

2194

P-2116/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 363618

12.12.24
29.02.25
A.D.S.R. 0519387/m

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

A.D.S.R. 0519387/m
Signature

29 FEB 2024

DEVELOPMENT AGREEMENT

This Development Agreement made on the day, month
and year as written below.

Adv

BETWEEN

[1] **PRADIP CHANDRA** [Pan No-CFUPC0571H, Aadhaar No-239075458897] by Occupation- Service,

[2] **RAJIB CHANDRA** [Pan No-AGYPC9515G, Aadhaar No- 950251866576] by Occupation- Service,

[3] **SUDIP CHANDRA** [Pan No-AHFPC7482E, Aadhaar No-410642091221] by Occupation- Service, Sr. no-1 to 3 son of Late Bholanath Chandra,

[4] **REKHA DUTTA** [Pan No-AXAPD6156H, Aadhaar No-911090313434] by Occupation- Housewife,

[5] **BELA SEN** [Pan No-EJCPS8655G, Aadhaar No- 383104427038] by Occupation-Housewife Sr. no-4,5 daughter of Late Bholanath Chandra,

All are by faith: Hindu, by nationality: Indian, residing Vill-Shankarpur, P.O.-Arraha, Durgapur-713212, P.S- Kanksa, District- Paschim Bardhaman, West Bengal.

{ Hereinafter refereed to and called as "LANDOWNER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, representatives and assigns) of the ONE PART.

AND

SHANKARA BUILDERS AND DEVELOPERS [Pan No-AFEFS6390C], a Partnership Firm having its office at Shankarpur, P.S-Newtownship, P.O.-Arrah, District- Paschim Bardhaman, Pin-713212, Represented by its Partners [1] **MR. AVIJIT GHOSH** [PAN No-BJDPG1855J] [Aadhar No-940653057607] son of Mr. Gajanan Ghosh, by faith-Hindu, by occupation-Business, Indian Citizen, resident of Shankarpur, P.O.-Arrah, P.S.-New Township, Dist-Paschim Bardhaman, (W.B.), Pin-713212, [2] **MR. KINGSHUK PATRA** [PAN No-DVVPP2850N] [Aadhar No.489732782586] son of Mr. Ramendra Nath Patra, by faith- Hindu, by occupation-Business, Indian Citizen, resident of Shankarpur, P.O.-Arrah, P.S.-New Township, Dist-Paschim Bardhaman (W.B.), Pin-713212. [3] **BUDHAN MONDAL** [PAN No-AUCPM9716B] [Aadhar No-403735549568], Kartik Chandra Mondal by faith- Hindu, by occupation-Business, Indian Citizen, resident of Arrah P.O.-Arrah, P.S.- Kanksa, Dist-Paschim Bardhaman (W.B.), Pin-713212.

[Hereinafter referred to and called as "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 OTHER PART.

And whereas the schedule below land originally belongs to Bhola Nath Chandra which he acquired by way of Regd Deed of Sale being no- 600 of 2000 from Sri Falguni Mukherjee and thereafter Bhola Nath Chandra died leaving behind the present landowners as his name legal heirs and successors as per Hindu succession and inheritance act and name of the present landowners duly recorded in the role of BL & LRO under Khatian No- LR- 3019, 3018, 3017, 3016, 3015 and they are owning, possessing and seizing the "First schedule property" without any encumbrances from any persons.

AND WHEREAS the land Landowner desires to develop the "First Schedule Property" by construction of multistoried building as per approval of building height of Gram Panchayat & Zila Parishad up to maximum limit of floor as per sanction plan of the Gram Panchayat and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient times the LANDOWNER could not be able to take any steps for the said development and as such the Land and the LANDOWNER are searching a Developer for the said development works.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

I-DEFINITION :

1. **LANDOWNER/LANDLORDS:-** Shall mean [1] **PRADIP CHANDRA** [Pan No-CFUPC0571H, Aadhaar No- 239075458897] by Occupation- Service,[2] **RAJIB CHANDRA** [Pan No-AGYPC9515G, Aadhaar No- 95025186 6576] by Occupation- Service,[3] **SUDIP CHANDRA** [Pan No-AHFPC7482E, Aadhaar No- 410642091221] by Occupation- Service, Sr. no-1 to 3 son of Late Bholanath Chandra, [4] **REKHA DUTTA** [Pan No-AXAPD6156H, Aadhaar No-911090313434] by Occupation- Housewife, [5] **BELA SEN** [Pan No-EJCPS8655G, Aadhaar No- 383104427038] by Occupation-Housewife, Sr. no-4,5 daughter of Late Bholanath Chandra, All are by faith: Hindu, by nationality: Indian, residing Vill-Shankarpur, P.O- Arraha, Durgapur-713212, P.S- Kanksa, District- Paschim Bardhaman, West Bengal.
2. **DEVELOPER:-** Shall mean **"SHANKARA BUILDERS AND DEVELOPERS** [Pan No- AFEFS6390C, a Partnership Firm having its office at Shankarpur, P.S-Newtownship, P.O.- Arrah, District- Paschim Bardhaman, Pin-713212.



3. **LAND:-** Shall mean the land comprising in Land measuring area of **2.5 Katha or 4 Decimal** comprising in **Plot No-LR-895, RS Plot No-136/498** under **LR Khatian No-3019, 3018, 3017, 3016, 3015** under Mouza-Shankarpur, JL No-109, P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal.
4. **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Landowner herein or the Developer herein in the Land mentioned in the **FIRST SCHEDULE**.
5. **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
6. **Sanction Authority :-** Shall mean the Gram Panchayat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
7. **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Gram Panchayat and shall also include variations/modifications, alterations therein that may be made by the Landowner herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
8. **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.
9. **PROJECT:** Shall mean the work of development undertake and to be done by the Landowner 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.
10. **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, lockdown, transport strike, notice or prohibitory order from Gram Panchayat or any other statutory Body or any Court, Government Regulations, new and/or changes in any Gram Panchayat or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.


Adv

a. **PURCHASER/S** shall mean and include:

- A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns.
- C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
- D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.
 - 1. **Masculine gender:** Shall include the feminine and neuter gender and vice versa.
 - 2. **Singular number:** Shall include the plural and vice-versa.

II- COMENCMENT:- This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned hereinabove at the commencement of this agreement.

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

IV: - DURATION: - This agreement is made for a period of **48 months** which starts from the date of getting approved sanction plan of Gram Panchayat & Zila Parishad with a grace period of **6 month**.

V:- SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of Gram Panchayat over and above the Land as described in First Schedule.

VI: - LANDOWNER DUTY & LIABILITY:-

- 1. The Landowner will deliver the First Schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.
- 2. That Landowner hereby declare that the Schedule mentioned land is free from all encumbrances and if any question regarding ownership of the land is arises on that score the Landowner is answerable for the same and if any land related dispute is found in future that also shall be meet up by the



LANDOWNER at his own cost and if the Developer agrees to bear the cost or expenses for the same on that score that will be deducted from the LANDOWNER's Allocation.

3. That the Landowner shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the first Schedule property in the hands of the developer and also shall supply all the original land related documents which includes LR Parcha, RS Parcha, Khazna.

4. The Landowner hereby declared that :-

- a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no agreement between the Landowner and any other party except **"SHANKARA BUILDERS AND DEVELOPERS"** either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
 - c) That the Sec-202 of Indian contract Act will be taken into consideration in case of death of the LANDOWNER.
 - d) That land related dispute shall be resolved by the Land Landowner.
 - e) That GST, stamp duty and registration fees in relation to the LANDOWNER's allocation Flat shall be borne by the LANDOWNER himself.
5. That the Landowner also agreed that they will execute a power of attorney and appointed the Developer party to do & execute all lawful acts, deeds things for the Landowner 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 Gram Panchayat, such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land Landowner 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 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 of transfer are executed in favour of intending customer.

6. That in no case ownership is transferred in favour of the developer by force of this development agreement. In case of non-construction of the housing complex by the DEVELOPER or after demolition of the housing complex in future for any natural or other reason, the land will remain of the LANDOWNER.

VIII- DEVELOPER DUTY, LIABILITY & Responsibility:-

1. The developer **"SHANKARA BUILDERS AND DEVELOPERS"** is fully acquainted with, aware of the process/formalities related to similar project in this area.
2. The developer confirms and assures the Landowner 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 Landowner do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. agencies. Any variation/ alteration/ modification from the original approved drawing/plan needs approval of the Landowner & 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 Landowner 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 Landowner and Developers.
4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and second party shall take all the necessary step to save the property from any kind of encroachment by the adjacent land Landowner.
5. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Landowner shall not be responsible


Adv

for any infringement of law that may be in force from time to time during the currency of this Agreement. The Landowner 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 the said incident or damage or loss during construction.

7. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan.
8. That the Developer shall not make Landowner 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.

X-Cancellation :

1. The Landowner has no right to cancel and/or rescind this agreement after getting all the statutory permission by the Developer.

2. XI-Miscellaneous :-

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- b) Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) Dispute- That all disputes and differences arising out of this agreement shall be referred to Arbitrator for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.
- d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the Landowner time to time.



- e) The Landowner can visit the construction site anytime with 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 observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.
- g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney but the LANDOWNER is not liable to make payment of any kind of loan liability of the developer.
- h) 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.
- 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 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 Landowner without reimbursement of the same and the land Landowner 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.


Adv

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

ALL THAT piece and parcel of **Danga Land 4 Decimal** comprising in **Plot No-LR-895, RS Plot No-136/498** under **LR Khatian No-3019, 3018, 3017, 3016, 3015** under Mouza-Shankarpur, JL No-109, P.S-Newtownship, Dist-Paschim Barddhaman, West Bengal within Gram Panchayat which is butted and bounded as follows : North: Land of Ashim Kumar Dey. East : Land of K D Mukherjee. West: Land of Babu Roy. South : 24 ft wide Pucca Road.

SECOND SCHEDULE ABOVE REFERRED TO

(LANDOWNER ALLOCATION)

It is agreed by the developer that the LANDOWNER will get an amount Rs. 2,00,000/- [Rupees Two Lakh] only and three numbers of 1BHK Flat measuring saleable area of more or less 500 sq ft.

And whereas the LANDOWNER will get together with the undivided importable proportionate share and/or interest in the said land and the common portions as specified in schedule below **but in no case the LANDOWNER shall have any right to claim any other consideration in any manner whatsoever except the above.**

Compensation for delay in above payments will be given to LANDOWNER at the bank FD interest rates applicable on the unpaid amount. Delay in handing over of the allotted apartment to the LANDOWNER will also be compensated with prevailing value of the said apartment in estate along with bank interest.

THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION shall mean all entire building including common facilities common parties and common facilities of the building along with undivided proportionate share of the "said property / premises" absolutely shall be the property of the Developer **except LANDOWNER allocation.**

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

IN WITNESS WHEREOF the parties hereto have executed these presents on this 29th day of February 2024 before the office of the ADSR Durgapur.

WITNESSES: -

1.

Bhaskar Patra
8/0 - Bandyopadhyay Patra
Durgapur Dist - 16

2. Pranjit Patra
Dh - 16

Prady Chandra
Rajis Chandra
Sudip Chandra
Rohin Dutta
Pela sen

Signature of LANDOWNER

SHANKARA BUILDERS AND DEVELOPERS
Arijit Ghosh

Partner

SHANKARA BUILDERS AND DEVELOPERS
Kingshuk Patra

SHANKARA BUILDERS AND DEVELOPERS
Buddha Mondal

Partner

Signature of the Developer

Drafted and typed by me

Prasanta Bandyopadhyay

Advocate, Durgapur Court

WB-733 of 2011

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature Prady Chandra

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

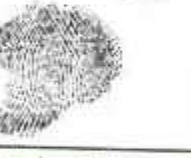


উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature Rajit Chandra

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature Sudip Chandra

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature Rekha Sultana

হস্তাদুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর
Signature

Belasen

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর
Signature

Arjit Ghosh

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর
Signature

Kingshuk Patra

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর
Signature

Bishwanath



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



192023240404709828

GRN Details

GRN:	192023240404709828	Payment Mode:	SBI Epay
GRN Date:	29/02/2024 10:25:57	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	8603531202913	BRN Date:	29/02/2024 10:26:17
Gateway Ref ID:	406079530701	Method:	State Bank of India UPI
GRIPS Payment ID:	290220242040470981	Payment Init. Date:	29/02/2024 10:25:57
Payment Status:	Successful	Payment Ref. No:	2000519385/4/2024
(Query No/Query Year)			

Depositor Details

Depositor's Name:	Prof Shankara Builders And Developers
Address:	Arrah, Pin 713212
Mobile:	7908751059
Period From (dd/mm/yyyy):	29/02/2024
Period To (dd/mm/yyyy):	29/02/2024
Payment Ref ID:	2000519385/4/2024
Dept Ref ID/DRN:	2000519385/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000519385/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	11
2	2000519385/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	2014
Total				2025

IN WORDS: TWO THOUSAND TWENTY FIVE ONLY.

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিব বিবরণ)

1. NAME (নাম) : Bhakti Pal
2. FATHER/HUSBAND NAME : Pradyumn Pal
(পিতা/স্বামীর নাম)
3. OCCUPATION (পেশা) : Law Clerk
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) : Gourbarn
POST OFFICE (পোস্ট অফিস) : Gourbarn
POLICE STATION (থানা) : Amritsar PIN : 713377
DISTRICT (জেলা) : P. B. State STATE (রাজ্য) : W.B.
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রয়/ক্রেতা গণের সহিত সম্পর্ক) : _____
6. AADHAR NO : 4697 0974 9013
PAN : _____
EPIC NO : _____

আমি (শনাক্তকারী) : _____ অত্র দলিলের (Query No.) _____
বিক্রেতা/দাতা গণকে শনাক্ত করিলাম।

I, _____ as identifier identifying the executants
of the concerned deed (Query No.) _____

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND					
RIGHT HAND					



Bhakti Pal
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed

Deed No :	I-2306-02116/2024	Date of Registration	29/02/2024
Query No / Year	2306-2000519385/2024	Office where deed is registered	
Query Date	25/02/2024 2:31:33 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 7908751059, 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 : 2,00,000/-]		
Set Forth value	Market Value		
	Rs. 14,51,515/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 2,014/- (Article:E, E, B)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-895 (RS -136/498)	LR-3019	Bastu	Danga	0.8 Dec		2,90,303/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L2	LR-895 (RS -136/498)	LR-3015	Bastu	Danga	0.8 Dec		2,90,303/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L3	LR-895 (RS -136/498)	LR-3017	Bastu	Danga	0.8 Dec		2,90,303/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L4	LR-895 (RS -136/498)	LR-3016	Bastu	Danga	0.8 Dec		2,90,303/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L5	LR-895 (RS -136/498)	LR-3018	Bastu	Danga	0.8 Dec		2,90,303/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
		TOTAL :			4Dec	0 /-	14,51,515 /-	
		Grand Total :			4Dec	0 /-	14,51,515 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
1	Mr Pradip Chandra (Presentant) Son of Late Bholanath Chandra Executed by: Self, Date of Execution: 29/02/2024 , Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Office	 29/02/2024	 Captured L11 29/02/2024	 29/02/2024
Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: cfxxxxxx1h, Aadhaar No: 23xxxxxxxx8897, Status :Individual, Executed by: Self, Date of Execution: 29/02/2024 , Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Office				
2	Mr Rajib Chandra Son of Late Bholanath Chandra Executed by: Self, Date of Execution: 29/02/2024 , Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Office	 29/02/2024	 Captured L11 29/02/2024	 29/02/2024
Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: agxxxxxx5g, Aadhaar No: 95xxxxxxxx6576, Status :Individual, Executed by: Self, Date of Execution: 29/02/2024 , Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Office				
3	Mr Sudip Chandra Son of Late Bholanath Chandra Executed by: Self, Date of Execution: 29/02/2024 , Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Office	 29/02/2024	 Captured L11 29/02/2024	 29/02/2024
Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ahxxxxxx7c, Aadhaar No: 41xxxxxxxx1221, Status :Individual, Executed by: Self, Date of Execution: 29/02/2024 , Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mrs Rekha Dutta Daughter of Late Bholanath Chandra Executed by: Self, Date of Execution: 29/02/2024 , Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Office	 29/02/2024	 LT1 29/02/2024	 29/02/2024
Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: axxxxxxx6h, Aadhaar No: 91xxxxxxxx3434, Status :Individual, Executed by: Self, Date of Execution: 29/02/2024 , Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Mrs Bela Sen Daughter of Late Bholanath Chandra Executed by: Self, Date of Execution: 29/02/2024 , Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Office	 29/02/2024	 LT1 29/02/2024	 29/02/2024
Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: cxxxxxxx5g, Aadhaar No: 38xxxxxxxx7038, Status :Individual, Executed by: Self, Date of Execution: 29/02/2024 , Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shankara Builders And Developers Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.: afxxxxxx0c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Avijit Ghosh Son of Mr. Gayanah Ghosh Date of Execution - 29/02/2024, , Admitted by: Self, Date of Admission: 29/02/2024, Place of Admission of Execution: Office	Photo  Feb 29 2024 2:00PM	Finger Print  Captured LT1 29/02/2024	Signature  29/02/2024

Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: bxxxxxx5j, Aadhaar No: 94xxxxxxxx7607 Status : Representative, Representative of : Shankara Builders And Developers (as Partner)

2.	Name	Photo	Finger Print	Signature
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Mr Kingshuk Patra

Son of Mr. Ramendra Nath Patra

Date of Execution :-
29/02/2024, , Admitted by:
Self, Date of Admission:
29/02/2024, Place of
Admission of Execution: Office



Feb 29 2024 2:39PM



Captured

LTI
29/02/2024

Signature of Mr Kingshuk Patra

29/02/2024

Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: dvxxxxxx0n, Aadhaar No: 48xxxxxxxx2586 Status : Representative, Representative of : Shankara Builders And Developers (as Partner)

3.	Name	Photo	Finger Print	Signature
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Mr Budhan Mondal

Son of Mr. Karlik Chandra Mondal

Date of Execution :-
29/02/2024, , Admitted by:
Self, Date of Admission:
29/02/2024, Place of
Admission of Execution: Office



Feb 29 2024 2:39PM



Captured

LTI
29/02/2024

Signature of Mr Budhan Mondal

29/02/2024

Arrah, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: auxxxxxx6b, Aadhaar No: 40xxxxxxxx9568 Status : Representative, Representative of : Shankara Builders And Developers (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr. Baidynath Pal Durgapur Court, City Centre, City Durgapur, P.O - Durgapur, P.S- Durgapur, District- Paschim Bardhaman, West Bengal, India, PIN - 713210		 Captured	
	29/02/2024	29/02/2024	29/02/2024

Identifier Of Mr Pradip Chandra, Mr Rajib Chandra, Mr Sudip Chandra, Mrs Rekha Dutta, Mrs Bela Sen, Mr Avijit Ghosh, Mr Kingshuk Patra, Mr Budhan Mondal

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Pradip Chandra	Shankara Builders And Developers-0.8 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Rajib Chandra	Shankara Builders And Developers-0.8 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Sudip Chandra	Shankara Builders And Developers-0.8 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs Rekha Dutta	Shankara Builders And Developers-0.8 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mrs Bela Sen	Shankara Builders And Developers-0.8 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 895, LR Khatian No:- 3315	Owner:Mr Pradip Chandra, Gurdian:Shankara Builders And Developers, Address:JEMUA, Classification:Residential, Area:0.00800000 Acre,	Mr Pradip Chandra
L2	LR Plot No:- 895, LR Khatian No:- 3316	Owner:Mr Rajib Chandra, Gurdian:Shankara Builders And Developers, Address:JEMUA, Classification:Residential, Area:0.00800000 Acre,	Mr Rajib Chandra
L3	LR Plot No:- 895, LR Khatian No:- 3317	Owner:Mr Sudip Chandra, Gurdian:Shankara Builders And Developers, Address:JEMUA, Classification:Residential, Area:0.00800000 Acre,	Mr Sudip Chandra
L4	LR Plot No:- 895, LR Khatian No:- 3318	Owner:Mrs Rekha Dutta, Gurdian:Shankara Builders And Developers, Address:JEMUA, Classification:Residential, Area:0.00800000 Acre,	Mrs Rekha Dutta
L5	LR Plot No:- 895, LR Khatian No:- 3318	Owner:Mrs Bela Sen, Gurdian:Shankara Builders And Developers, Address:JEMUA, Classification:Residential, Area:0.00800000 Acre,	Mrs Bela Sen

Endorsement For Deed Number : I - 230602116 / 2024

On 29-02-2024

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 12:19 hrs on 29-02-2024, at the Office of the A.D.S.R. DURGAPUR by Mr. Pradip Chandra, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 14,51,515/-

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

Execution is admitted on 29/02/2024 by 1. Mr Pradip Chandra, Son of Late Bholanath Chandra, Shankarpur, P.O: Arrah, Thana: New Township, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Service, 2. Mr Rajib Chandra, Son of Late Bholanath Chandra, Shankarpur, P.O: Arrah, Thana: New Township, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Service, 3. Mr Sudip Chandra, Son of Late Bholanath Chandra, Shankarpur, P.O: Arrah, Thana: New Township, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Service, 4. Mrs Rokna Dutta, Daughter of Late Bholanath Chandra, Shankarpur, P.O: Arrah, Thana: New Township, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife, 5. Mrs Bala Sen, Daughter of Late Bholanath Chandra, Shankarpur, P.O: Arrah, Thana: New Township, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife

Identified by Mr Bhakta Pal, Son of Mr Baidynath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 29-02-2024 by Mr Budhan Mondal, Partner, Shankara Builders And Developers (Partnership Firm), Shankarpur, City - Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr Bhakta Pal, Son of Mr Baidynath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-02-2024 by Mr Avijit Ghosh, Partner, Shankara Builders And Developers (Partnership Firm), Shankarpur, City - Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Identified by Mr Bhakta Pal, Son of Mr Baidynath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-02-2024 by Mr Kingshuk Patra, Partner, Shankara Builders And Developers (Partnership Firm), Shankarpur, City - Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr Bhakta Pal, Son of Mr Baidynath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,014.00/- (B = Rs 2,000.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/02/2024, 10:26AM with Govt. Ref. No: 192023240404709828 on 29-02-2024, Amount Rs: 2,014/-, Bank: SBI EPay (SBIEPay), Ref. No. 8603531202913 on 29-02-2024, 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 5,000.00/-, by online = Rs 11/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5396, Amount: Rs.5,000.00/-, Date of Purchase: 29/02/2024, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 29/02/2024 10:26AM with Govt. Ref. No: 192023240404709828 on 29-02-2024, Amount Rs: 11/-, Bank: SB
EPay (SBlePay), Ref. No. 8603531202913 on 29-02-2024, Head of Account 0030-02-103-003-02



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 36031 to 36054

being No 230602116 for the year 2024.



Digitally signed by SANTANU PAI
Date: 2024.02.29 14:40:46 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 29/02/2024

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.