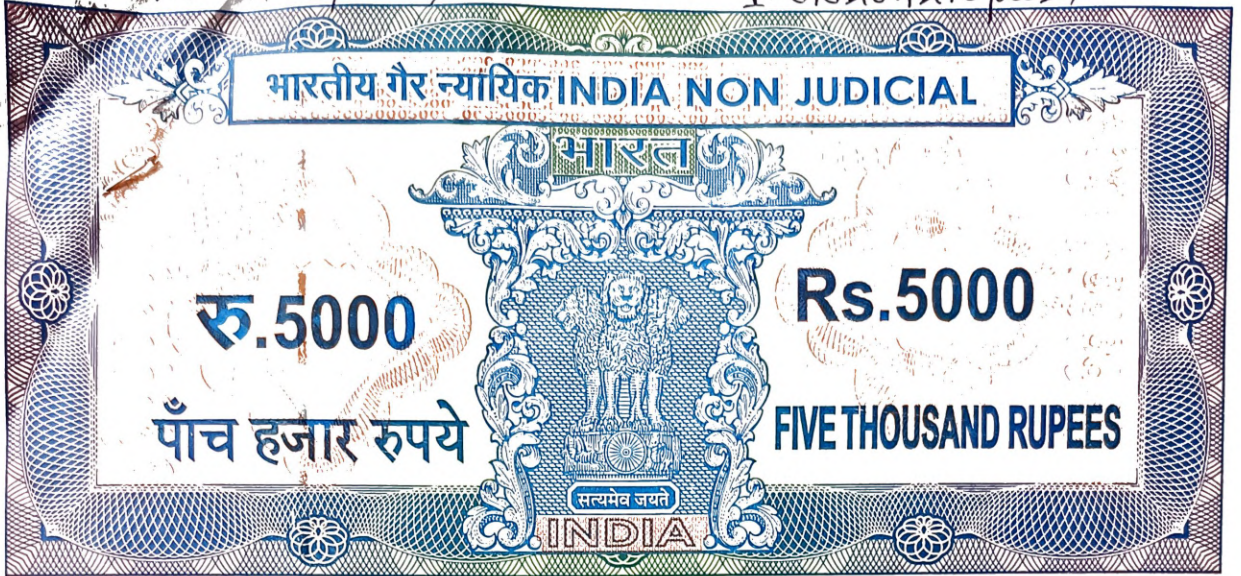


SLR- 5177/2024

T-010204210/2024



अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

K 357911

K 357941

26.11.24

13.25

Q.No. 2002987667/2024.

--: DEVELOPMENT AGREEMENT :--

Under Mouza: Parbatipur, J.L. 214, PS & Dist:- Bankura , Plot No: 925, Bankura Municipality

Certified that the document is admitted
or registration The signature sheet and
the endorsement sheet (s) attached with
the document are the part of this document

Additional District Sub-Registrar
Bankura

26 NOV 2024

This Development Agreement is made on the 26th Day of November, 2024 (Two
Thousand Twenty Four)

Contd...P/2

(2)

BETWEEN

Bhola Mohini Minerals Private Limited Director Mr. Debasish Chatterjee S/O Late Nepal Chandra Chatterjee [PAN No. AADCB5631N] by faith Hindu, by occupation- Business, by Nationality- Indian, resident at Kada Road, Hanuman Chak, Durgapur, P.S.-Waria & P.O.-Waria & Dist. – Paschim Bardhaman ,Pin- 713203 West Bengal, Hereinafter to referred to and called as **"LAND OWNER"** (Which Term & expression shall unless excluded by or repugnant to the subject or context deemed to mean and include his respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART**.

AND

1. Subhabrata Ganguly S/O- Vijayes Gangopadhyay and 2. Sima Ganguly W/O- Vijayes Gangopadhyay by faith- Hindu, by occupation- Business, by Nationality- Indian, resident at Sonamukhi, P.O. & P.S. & Dist.-Bankura, West Bengal Director of **Gaanguly Development & Fortune Private Limited**[PAN No. AALCG4894L] Register Office C/O- Vijayes Gangopadhyay, Rathtala, Thandar para, Sonamukhi, P.O. & P.S.- Sonamukhi, Dist.- Bankura , Pin – 722207. Here in after to referred to and called as **"DEVELOPER"** (Which Term & expression shall unless excluded by or repugnant to the subject or context deemed to mean and include his respective heirs, representatives, executors, administrators, successors and assigns) of the **SECOND PART**.

AND WHEREAS Owner presently owing and possessing a " Bastu "Land Measuring area of total 0.5535 Acre or 55.35 Decimal or 33 Katha 7 Chhatak 37 Sqft. Or 24112 Sqft. but as per record area as 0.5375 acre or 53.75 Decimal under Mouza-Parbatipur, J.L No. 214, , L.R Plot No:- 925, Khatian- 3743 Under Bankura Municipality.

AND WHEREAS the schedule above mentioned landed property was purchased from the owner name by 1) Sougata Kundu S/o- Lt. Mahadeb Kundu of Lokepur, P.O- Kenduadihi, P.S+Dt- Bankura 722102 2)Gourab Chowdhury S/o- Goutam Chowdhury of Schooldanga, P.O+P.S+Dt- Bankura 722101 3) Sadhan Kundu S/o- Lt. Gobardhan Kundu of Rabindrasarani, P.O+P.S+Dt- Bankura 4) Somenath Mondal S/o- Lt. Dhirendranath Mondal of Pranabanandapally, P.O- Kenduadihi, P.S+Dist. - Bankura 722102 5) Somenath Kundu S/o- Lt. Niranjana Kundu of Lokepur, P.O- Kenduadihi, P.S + Dist.- Bankura 722102 , by virtue of a registered deed of sale (Bengali saf kobala) on 02.08.2024 registered at the office of sub-Register office at Bankura and duly in being Deed No-010104792/2024.

AND WHEREAS The Land Owner here in have right to sale, convey, transfer etc. The said property as absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said property is free from all encumbrances charges liens, lis-pendens, attachments, trust whatsoever and paying the BL & LRO taxes and Municipality tax as absolute owners and occupier time to time.

(3)

AND WHEREAS The First Part herein has approached the Second Part and whereas the Second 4 Part after considering the various aspects of execution of the project and proposal of the landowner has decided to construct Multi storied building there consisting of apartments and flat with the object of selling such flats/apartments to the prospective purchasers and Second Part has accepted the proposal of First Part i.e. the Developer here of to construct a Flat) (as per ✓

As per contract Act no right title interest of the scheduled property is transferred in favour of developer by virtue of this Development Agreement.

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by and between the parties here to as follows:-

1.1 OWNER/LANDLORD:- Shall mean **Bhola Mohini Minerals Private Limited Director Mr. Debasish Chatterjee S/O Late Nepal Chandra Chatterjee** by faith Hindu, by occupation- Business, by Nationality- Indian, resident at Kada Road, Hanuman Chak, Durgapur, P.S.- Waria & P.O:- Waria & Dist. – Paschim Bardhaman ,Pin- 713203 West Bengal.

1.2 DEVELOPER:- Shall mean **Gaanguly Development & Fortune Private Limited** [PAN No. AALCG4894L] Register Office C/O- Vijayes Gangopadhyay, Rathtala, Thandar para, Sonamukhi, P.O. & P.S.- Sonamukhi, Dist.- Bankura. Pin – 722207 represented by Directors **1. Subhabrata Ganguly S/O Vijayes Gangopadhyay and 2. Sima Ganguly W/O- Vijayes Gangopadhyay** by faith- Hindu, by occupation- Business, by Nationality- Indian, resident at Sonamukhi, P.O. & P.S. & Dist.- Bankura, West Bengal .

1.3 LAND:- Shall mean "BASTU" land measuring area of " Bastu "Land Measuring area of total 0.5535 Acre or 55.35 Decimal or 33 Katha 7 Chhatak 37 Sqft. Or 24112 Sqft. under Mouza-Parbatipur, J.L No. 214, L.R Plot No:- 925, Khatian-3743 Under Bankura Municipality.

1.4 BUILDING:- Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owner herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.

1.5 ARCHITECT(S):- Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.

1.6 MUNICIPAL CORPORATION:- Shall mean the Bankura Municipality and shall also include other concerned authorities that may recommend, comment upon approval, sanction, modify and/or revise the plans.

1.7 PLAN:- Shall mean the sanctioned and / or approved plan of the buildings sanctioned by the Bankura Municipality and shall also include variations / Modifications, alterations therein that may be the Owners herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.

1.8 LANDOWNER'S AREA:- The Developer shall at its own costs and expenses, construct, finish, complete and make available collectively to the Owner, in tenantable condition and according to the Building" Plans 50 % (50) percent of Constructed Saleable area(Flats).

1.9 DEVELOPER'S AREA:- The Developer shall be exclusively entitled to 50 % (50) percent of Constructed Saleable area(Flats) which shall be converted into Flats after sanction of plan.

(4)

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 undertaken and to be done by the Owner herein or the Developer herein in respect of the premises pursuant 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 be taken over by the Unit/Flat and occupiers.

1.12 FORCE MAJEURE:- Shall include natural calamities, act of god, flood, civil commotion, civil war, air raid, strike, lockout, transport strike, notice or prohibitor order from Municipality 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 of portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developers.

1.13 PURCHASER/S: - Shall mean and include-

A) If he/she be an individual then his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns.

B) If it be a Hindu undivided family then its members for 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 its 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.

1.16 COMMENCEMENT:- This agreement has commenced and shall be deemed to have commenced on and with effect from the date of execution of this agreement.

1.17 EFFECTIVENESS:- This agreement shall become effective from the date of execution of this agreement.

1.18 DURATION:- This agreement is made for a period of 48 months from the date of approved plan by the Bankura Municipality with a grace period of 6 months.

1.19 COMMON FACILITIES:- Shall mean and include corridors, stair and stair landings, security room, meter room, common lights, passage, Lift, Generator room, driveways surrounding of building, ultimate roof of the building, amenities for common enjoyment and maintenance by the occupiers of the building.

1.20 SALEABLE SPACE:- Shall mean the Flats, Parking Space, Space of the Building available for independent use and occupation along with the proportionate share of land and land underneath together with use of common amenities of the Building.

(5)

1.21 SCOPE OF WORK:- The Developer shall construct a multi-storied building according to sanctioned plan of Bankura Municipality over and above the First Schedule Land.

1.22 OWNER DUTY & LIABILITY:-

1. The owner has offered total land of 6.6 Decimal or 4 katha for development and construction of a Multi storied residential building consisting of flats/apartments/halls & parking spaces.
2. That the Owner shall within 15 days from this agreement shall hand over/deliver peaceful possession of the 1st schedule property to the Second Party.
3. The Owner hereby declared that:-
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no agreement between the Owner and other company or firm (except **Gaanguly Development & Fortune Private Limited**) either for sale or for development and construction of Residential Building and the said land is free from any encumbrance.
4. That the Owner has agreed that they will personally present before the Registering Authority to sign all the agreement for sale and all deeds of conveyance for selling the Flats to the prospective buyer as Land Owner.
5. That Owner hereby declare that he shall resolved all the land related dispute and after starting the construction if any land related dispute arise and if the Land Owner unable to resolved the same then he shall indemnify the Developer and agree to pay damages. The damage amount shall be the amount which is already invested by the Developer.
6. That all the Income Tax and GST related liability for land owner allocation shall be borne by the Land Owner.
7. That the owner also agreed that he gives full authority & power to second part to do & execute all lawful acts, deeds things for the owner and on his behalf in respect of all activities related to developing and construction of a Residential Complex on the said land i.e. to receive sanctioned plan from the Bankura Municipality, such other statutory authority or 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 or 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 which are required to be taken in connection with the work or 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 sale of flats/apartments to the prospective buyers save and except Owner's allocation and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds or transfer are executed by the owner and the owner shall agreed to ratify all acts and things lawfully done by the developer.
8. That Land owner hereby declare that she will not claim any excess consideration apart from the consideration upon the mentioned in the details of the schedule below in this agreement.

(6)

9. All the land title related dispute shall be resolved by the Landowner. The landowner hereby indemnifies and agree to keep the developer saved harmless and Indemnified of from and against any and all actions suits, costs, proceedings and claims that the developer may suffer due to any defect in title of the owner to the said property and or any encumbrance or liability whatsoever therein.

10. The Owner do hereby further declare that the owner shall jointly execute and register a Development Power of Attorney in favour of the Developers/Builders for smooth construction upon the FIRST SCHEDULE property and for other allied jobs save.

1.23 DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-

1. The Developer **Gaanguly Development & Fortune Private Limited** confirms and assures the owner that they are fully acquainted with and aware of the process/formalities related to similar project in Corporation area and fully satisfied with the papers/documents related to the ownership, physical measurement of the said land. Litigation free possession, suitability of the site and viability of the said project and will not raise any objection with regard thereto.

2. The developer **Gaanguly Development & Fortune Private Limited** 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 the schedule time under this agreement and the owner do not have any liability and or responsibility to finance and execute the project or part thereof.

3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized, The building plan should comply with the standard norms of the multi-storeyed buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. Agencies. Any variation/alternation/modification from the original approved drawing/plan needs approval of the owner & the Architect before submission to the Corporation/ appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owner and developers. However, basic character of the project consisting of flats / apartment / parking space and common space like garden / water will remain intact unless agreed to by both the owner and Developers.

4. The developer confirms and assures the owners that they have the financial and other -resources to meet and comply with all financial and obligations made for execution of the total

AND

project within schedule time under this agreement and the owners will not have any liability and/or responsibility of finance for execution of the project as the developers will take all financial and/or Bank liability on their own shoulder. And developers has right to mortgage the land to any financial institution or Bank for any purpose but the entire liability of the borrowed loan will be shouldered by himself. landowner could not be liable for any liabilities regarding the mortgage or loan taken by the developer in this purpose of this Agreement.

5. 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.

[Handwritten signature]

(7)

6. That the developer shall responsible for do all the necessary paper work to sanctioned the plan within six month from this agreement.
7. 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.
8. 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 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.
9. 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 48 months from approved plan of Bankura Municipality with further additional period of 6 months if needed in both the cases the time shall be computed on and from the date of execution of this agreement.
10. 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 bear the entire responsibility.
11. That the Developer hereby declared that after completion of project and successful handing over of the project to the prospective buyers and leaseholder they have no right to interfere in any matter of the project.
12. That 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 Government or Central Government or statutory local authorities from his part which are required to pay for the profits which he derived after selling the flats to the prospective buyer.
13. That the Developers responsibility to arrange accommodation for the land owner to stay until the flat is handover to the land owner.
14. Consideration Clause: That it is pertinent to mention that no monetary transaction has been made between the owner and the developer as consideration of this development agreement.

1.24 CANCELLATION

The owner has every right to cancel and/or rescind this agreement after 30th month from execution of agreement if the Developer is unable to make payment or deliver the flats to the land owner within stipulated period. If this agreement is cancelled for the reason mentioned earlier then the Developer shall liable to pay the amount which received from the prospective buyer.

(8)

The Developer has every right to cancel and/or rescind this agreement if the landowner shall fails or neglect to resolved the land related problem and if after starting construction any land related dispute arise then the Landowner shall liable to pay the cost of construction to the Developer.

IX-Miscellaneous:

A) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Bankura 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 commercial cum residential 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) Photo copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water, electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owner time to time.

E) The Owner can visit the construction site anytime with intimation to the Developer/Site supervisor and discuss with the site supervisor but will not 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 normal obligations during execution of the project so as to tender 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 of 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/expenses 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.

(9)

J) The Owner shall have no right, title, interest, claim whatsoever in the consideration received by the Developers or its nominees out of the Developers allocation.

K) The landowner 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 alternation, modification and addition thereof and other paper 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 expect 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.

FIRST SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF LAND)

All that piece and parcel of a " Bastu "Land Measuring area of total 0.5535 Acre or 55.35 Decimal or 33 Katha 7 Chhatak 37 Sqft. Or 24112 Sqft. under Mouza-Parbatipur, J.L No. 214, L.R Plot No:- 925, Khatian-3743 Under Bankura Municipality, in the vicinity of Bhakatpara Road.

Butted and bounded as under :-

On the North: Gobindanagar to Lokepur Govt. 40 feet Paka Main Road.

On the South: Land of Ratan Bhakat along with 4 feet wide Communicate kacha Rasta.

On the East : 4feet wide Communicate kacha Rasta.

On the west :- Land of Health Department along with Land of Nitai Bhakat.

In this boundary 55.35 Decimal or 0.5535 Acre the above mentioned parties here to executed this

দাতা :

	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা	
বামহাত						বামহাত
ডানহাত						ডানহাত

দাতা / গ্রহীতা নাম.....

স্বাক্ষর *Debarshi Khatun*

	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা	
বামহাত						বামহাত
ডানহাত						ডানহাত

দাতা / গ্রহীতা নাম.....

স্বাক্ষর *Sulhealocata Ganguly*

	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা	
বামহাত						বামহাত
ডানহাত						ডানহাত

দাতা / গ্রহীতা নাম.....

স্বাক্ষর *Sina Ganguly*

ফটো

	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা	
বামহাত						বামহাত
ডানহাত						ডানহাত

দাতা / গ্রহীতা নাম.....

স্বাক্ষর.....

(10)

Development Agreement on day, month and year first above written. The landed property is situated under Bankura Municipality within WARD NO-13.

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

Bhola Mohini Minerals Pvt. Ltd.

Dhruv Choudhary
Director

WITNESSES

1. *Mr. Sri Chandides Gangopadhyay*
Raltale, Sone, mukhi, Bankura

2. *Sabimoy Choudhary*
SPO Goman Chandra Choudhary
Vill-Bamkati
P.S. Bankura

SIGNED AND DELIVERED BY the
OWNER/FIRST PART

Subhasanta Gaanguly
Sime Carefully

GAANGULY DEVELOPMENT
FORTUNE PVT. LTD.

SIGNED AND DELIVERED BY THE

DEVELOPERS/SECOND PART

At the end of this development agreement and in separate pages the full names, passport size photos and all the finger prints of both the hands of all the Land Owners and the Developers are attested which are Treated as part of this deed.

DRAFTED AND PREPARED BY:

Goutam Ash
Goutam Ash

Advocate, Bar Council of West Bengal

Enrolment No. F-1992/2075 of 1995

TYPED BY:

Anpan Dutta

Bankura Court Compound

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



192024250290265058

Details

Payment Mode:	SBI Epay
Bank/Gateway:	SBIePay Payment Gateway
BRN Date:	26/11/2024 12:02:04
Method:	IDBI Bank-Retail NB
Payment Init. Date:	26/11/2024 12:01:48
Payment Ref. No:	2002987667/1/2024
[Query No*/Query Year]	

Payment ID:	192024250290265058
BRN Date:	26/11/2024 12:01:48
BRN :	8642654501623
Gateway Ref ID:	2940204680
GRIPS Payment ID:	261120242029026504
Payment Status:	Successful

Depositor Details

Depositor's Name:	Ms Gaanguly Development And Fortune Private Limited
Address:	Rathtala Thandar Para, Sonamukhi, Bankura
Mobile:	9679767693
Period From (dd/mm/yyyy):	26/11/2024
Period To (dd/mm/yyyy):	26/11/2024
Payment Ref ID:	2002987667/1/2024
Dept Ref ID/DRN:	2002987667/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002987667/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	35050
2	2002987667/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	42
Total				35092

IN WORDS: THIRTY FIVE THOUSAND NINETY TWO ONLY.

Major Information of the Deed

Deed No :	I-0102-04210/2024	Date of Registration	26/11/2024
Query No / Year	0102-2002987667/2024	Office where deed is registered	
Query Date	25/11/2024 4:53:27 PM	A.D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Srikanta Karmakar Godardhi Bellatore Bankura, Thana : Bankura, District : Bankura, WEST BENGAL, PIN - 722203, Mobile No. : 9679767693, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 5]		
Set Forth value	Market Value		
	Rs. 1,87,25,458/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 40,050/- (Article:48(g))	Rs. 42/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Bhakatpara Road, Road Zone : (Ward no 13 -- Ward no 13) , Mouza: Parbatipur, JI No: 214, Pin Code : 722102

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-925 (RS :-)	LR-3743	Bastu	Bastu	0.5535 Acre		1,87,25,458/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
Grand Total :					55.35Dec	0 /-	187,25,458 /-	

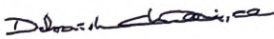
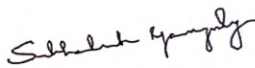
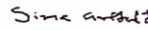
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Bhola Mohini Minerals Private Limited Kada Road Hanuman Chawk, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203 Date of Incorporation:XX-XX-2XX8 , PAN No.: aaxxxxxx1n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

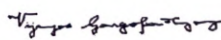
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Gaanguly Development & Fortune Private Limited Rathtala Thandar Para Sonamukhi, City:- Sonamukhi, P.O:- Sonamukhi, P.S:-Sonamukhi, District:-Bankura, West Bengal, India, PIN:- 722207 Date of Incorporation:XX-XX-2XX4 , PAN No.: aaxxxxxx4l,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature			
No	Name	Photo	Signature
1	Mr Debasish Chatterjee (Presentant) Son of Late Nepal Chandra Chatterjee Date of Execution - 26/11/2024, , Admitted by: Self, Date of Admission: 26/11/2024, Place of Admission of Execution: Office	 Nov 26 2024 2:27PM LTI 26/11/2024 Captured	 26/11/2024
Kada Road, Hanuman Chak, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Aadhaar No: 62xxxxxxx2258 Status : Representative, Representative of : Bhola Mohini Minerals Private Limited (as Director)			
2	Shri Subhabrata Ganguly Son of Vijayes Gangopadhyay Date of Execution - 26/11/2024, , Admitted by: Self, Date of Admission: 26/11/2024, Place of Admission of Execution: Office	 Nov 26 2024 2:28PM LTI 26/11/2024 Captured	 26/11/2024
Rathala Thandarpara, City:- Sonamukhi, P.O:- Sonamukhi, P.S:-Sonamukhi, District:-Bankura, West Bengal, India, PIN:- 722207, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 42xxxxxxx4131 Status : Representative, Representative of : Gaanguly Development & Fortune Private Limited (as Director)			
3	Smt Sima Ganguly Wife of Vijayes Gangopadhyay Date of Execution - 26/11/2024, , Admitted by: Self, Date of Admission: 26/11/2024, Place of Admission of Execution: Office	 Nov 26 2024 2:29PM LTI 26/11/2024 Captured	 26/11/2024
Rathala Thandarpara, City:- Sonamukhi, P.O:- Sonamukhi, P.S:-Sonamukhi, District:-Bankura, West Bengal, India, PIN:- 722207, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 52xxxxxxx3188 Status : Representative, Representative of : Gaanguly Development & Fortune Private Limited (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Vijayes Gangopadhyay Son of Chandidas Gangopadhyay Rathala, Thandarpara, City:- Sonamukhi, P.O:- Sonamukhi, P.S:-Sonamukhi, District:-Bankura, West Bengal, India, PIN:- 722207	 Captured		

	26/11/2024	26/11/2024	26/11/2024
Identifier Of Mr Debasish Chatterjee, Shri Subhabrata Ganguly, Smt Sima Ganguly			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Bhola Mohini Minerals Private Limited	Gaanguly Development & Fortune Private Limited-55.35 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Bhakatpara Road, Road Zone : (Ward no 13 -- Ward no 13) , Mouza: Parbatipur, JI No: 214, Pin Code : 722102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 925, LR Khatian No:- 3743	Owner:ভোলা মোহিনী মেনারালস প্রাইভেট লিমিটেড, Gurdian:.. , Address:কানারোড, হনুমান চক, দুর্গাপুর, পশ্চিম বর্ধমান।, Classification:বাড়, Area:0.53750000 Acre,	Bhola Mohini Minerals Private Limited

Endorsement For Deed Number : I - 010204210 / 2024

On 26-11-2024

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

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

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

Presented for registration at 13:25 hrs on 26-11-2024, at the Office of the A.D.S.R. BANKURA by Mr Debasish Chatterjee .

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 1,87,25,458/-

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

Execution is admitted on 26-11-2024 by Mr Debasish Chatterjee, Director, Bhola Mohini Minerals Private Limited, Kada Road Hanuman Chawk, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203

Identified by Mr Vijayes Gangopadhyay, , Son of Chandidas Gangopadhyay, Rathtala, Thandarpara, P.O: Sonamukhi, Thana: Sonamukhi, , City/Town: SONAMUKHI, Bankura, WEST BENGAL, India, PIN - 722207, by caste Hindu, by profession Others

Execution is admitted on 26-11-2024 by Shri Subhabrata Ganguly, Director, Gaanguly Development & Fortune Private Limited, Rathtala Thandar Para Sonamukhi, City:- Sonamukhi, P.O:- Sonamukhi, P.S:-Sonamukhi, District:-Bankura, West Bengal, India, PIN:- 722207

Identified by Mr Vijayes Gangopadhyay, , Son of Chandidas Gangopadhyay, Rathtala, Thandarpara, P.O: Sonamukhi, Thana: Sonamukhi, , City/Town: SONAMUKHI, Bankura, WEST BENGAL, India, PIN - 722207, by caste Hindu, by profession Others

Execution is admitted on 26-11-2024 by Smt Sima Ganguly, Director, Gaanguly Development & Fortune Private Limited, Rathtala Thandar Para Sonamukhi, City:- Sonamukhi, P.O:- Sonamukhi, P.S:-Sonamukhi, District:-Bankura, West Bengal, India, PIN:- 722207

Identified by Mr Vijayes Gangopadhyay, , Son of Chandidas Gangopadhyay, Rathtala, Thandarpara, P.O: Sonamukhi, Thana: Sonamukhi, , City/Town: SONAMUKHI, Bankura, WEST BENGAL, India, PIN - 722207, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 42.00/- (E = Rs 42.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 42/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/11/2024 12:02PM with Govt. Ref. No: 192024250290265058 on 26-11-2024, Amount Rs: 42/-, Bank: SBI EPay (SBIPay), Ref. No. 8642654501623 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. 40,050/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,050/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2960, Amount: Rs.5,000.00/-, Date of Purchase: 26/11/2024, Vendor name: Chinmoy Chattaraj

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/11/2024 12:02PM with Govt. Ref. No: 192024250290265058 on 26-11-2024, Amount Rs: 35,050/-, Bank: SBI EPay (SBIPay), Ref. No. 8642654501623 on 26-11-2024, Head of Account 0030-02-103-003-02



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
Bankura, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0102-2024, Page from 78214 to 78231
being No 010204210 for the year 2024.





Digitally signed by PARTHA BAIRAGGYA
Date: 2024.11.27 12:21:48 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 27/11/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
West Bengal.