

11845/24

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P11739/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 164584

DEVELOPMENT AGREEMENT

QUERY NO. : 2003002599/2024
GRN NO. : 192024250291294058
DISTRICT : Paschim Bardhaman
MOUZA : Kururia
P.S. : Durgapur
AREA OF LAND : 7.0625 Decimal

50
20/11/24
A.D.S.R. (11/10/2024/91/4)
2024

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

A.D.S.R. Durgapur
Paschim Bardhaman

27 NOV 2024

20 NOV 2024

S.No. 3239 Date
 Sold to: *Puja Kantose*
 Address: *Durgapur-16*
 Value of Stamp: 1000/-
 Date of Purchase of the stamp
 Paper from Treasury: 13 NOV 2024
 Name of the Treasury from
 Durgapur



Chatterjee

Somnath Chatterjee
 Stamp Vendor
 A.D.S.R. Office, Durgapur-16
 Licence No.-1/2016-17



Addl. Dist. Sub-Registrar
 Durgapur, Paschim Bardhaman

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**THIS DEVELOPMENT AGREEMENT IS MADE ON 27TH DAY OF
NOVEMBER, 2024; at A.D.S.R. Durgapur;**

BETWEEN

SRI. RAJESH BANERJEE, (PAN - AMRPB3417B) Son of Late Santiram Banerjee, by faith-Hindu, by nationality Indian, by occupation- service resident of 9/30, Ranapratap Road, P.O.- A-Zone, P.S- Durgapur, Dist-Paschim Bardhaman, W.B, India, PIN-713204, (hereinafter referred to and called as "**LANDOWNER**", (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART.**

AND

"PUJA REALTORS" (PAN - BNQPG8889R) Being a Proprietorship Firm having its office at: Holding No:- 5/196, A-9 Moulana Azad Sarani Non-Company Housing, Ward No. 22, Post - City Centre, & P.S.- Durgapur, District- Paschim Barthaman, PIN- 713216, State- West Bengal, India, Represented by its **Proprietor namely MRS. PUJA CHOWDHURY, [PAN- BNQPG8889R]** Wife of Mr. Chanchal Chowdhury, by faith-Hindu, by occupation- Business, by nationality Indian, residing at 4/20, Arabinda Pally, Post - Benachity, & P.S.- Durgapur, District- Paschim Barthaman, PIN- 713213, West Bengal, hereinafter referred as the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the **SECOND PART.**





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WHEREAS R.S Plot No. 731, corresponding to L.R Plot No. 1349, measuring 5 decimal of Mouza - Kururia, was purchased by Chhabirani Mukherjee, wife of Subodh Kumar Mukherjee, vide deed No- 6683 for the year 1983 of A.D.S.R. Durgapur and after that said Chhabirani Mukherjee, wife of Subodh Kumar Mukherjee, sold the same to Sri Rajesh Banerjee, son of Late Santiram Banerjee, vide deed No- 2167 for the year 2012 of A.D.S.R. Durgapur and after that he mutated his name in L.R.R.O.R.

AND WHEREAS R.S Plot No. 731, corresponding to L.R Plot No. 1322, measuring 1 Katha 4 Chattak or 2.0625 decimal of Mouza - Kururia was purchased by Dilip Kumar Mondal, son of Lt. Joyram Mondal, vide deed No- 2830 for the year 1988 of A.D.S.R. Durgapur and after that said Dilip Kumar Mondal, son of Lt. Joyram Mondal, mutated his name in L.R.R.O.R. whereby 3 Decimal land was recorded in his name and accordingly he transferred 1.73 Katha Or 2.8545 Decimal to Rajesh Banerjee, son of Late Santiram Banerjee, who mutated his name in L.R.R.O.R;

AND WHEREAS the first part desires to develop R.S Plot No. 731, corresponding to L.R Plot No. 1349, measuring 5 decimal and R.S Plot No. 731, corresponding to L.R Plot No. 1322, measuring 1 Katha 4 Chattak or 2.0625 decimal of Mouza - Kururia which is particularly mentioned in the first schedule, by construction of multistoried building up to maximum limit of floor consisting of so many flats and parking space etc. as approved by Durgapur Municipal Corporation but the owner has not the sufficient funds for the development work and for this reason 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 flats with the object of selling such flats/apartments 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:-**

1. DEFINITION

- 1.1 **OWNERS/LANDLORD:-** Shall mean **SRI. RAJESH BANERJEE**, Son of Late Santiram Banerjee, by faith-Hindu, by nationality Indian, by occupation- service, resident of 9/30, Ranapratap Road, P.O.- A-Zone, P.S- Durgapur, Dist-Paschim Bardhaman, W.B, India, PIN-713204.
- 1.2 **DEVELOPER:-** Shall mean "**PUJA REALTORS**", Being a Proprietorship Firm having its office at: Holding No:- 5/196, A-9 Moulana Azad Sarani Non-Company Housing, Ward No. 22, Post - City Centre, & P.S.- Durgapur, District- Paschim Barthaman, PIN- 713216, West Bengal, India.
- 1.3 **LAND:-** Shall mean the land measuring 7.0625 Decimal under Mouza- Kururia, comprised within R.S. Plot no. 731 corresponding L.R. Plot No-1322, admeasuring 2.0625 Decimal & R.S. Plot no. 731 corresponding L.R. Plot No-1349, admeasuring 5 Decimal, J.L No- 56, L.R. Khatian No- 5935, Under P.S-Durgapur and the Jurisdiction of Durgapur Municipal Corporation, Dist- Paschim Bardhaman, West Bengal.





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- 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 **COMMON AREAS AND INSTALLATIONS** shall mean and include the areas installations and facilities comprised in the premises as mentioned and specified in the **SECOND SCHEDULE** hereunder written and expressed or intended by the Developer for common use and enjoyment of the co-owners in the manner and to the extent permitted by the Developer but shall not include the open terrace on any floor in the said Building or the top roof of the building and shall also not include the car parking spaces and other open and covered spaces at or within the premises which the Developer may use or permit to be used for parking of motor cars and/or any other purposes and the Developer shall have the absolute right to deal with the same, to which the Purchaser hereby consents.
- 1.6 **ARCHITECT(S)-** Shall mean such Architect (s) whom the Developer may appoint from time to time as the architect of the Building.
- 1.7 **MUNICIPAL CORPORATION:** - Shall mean the Durgapur Municipal Corporation and shall also include other concerned authorities that may recommend, comment upon, approve, sanction, modify and/or revise the Plans.
- 1.8 **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Durgapur Municipal Corporation 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;
- 1.9 **OWNERS AREA:-** Shall mean one Two BHK flats in the Second Floor which is particularly mentioned in Second Schedule property





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together with the undivided impartiable proportionate share and/or interest in the First Schedule mentioned land.

- 1.10 **DEVELOPER'S AREA:** Shall mean entire area of the multistoried building/s together with the undivided impartiable proportionate share and/or interest in the said land and the common portions after providing owner's area as mentioned in clause 1.9.
- 1.1 **BENEFIT ARISING OUT OF PROJECT :** Shall mean Rs. 20,00,000/- (Rupees Twenty Lakhs) Only shall be paid by Developer to Land Owners within six months from the date of the execution of this agreement.
- 1.2 **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.
- 1.3 **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/ and Others be taken over by the Unit/Flat and occupiers.
- 1.4 **FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations or any circumstances beyond the control of the Developer.





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1.5 **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 at 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.

1.1 **MASCULINE GENDER:** Shall include the feminine and neuter gender and vice versa.

1.2 **SINGULAR NUMBER:** Shall include the plural and vice-versa.

2. **COMMENCEMENT:** - This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned herein above at the commencement of this agreement.

3. **EFFECTIVENESS:** - This agreement shall become effective from the date of getting all necessary permission from the statutory authority/Government.

4. **DURATION:** - shall mean that the construction shall be completed within a period of 36 (thirty six) months from the date of sanctioned plan from the appropriate authority and or from getting peaceful





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vacant khas possession of the said property from the land Owners, whichever will be later, and includes any extension taken place. If any extension is required due to force majeure, the Developer will inform the same in writing and will obtain confirmation as to extension of time from the Land Owners.

5. **SCOPE OF WORK:** - The Developer shall construct a multistoried building according to sanctioned plan of Durgapur Municipal Corporation over and above the First Schedule Land. If Owner finds any illegality in this respect, all liabilities will be carried by the Developer.

6. **OWNER'S DUTY & LIABILITY:-**

- I. The owners have offered total land of **7.0625 Decimal** for development and construction of housing complex consisting of flats/apartments, & parking spaces.
- II. That the owner shall vacate the land within 15 days from this agreement and deliver the developer peaceful possession of the 1st schedule mentioned property to the second party subject to the terms and condition of this agreement.
- III. The Owners hereby declare 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 "**PUJA REALTORS**" either for sale or for





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development and construction of housing complex and the said land is free from any encumbrance.

- IV. 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 Durgapur Municipal Corporation, 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 owner of flats/apartments 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 Owner shall not be responsible for any unlawful activities of the Developer.





Handwritten signature

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- V. The owner shall be responsible to resolve all legal dispute related to land within 3 months from getting knowledge of the same.
- VI. That the owner has agreed that she will be personally present before the registration office to sign all the agreement.
- VII. That the owner also agreed that she shall give a development power of attorney in favour of the Developer with in seven days from this agreement.

7. DEVELOPER'S DUTY, LIABILITY & RESPONSIBILITY:-

- i. The developer "PUJA REALTORS" Confirms, accepts and assures the owner that they are fully acquainted with, aware of the process/formalities related to similar project in Municipal area and fully satisfied with the papers /documents related to the ownership, physical measurement of the land litigation free possession ,suitability of the land viability of the said project and will raise no objection with regard thereto.
- ii. The developer confirms and assures the owner that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the owner shall have any liability and or responsibility to finance and execute the project or part thereof.
- iii. 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





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authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/municipal/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owner & the Architect before submission to the municipal/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owner and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owner and Developers.

- iv. That the Developer shall be responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
- v. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement and in future. The Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the





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proposed building. The Second part shall be responsible the said incident or damage or loss during construction.

- vi. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses within 36 months from the date of sanction of the building plan from the appropriate authority and or from getting peaceful vacant khas possession of the said property from the land Owner, which ever will be later. If any extension is required due to force majeure, the Developer will inform the same in writing and obtained confirmation as to extension of time from the Land Owner.
- vii. 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 case the Developers Shall be entirely responsibility.
- viii. That the developer shall agree to indemnify the land owner from the obligation of paying Income tax, sales tax or any other duties levies either by the state GOVT. or Central GOVT. or statutory local authorities from their part which are required to be paid for their profits which they derived after selling the flats to the prospective buyers. In case the developer fails to deliver the possession of the flats to the prospective buyers , in that event the developers himself shall only be responsible and answerable for the same. In case of any default on the part of the developer or if any legal action takes place, then the developer shall only be made liable for the same and under no circumstances the owner shall be made responsible.





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- ix. The duration of 36 months (except force Majeure) is the essence of this agreement.

8. CANCELLATION:

The Owner have every right to cancel and/or rescind this agreement after 36 months if Developer fails to meet the major conditions of the agreement, and the additional Grace period granted by the Land Owner if the Developer is unable to complete the Construction work due to force majeure, for that Owner has to give a two month clear notice to the Developer.

9. MISCELLANEOUS:-

9.1.1.1 Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.

9.1.1.2 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.

9.1.1.3 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 if the parties in dispute so agree otherwise two or more arbitrator, to be nominated by both the parties and their legal advisors.

9.1.1.4 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.





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with due approval and or any other clearance from competent authority are to be supplied by the developers to the owner time to time.

- 9.1.1.5** The owner can visit the construction at reasonable time with prior intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work. However, any unusual and non-permissible actions/operations if any observed at the site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
- 9.1.1.6** 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.
- 9.1.1.7** 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 or contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney but the owner will be free from all financial or legal obligation.
- 9.1.1.8** 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,





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electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their own cost/expense for a guarantee period of next six months after handing over of physical possession of the flats to the customers.

- 9.1.1.9** 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.
- 9.1.1.10** The landowner and the developers have entered into this 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 and nothing contained herein shall provide right, title, interest of the land described in the First schedule below to Developer by virtue of this agreement..
- 9.1.1.11** 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.





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9.1.1.12 That both the parties can seek specific performance of this agreement through court.

Declaration :- This is an agreement as per Indian Contract Act,1872 therefore by virtue this agreement no right, title and interest of land is transferred by landowner in favour of Developer.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

That piece and parcel of a **Bastu** land admeasuring **7.0625 Decimal** under **Mouza- Kururia, R.S. Plot No. 731, corresponding L.R. Plot No-1322 admeasuring 2.0625 Decimal, R.S. Plot No. 731, corresponding L.R. Plot No-1349 admeasuring 5 (Five) Decimal comprised L.R. Khatian No- 5935, J.L No- 56, Under P.S-Durgapur and the Jurisdiction of Durgapur Municipal Corporation, Dist- Paschim Bardhaman, West Bengal, butted and bounded :-**

- On the North** - 20 Feet wide Pucca C.S. Road
On the South - R.S. Plot no. 731 (P)
On the East - R.S. Plot no. 731 (P)
On the West - 12 Feet wide Road

SECOND SCHEDULE ABOVE REFERRED TO

(Landowners Allocation)

Type	Flat No.	Floor	Super built up area in Sq. Feet	Carpet area in Sq. Feet.
Residential	2-B	2 nd Floor	914	589.47
One Car parking space admeasuring 120 (One Hundred Twenty) Sq. Ft. Ground Floor of the Building.				



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SECOND SCHEDULE
Specification of Building

STRUCTURAL	RCC Framed with anti-termite treatment in foundation.
WATER SUPPLY	Ground Water.
WALLS	Conventional brickwork/ Outer wall of 10 inch and Inner wall will be 5 Inch.
WALL FINISH	Interior - Wall putty
Exterior	Combination of weather coat.
FLOORING	Vitrified Tiles in all bedrooms, Living-cum-Dining and Balcony.
KITCHEN	Kitchen Floor made of Anti skit Tiles and platform made of Granite Slab. Glazed tiles, up to the height of three feet from the Kitchen platform, one stainless steel sinks will be provided.
TOILET	Anti skit Tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 6 feet. ISI/ISO branded sanitary (Parry ware /Hind ware) and CP fittings (as per supply), one western type commode, and one Indian type. Concealed plumbing and pipe work.
DOORS	Door frame made of Sal wood. Front Decorative panel Door. Flush solid core/panel doors, and PVC door in toilet, Locks of stainless steel.
WINDOWS	Sliding anodized grill glass window.
COMMON LIGHTING	Overhead illumination for compound and common path lighting inside the complex.
WIRINGS	Standard concealed wiring for electricity. Average 25(Twenty Five) Points for 2 BHK & 30(Thirty) Points for 3 BHK, Telephone and television point, Modular switches belong to superior brands, 2 no. of 15 Amp point to be provided for each unit and A.C point will be provided only in Bedroom.
ELECTRIC METER	Individual meter for each unit by individual cost.
AMENITIES	Adequate standby generator for common areas, services, Lift provided for every floor in the building.



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

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

SIGNED AND DELIVERED by the OWNERS/FIRST PART at DURGAPUR in the presence of:

Rajesh Banerjee

SIGNED AND DELIVERED by the DEVELOPER/SECOND PART at DURGAPUR in the presence of:

PUJA REALTORS
Puja Choudhary
Proprietor

WITNESSES:

① *Nirmal Paul*
S/o Lt. Kalachand Paul
S/o A. Rabinodra Sani
DGP-713213

② *Sumit Maji*
S/o - Debasish Maji
B4/34 Dholighat A-Zone.
Asok Avenue, 713204.

Drafted 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.

Subrata Mukherjee
SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No.- WB/506/2007.



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DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : NIRMAL PANDIT
2. FATHER/ HUSBAND NAME : Lt. Kalachand Pandit
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Business.
4. PARMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) 5/11A, Rabindra Sarani, Singur Policy
POST OFFICE (পোস্ট অফিস) Benachity
POLICE STATION (থানা) Durgam PIN 713213
DISTRICT(জেলা) Purba STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Oth
6. AADHAR NO 9242 1779 7409
PAN _____
EPIC NO _____

আমি (শনাক্তকারী) Development Agreement - অএ দলিলের (Query No.)
Prakash Banerjee Datta বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।
I, Nirmal Pandit as identifier identifying the executants
of the concerned deed (Query No.): 2003002599/2024.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Nirmal Pandit

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)



(Handwritten signature)

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



192024250291294058

GRN Details

GRN:	192024250291294058	Payment Mode:	SBI Epay
GRN Date:	26/11/2024 20:57:55	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	1162058224733	BRN Date:	26/11/2024 20:58:57
Gateway Ref ID:	73891755	Method:	State Bank of India WIBMO PG DC
GRIPS Payment ID:	261120242029129404	Payment Init. Date:	26/11/2024 20:57:55
Payment Status:	Successful	Payment Ref. No:	2003002599/1/2024 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mrs PUJA CHOWDHURY
Address:	Benachity, Durgapur, PIN:- 713213
Mobile:	8637092320
Period From (dd/mm/yyyy):	26/11/2024
Period To (dd/mm/yyyy):	26/11/2024
Payment Ref ID:	2003002599/1/2024
Dept Ref ID/DRN:	2003002599/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of 'A/C' Description	Head of A/C	Amount (₹)
1	2003002599/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	4011
2	2003002599/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	20014
			Total	24025

IN WORDS: TWENTY FOUR THOUSAND TWENTY FIVE ONLY.

PAID



Adl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

27 NOV 2024

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:- *Rajesh Chaudhary*

Signature of the Executants/presentation



(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:- *Rajesh Banerjee*

Signature of the Executants/presentation

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:-



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

27 NOV 2024

Major Information of the Deed



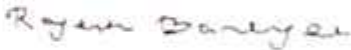
Deed No :	I-2306-11739/2024	Date of Registration	27/11/2024
Query No / Year	2306-2003002599/2024	Office where deed is registered	
Query Date	26/11/2024 8:53:34 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207, Mobile No. : 8101891226, 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 : 20,00,000/-]	
Set Forth value		Market Value	
		Rs. 22,07,031/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,011/- (Article:48(g))		Rs. 20,014/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Rammohon Sarani, Mouza: Kururia, JI No: 56, Pin Code : 713203

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1322 (RS :-731)	LR-5935	Bastu	Bastu	2.0625 Dec		6,44,531/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
L2	LR-1349 (RS :-731)	LR-5935	Bastu	Bastu	5 Dec		15,62,500/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
TOTAL :					7.0625Dec	0 /-	22,07,031 /-	
Grand Total :					7.0625Dec	0 /-	22,07,031 /-	




Id Lord Details :

Name,Address,Photo,Finger print and Signature				
SI No	Name	Photo	Signature	
1	Mr RAJESH BANERJEE (Presentant) Son of Mr SANTIRAM BANERJEE Executed by: Self, Date of Execution: 27/11/2024 , Admitted by: Self, Date of Admission: 27/11/2024 ,Place : Office	 <small>27/11/2024</small>	 Captured <small>LT1 27/11/2024</small>	 <small>27/11/2024</small>
9/30, Ranapratap Road, City:- Durgapur, P.O:- A Zone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,Date of Birth:XX-XX-1XX7 , PAN No.:: AMxxxxxx7B, Aadhaar No: 94xxxxxxxx7166, Status :Individual, Executed by: Self, Date of Execution: 27/11/2024 , Admitted by: Self, Date of Admission: 27/11/2024 ,Place : Office				




Developer Details :

Name,Address,Photo,Finger print and Signature	
SI No	Name,Address,Photo,Finger print and Signature
1	PUJA REALTORS Holding No:- 5/196, A-9 Moulana Azad Sarani Non-Company Housing, Ward No. 22, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713216 Date of Incorporation:XX-XX-1XX2 , PAN No. : BNxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature				
SI No	Name	Photo	Signature	
1	Mrs PUJA CHOWDHURY Wife of Mr CHANCHAL CHOWDHURY Date of Execution - 27/11/2024 , Admitted by: Self, Date of Admission: 27/11/2024, Place of Admission of Execution: Office	 <small>Nov 27 2024 3:31PM</small>	 Captured <small>LT1 27/11/2024</small>	 <small>27/11/2024</small>
4/20, Aurobinda Pally, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213. Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: BNxxxxxx9R, Aadhaar No: 41xxxxxxxx8647 Status : Representative, Representative of : PUJA REALTORS (as PROPRIETOR)				

Applicant Details :

Name	Photo	Finger Print	Signature
Mr NIRMAL PANDIT Son of Late KALACHAND PANDIT 5/11A, Rabindra Sarani, Srinagar Pally, City:- Durgapur, P.O.- Benachity, P.S.- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213		 Captured	
	27/11/2024	27/11/2024	27/11/2024

Identifier Of Mr RAJESH BANERJEE, Mrs PUJA CHOWDHURY

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr RAJESH BANERJEE	PUJA REALTORS-2.0625 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr RAJESH BANERJEE	PUJA REALTORS-5 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Rammohon Sarani, Mouza: Kururia, JI No: 56, Pin Code : 713203

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1322, LR Khatian No:- 5935	Owner:রাজেশ বানার্জী, Gurdian:পঞ্জিহাস , Address:9/30 Ranapratap Road A Zone DGP 4 Paschim Bardhaman, Classification:বাইদ, Area:0.03000000 Acre,	Mr RAJESH BANERJEE
L2	LR Plot No:- 1349, LR Khatian No:- 5935	Owner:রাজেশ বানার্জী, Gurdian:পঞ্জিহাস , Address:9/30 Ranapratap Road A Zone DGP 4 Paschim Bardhaman, Classification:বাইদ, Area:0.05000000 Acre,	Mr RAJESH BANERJEE

Endorsement For Deed Number : I - 230611739 / 2024

on 27-11-2024

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

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

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

Presented for registration at 14:52 hrs on 27-11-2024, at the Office of the A.D.S.R. DURGAPUR by Mr RAJESH BANERJEE .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 22,07,031/-

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

Execution is admitted on 27/11/2024 by Mr RAJESH BANERJEE, Son of Mr SANTIRAM BANERJEE, 9/30, Ranapratap Road, P.O: A Zone, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713204, by caste Hindu, by Profession Service

Identified by Mr NIRMAL PANDIT, , Son of Late KALACHAND PANDIT, 5/11A, Rabindra Sarani, Srinagar Pally, P.O: Benachity, Thana: Durgapur, . City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Business

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

Execution is admitted on 27-11-2024 by Mrs PUJA CHOWDHURY, PROPRIETOR, PUJA REALTORS (Sole Proprietorship), Holding No:- 5/196, A-9 Moulana Azad Sarani Non-Company Housing, Ward No. 22, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216

Identified by Mr NIRMAL PANDIT, , Son of Late KALACHAND PANDIT, 5/11A, Rabindra Sarani, Srinagar Pally, P.O: Benachity, Thana: Durgapur, . City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,014.00/- (B = Rs 20,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 20,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/11/2024 8:58PM with Govt. Ref. No: 192024250291294058 on 26-11-2024, Amount Rs: 20,014/-, Bank: SBI EPay (SBIEPay), Ref. No. 1162058224733 on 26-11-2024, 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 1,000.00/-, by online = Rs 4,011/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 3239, Amount: Rs.1,000.00/-, Date of Purchase: 20/11/2024, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/11/2024 8:58PM with Govt. Ref. No: 192024250291294058 on 26-11-2024, Amount Rs: 4,011/-, Bank: SBI EPay (SBIEPay), Ref. No. 1162058224733 on 26-11-2024, Head of Account 0030-02-103-003-02

Santanu Pal

Santanu Pal
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 2306-2024, Page from 215054 to 215080

being No 230611739 for the year 2024.



(Santanu Pal)

Digitally signed by SANTANU PAL
Date: 2024.11.29 10:55:59 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 29/11/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.