deed contains 10 sheet including of one stamp paper. there are 2 witnesses in this deed.

sunil kumar Bhowmik
@ sunil Bhowmik

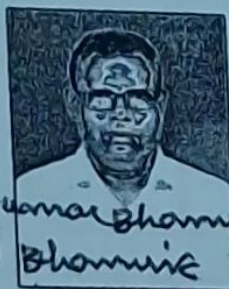
NEW DAS DEVELOPER

Sourav Das
Partner

NEW DAS DEVELOPER

Saikat Das
Partner

Finger Impression of Land Owner SUNIL KUMAR BHOWMIK @
SUNIL BHOWMIK

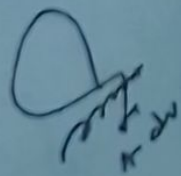


sunil kumar Bhowmik
@ sunil Bhowmik

Left hand's Fingers impression				
Thumb	Fore	Middle	Ring	Little
				

Right hand's Fingers impression				
Thumb	Fore	Little	Middle	Ring
				

ak



sunil kumar Bhowmik
@ sunil Bhowmik

Sunil Kumar Bhowmik
@ Sunil Bhowmik

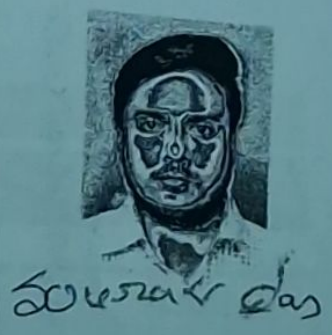
NEW DAS DEVELOPER
Sourav Das
Partner

NEW DAS DEVELOPER
Saikat Das
Partner

Finger Impression of SOURAV DAS

Left hand's Fingers impression				
Thumb	Fore	Middle	Ring	Little
				

Right hand's Fingers impression				
Thumb	Fore	Little	Middle	Ring
				



Sourav Das

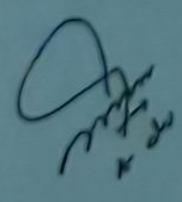
Finger Impression of SAIKAT DAS

Left hand's Fingers impression				
Thumb	Fore	Middle	Ring	Little
				

Right hand's Fingers impression				
Thumb	Fore	Little	Middle	Ring
				



Saikat Das





Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



101120222016754030

GRIPS Payment Detail

GRIPS Payment ID:	101120222016754039	Payment Init. Date:	10/11/2022 11:41:12
Total Amount:	15041	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9723347510713	BRN Date:	10/11/2022 11:42:27
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Akhil Pattanayak
Mobile: 7797432703

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230167540408	Directorate of Registration & Stamp Revenue	15041
Total			15041

IN WORDS: FIFTEEN THOUSAND FORTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID



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



192022230167540408

GRN Details

GRN: 192022230167540408 Payment Mode: SBI Epay
GRN Date: 10/11/2022 11:41:12 Bank/Gateway: SBIEPay Payment Gateway
BRN : 9723347510713 BRN Date: 10/11/2022 11:42:27
Gateway Ref ID: IGAOQAHHP5 Method: State Bank of India NB
GRIPS Payment ID: 101120222016754039 Payment Init. Date: 10/11/2022 11:41:12
Payment Status: Successful Payment Ref. No: 2003170713/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Akhil Pattanayak
Address: Kismat Sibramnagar
Mobile: 7797432703
Period From (dd/mm/yyyy): 10/11/2022
Period To (dd/mm/yyyy): 10/11/2022
Payment Ref ID: 2003170713/3/2022
Dept Ref ID/DRN: 2003170713/3/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003170713/3/2022	Property Registration- Stamp duty	C030-02-103-003-02	15020
2	2003170713/3/2022	Property Registration- Registration Fees	C030-03-104-001-16	21
Total				15041

IN WORDS: FIFTEEN THOUSAND FORTY ONE ONLY.

Major Information of the Deed

	I-1106-10710/2022	Date of Registration	10/11/2022
No / Year	1106-2003170713/2022	Office where deed is registered	
y Date	08/11/2022 11:30:31 AM	A.D.S.R. SUTAHATA, District: Purba Midnapore	
Applicant Name, Address Other Details	SABITABRATA BRAHMACHARI D Gobindapur, Thana : Sutamata, District : Purba Midnapore, WEST BENGAL, PIN - 721635, Mobile No. : 7001220705, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 1,33,76,458/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

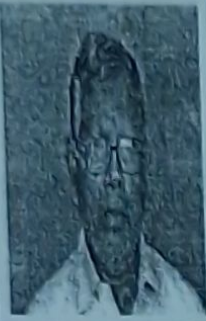
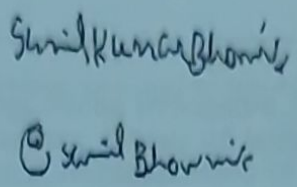
Land Details :

District: Purba Midnapore, P.S:- Haldia, Municipality: HALDIA, Mouza: Brojonath chak, JI No: 196, Pin Code : 721607

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-350/787 (RS :- 350/787)	LR-498/3	Commercial	Bastu	17 Dec		1,25,67,864/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-10 (RS :-)		Commercial	Bastu	2.5 Dec		8,08,594/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
		TOTAL :			19.5Dec	0 /-	133,76,458 /-	
	Grand Total :				19.5Dec	0 /-	133,76,458 /-	

Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr Sunil Kumar Bhowmik, (Alias: Mr Sunil Bhowmik) (Presentant) Son of Late Bishnuhari Bhowmik Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 10/11/2022 ,Place : Office			
10/11/2022	LTI 10/11/2022		10/11/2022

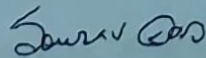
Brajanathchak, City:- Haldia, P.O:- Haldia Port, P.S:-Haldia, District:-Purba Midnapore, West Bengal, India, PIN:- 721607 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx5A, Aadhaar No: 75xxxxxxxx1613, Status :Individual, Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 10/11/2022 ,Place : Office

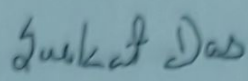
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	New Das Developer Brajanathchak, City:- Haldia, P.O:- Haldia Port, P.S:-Haldia, District:-Purba Midnapore, West Bengal, India, PIN:- 721607 , PAN No.:: AAxxxxxx2F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

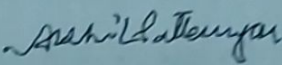
Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sourav Das Son of Mr Krishna Prasad Das Date of Execution - 09/11/2022, , Admitted by: Self, Date of Admission: 10/11/2022, Place of Admission of Execution: Office			
		Nov 10 2022 1:31PM	LTI 10/11/2022	10/11/2022
Brajanathchak, City:- Haldia, P.O:- Haldia Port, P.S:-Haldia, District:-Purba Midnapore, West Bengal, India, PIN:- 721607, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx2D, Aadhaar No: 50xxxxxxxx5982 Status : Representative, Representative of : New Das Developer (as PARTNER)				

Name	Photo	Finger Print	Signature
at Das Mr Krishna Prasad Das of Execution - 11/2022, Admitted by: elf, Date of Admission: 10/11/2022, Place of Admission of Execution: Office			
	Nov 10 2022 1:33PM	LTI 10/11/2022	10/11/2022

Brajanathchak, City:- Haldia, P.O:- Haldia Port, P.S:-Haldia, District:-Purba Midnapore, West Bengal, India, PIN:- 721607, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: CUxxxxxx3R, Aadhaar No: 54xxxxxxxx5580 Status : Representative, Representative of : New Das Developer (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Akhil Pattanayak Son of Late Bankim Pattanayak Kismat Sibrannagar, City:- Haldia, P.O:- Shibrannagar, P.S:-Bhabanipur, District:- Purba Midnapore, West Bengal, India, PIN:- 721635			
	10/11/2022	10/11/2022	10/11/2022

Identifier Of Mr Sunil Kumar Bhowmik, Mr Sourav Das, Mr Saikat Das

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sunil Kumar Bhowmik	New Das Developer-17 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Sunil Kumar Bhowmik	New Das Developer-2.5 Dec

Land Details as per Land Record

District: Purba Midnapore, P.S:- Haldia, Municipality: HALDIA, Mouza: Brojonath chak, JI No: 196, Pin Code : 721607

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 350/787, LR Khatian No:- 498/3	Owner: সুনীল ভৌমিক, Gurdian: বিশ্বহরি, Address: নিজ, Classification: জল, Area: 0.17000000 Acre,	Mr Sunil Kumar Bhowmik
L2	LR Plot No:- 10		Seller is not the recorded Owner as per Applicant.

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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
Indian Stamp Act 1899.

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

Presented for registration at 12:05 hrs on 10-11-2022, at the Office of the A.D.S.R. SUTAHATA by Mr Sunil Kumar Bhowmik Alias Mr Sunil Bhowmik, 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 1,33,76,458/-

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

Execution is admitted on 10/11/2022 by Mr Sunil Kumar Bhowmik, Alias Mr Sunil Bhowmik, Son of Late Bishnuhari Bhowmik, Brajanathchak, P.O: Haldia Port, Thana: Haldia, , City/Town: HALDIA, Purba Midnapore, WEST BENGAL, India, PIN - 721607, by caste Hindu, by Profession Business

Indetified by Mr Akhil Pattanayak, , , Son of Late Bankim Pattanayak, Kismat Sibramnagar, P.O: Shibramnagar, Thana: Bhabanipur, , City/Town: HALDIA, Purba Midnapore, WEST BENGAL, India, PIN - 721635, by caste Hindu, by profession Others

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

Execution is admitted on 10-11-2022 by Mr Sourav Das, PARTNER, New Das Developer (Partnership Firm), Brajanathchak, City:- Haldia, P.O:- Haldia Port, P.S:-Haldia, District:-Purba Midnapore, West Bengal, India, PIN:- 721607

Indetified by Mr Akhil Pattanayak, , , Son of Late Bankim Pattanayak, Kismat Sibramnagar, P.O: Shibramnagar, Thana: Bhabanipur, , City/Town: HALDIA, Purba Midnapore, WEST BENGAL, India, PIN - 721635, by caste Hindu, by profession Others

Execution is admitted on 10-11-2022 by Mr Saikat Das, PARTNER, New Das Developer (Partnership Firm), Brajanathchak, City:- Haldia, P.O:- Haldia Port, P.S:-Haldia, District:-Purba Midnapore, West Bengal, India, PIN:- 721607

Indetified by Mr Akhil Pattanayak, , , Son of Late Bankim Pattanayak, Kismat Sibramnagar, P.O: Shibramnagar, Thana: Bhabanipur, , City/Town: HALDIA, Purba Midnapore, WEST BENGAL, India, PIN - 721635, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/11/2022 11:42AM with Govt. Ref. No: 192022230167540408 on 10-11-2022, Amount Rs: 21/-, Bank: SBI
EPay (SBlePay), Ref. No. 9723347510713 on 10-11-2022, Head of Account 0030-03-104-001-16

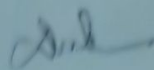
Stamp Duty

required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs. 15,020/-

by online = Rs. 15,020/-

Type: Impressed. Serial no 498, Amount: Rs. 5,000.00/-, Date of Purchase: 09/11/2022, Vendor name: Suriya Roy

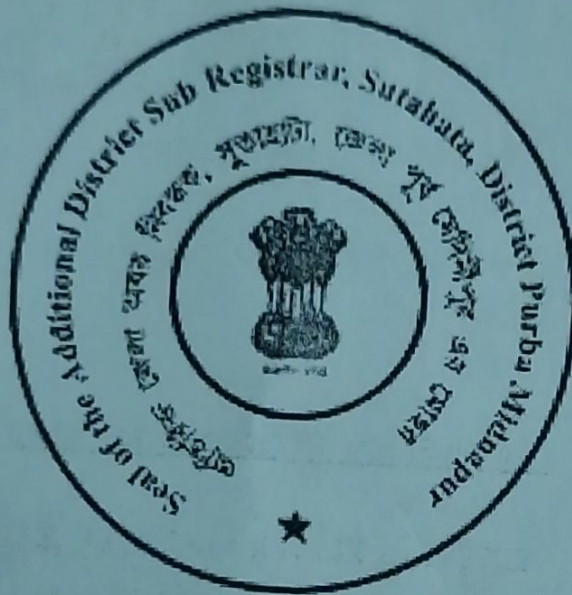
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB on 10/11/2022 11:42AM with Govt. Ref. No: 192022230167540408 on 10-11-2022, Amount Rs: 15,020/-, Bank: SBI EPay (SBIPay), Ref. No. 9723347510713 on 10-11-2022, Head of Account 0030-02-103-003-02



Debashis Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SUTAHATA
Purba Midnapore, West Bengal



Registration under section 60 and Rule 69.
in Book - I
number 1106-2022, Page from 210702 to 210722
No 110610710 for the year 2022.



Deb

Digitally signed by DEBASHIS GHOSH
Date: 2022.11.11 13:16:59 +05:30
Reason: Digital Signing of Deed.

(Debashis Ghosh) 2022/11/11 01:16:59 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SUTAHATA
West Bengal.

(This document is digitally signed.)
