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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

K 364896

11.42 AM
08.04.24
Recd. 82094/24

Certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
essments attached with this
Documents are the Part of this
Document.

A.D.S.R. Dargoo
Registrar

08 APR 2024

DEVELOPMENT AGREEMENT

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

AS

BETWEEN

MAMONI GHOSH [Aadhaar No-822825272361, Pan No-CIHPG3661C] wife of Mr. Tapas Ghosh, daughter of Tapan Ghosh, by occupation: Business, by faith: Hindu, by nationality: Indian resident of Shibpur Nabagram, P.S-Kanksa, Dist- Paschim Bardhaman, Pin-713212, 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 **her** 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.- New Township, 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.

The above referred landed property originally belongs to Manojit Baishya which he acquired by way of Regd deed of sale being no-5340 of 2011 and thereafter Manojit Baishya transferred an area of 3.25 Katha by way of regd deed of sale being no-8254 of 2021 in favour of the Mrs. SIPRA DEY & Mr. ASHIM KUMAR DEY and name of Mrs. SIPRA DEY & Mr. ASHIM KUMAR DEY duly recorded in the role of BL & LRO under khatian no-LR-2942,2943 and thereafter Mrs. SIPRA DEY & Mr. ASHIM KUMAR DEY have executed a deed of sale in favour of MAMONI GHOSH by way of regd deed of sale being no-2476 of 2024 and name of MAMONI GHOSH duly recorded in the role of BL & LRO under khatian no-LR-3024 and thereafter from the date of purchase the present VENDORS is owning possession and seizing the right title and interest over the schedule below property.

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 **MAMONI GHOSH [Aadhaar No-822825272361, Pan No-CIHPG3661C]** wife of Mr. Tapas Ghosh, daughter of Tapan Ghosh, by occupation: Business, by faith: Hindu, by nationality: Indian resident of Shibpur Nabagram, P.S-Kanksa, Dist- Paschim Bardhaman, Pin-713212, 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 over a piece and parcel of Baid Land measuring an area 3.25 Katha or more or less 5.3625 Decimal comprising in Plot No-RS-136/497 corresponding to Plot No-LR-884, under Khatian No-LR-3024 within the Jemua Gram Panchayat, Mouja of Shankarpur, J.L No- 109, P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal which butted and bounded as follows: North: Plot no-497, South: Pradip Chandra & Family, R S Plot no-498, East: Land of K D Mukherjee, RS Plot no-495, West : 12 ft wide Metal Road & Babu Roy, Plot no-497.
- 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.
- 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 her 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 development Charges will be paid by the LANDOWNER herself



- d) That the Sec-202 of Indian contract Act will be taken into consideration in case of death of the LANDOWNER.
 - e) That land related dispute shall be resolved by the Land Landowner.
 - f) That GST, stamp duty and registration fees in relation to the LANDOWNER's allocation Flat shall be borne by the LANDOWNER herself.
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


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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 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.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

a piece and parcel of Baid Land measuring an area 3.25 Katha or more or less 5.3625 Decimal comprising in Plot No-RS-136/497 corresponding to Plot No-LR-884, under Khatian No-LR-3024 within the Jemua Gram Panchayat, Mouja of Shankarpur, J.L No- 109, P.S- Newtownship, Dist-Paschim Bardhaman, West Bengal which butted and bounded as follows: North: Plot no-497, South: Pradip Chandra & Family, R S Plot no-498, East: Land of K D Mukherjee, RS Plot no-495, West : 12 ft wide Metal Road & Babu Roy, Plot no-497

SECOND SCHEDULE ABOVE REFERRED TO

(LANDOWNER ALLOCATION)

It is agreed by the developer that the LANDOWNER will get their allocation as follows:

Landowner Allocation: [1] One numbers of 3BHK type Flat measuring an area of 1100 sq ft - 1150 sq ft [super built up] with one Four Wheller Car Parking 90 sq ft.

Landowner Allocation :[2] One numbers of one residential Flat measuring an area of 1087 sq ft [super built up] .

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.**

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 8th day of **April 2024** before the office of the ADSR Durgapur.

WITNESSES: -

1.

Bhokta Lal
87- Binsyamer Lal
Durgapur - 16

Mamoni Ghosh

Signature of LANDOWNER

2.

Ranjit Lal
Dh-10

SHANKARA BUILDERS AND DEVELOPERS

Kingshuk Patra

SHANKARA BUILDERS AND DEVELOPERS

Arjit Ghosh

Partner

Tata Ghosh

Manendra Ghosh

Nabokumar, Shikhar

Durgapur - 12

SHANKARA BUILDERS AND DEVELOPERS

Buchan Mondal

Partner

Signature of the Developer

Drafted and typed by me

Prasanta Ranajit Dasgupta

Advocate, Durgapur Court

WB-733 of 2011

FINGER PRINT & PHOTOCOPY

Left hand						 <i>Mamoni Ghosh</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Mamoni Ghosh*

Left hand						 <i>Kingshuk Patra</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Kingshuk Patra*

Left hand						 <i>Arjit Ghosh</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Arjit Ghosh*

Left hand						 <i>Bishan Mondal</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Bishan Mondal*

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিব বিবরণ)

1. NAME (নাম) Bhakti Pal
2. FATHER/HUSBAND NAME
(পিতা/স্বামীর নাম) Bhimaditya Pal
3. OCCUPATION (পেশা) Law clerk
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Gourbalm
POST OFFICE (পোস্ট অফিস) Gourbalm
POLICE STATION (থানা) Firidpur PIN 713377
DISTRICT (জেলা) P. Banna STATE (রাজ্য) W.B.
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বি. ফর/পক্ষ গণের সংশ্লিষ্ট সম্পর্ক)
6. AADHAR NO 4697 0974 9013
PAN _____
EPIC NO _____

আমি (শনাক্তকারী) _____ অত্র দলিলের (Query No.) _____
বিক্রয়/দাতা গনকে শনাক্ত করিলাম।
_____ as identifier identifying the executants
of the concerned deed (Query No.) _____

ছবি সহ দশ আঙ্গুলের চাপ ছাপ

LEFT HAND					
RIGHT HAND					



Bhakti Pal
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)



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



192024250009310571

GRN Details

GRN:	192024250009310571	Payment Mode:	Online Payment
GRN Date:	08/04/2024 12:09:16	Bank/Gateway:	State Bank of India
BRN :	CK00ANUCP6	BRN Date:	08/04/2024 12:10:55
GRIPS Payment ID:	080420242000931055	Payment Init. Date:	08/04/2024 12:09:16
Payment Status:	Successful	Payment Ref. No:	2000870968/4/2024
(Query No: Query Year)			

Depositor Details

Depositor's Name:	SHANKARA BUILDERS AND DEVELOPERS
Address:	DURGAPUR-12
Mobile:	8695775415
Contact No:	8250537504
Depositor Status:	Buyer/Claimants
Query No:	2000870968
Applicant's Name:	Mr Prasanta Bandyopadhyay
Identification No:	2000870968/4/2024
Remarks:	Sale, Development Agreement or Construction agreement Payment No 4
Period From (dd/mm/yyyy):	08/04/2024
Period To (dd/mm/yyyy):	08/04/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000870968/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	10
2	2000870968/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				24

IN WORDS: TWENTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-2306-03505/2024	Date of Registration	08/04/2024
Query No / Year	2306-2000870968/2024	Office where deed is registered	
Query Date	04/04/2024 1:08:27 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]		
Set Forth value	Market Value		
	Rs. 19,45,937/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,010/- (Article:4B(g))	Rs. 14/- (Article:E, E)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S.- Now 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-684 (RS :136/497)	LR-3024	Bastu	Baid	3.25 Katha		19,45,937/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					5.3625Dec	0/-	19,45,937/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Mamoni Ghosh (Presentant) Wife of Mr. Tapas Ghosh Executed by: Self, Date of Execution: 08/04/2024 , Admitted by: Self, Date of Admission: 08/04/2024 ,Place : Office	Photo  08/04/2024	Finger Print  Captured 08/04/2024	Signature  08/04/2024
Shibpur, Nabagram, City:- Not Specified, P.O:- Shibpur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: cxxxxxxx1c,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/04/2024 , Admitted by: Self, Date of Admission: 08/04/2024 ,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 Date of Incorporation:XX-XX-2XX3 , 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 Gajanan Ghosh Date of Execution :- 08/04/2024, , Admitted by: Self, Date of Admission: 08/04/2024, Place of Admission of Execution: Office	Photo  Apr 8 2024 1:28PM	Finger Print  Captured LT1 08/04/2024	Signature  08/04/2024
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, Date of Birth:XX-XX-1XX4 , PAN No.: bjxxxxxx5j, Aadhaar No: 94xxxxxxxx7607 Status : Representative, Representative of : SHANKARA BUILDERS AND DEVELOPERS (as Partner)				
2	Name Mr Kingshuk Patra Son of Mr Ramendra Nath Patra Date of Execution :- 08/04/2024, , Admitted by: Self, Date of Admission: 08/04/2024, Place of Admission of Execution: Office	Photo  Apr 8 2024 1:28PM	Finger Print  Captured LT1 08/04/2024	Signature  08/04/2024
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, Date of Birth:XX-XX-1XX9 , PAN No.: dvxxxxxx0n, Aadhaar No: 48xxxxxxxx2586 Status : Representative, Representative of : SHANKARA BUILDERS AND DEVELOPERS (as Partner)				
3	Name Mr Budhan Mondal Son of Mr Kartik Chandra Mondal Date of Execution :- 08/04/2024, , Admitted by: Self, Date of Admission: 08/04/2024, Place of Admission of Execution: Office	Photo  Apr 8 2024 1:27PM	Finger Print  Captured LT1 08/04/2024	Signature  08/04/2024
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, Date of Birth:XX-XX-1XX7 , 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. Badyruch Pal Durgapur Court, City Centre, City:- Durgapur, P.O:- Durgapur, P.S:- Durgapur District: Paschim Bardhaman, West Bengal, India, PIN:- 713216		 Captured	
	08/04/2024	08/04/2024	08/04/2024

Identifier Of Mrs Mamoni Ghosh, Mr Avijit Ghosh, Mr Kingshuk Patra, Mr Budhan Mondal

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mrs Mamoni Ghosh	SHANKARA BUILDERS AND DEVELOPERS-5.3625 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:- 884, LR Khatian No:- 3024	Owner:- মামনি গোস্বামী , Gurdian:- মামনি গোস্বামী , Address:- পাড়া নং-১০৯, পল্লী নং-১০৯, পল্লী নং-১০৯ , Classification:- ১০৯ , Area:- ০.০৫০০০০০০ Acre,	Mrs Mamoni Ghosh

Endorsement For Deed Number : I - 230603505 / 2024

On 08-04-2024

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 11:42 hrs. on 08-04-2024, at the Office of the A.D.S.R. DURGAPUR by Mrs. Mamoni Ghosh, 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 19,45,93/-

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

Execution is admitted on 08/04/2024 by Mrs Mamoni Ghosh, Wife of Mr Tapas Ghosh, Shibpur, Nabagram, P.O: Shibpur, Thana: Kanksa, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

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 08-04-2024 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 08-04-2024 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

Execution is admitted on 08-04-2024 by Mr Budnan 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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/04/2024, 12:10PM with Govt. Ref. No: 192024250009310571 on 08-04-2024, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No: CK00ANUCP6 on 08-04-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 10/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 126, Amount: Rs.5,000.00/-, Date of Purchase: 01/04/2024, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/04/2024 12:10PM with Govt. Ref. No: 192024250009310571 on 08-04-2024, Amount Rs: 10/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK00ANUCP6 on 08-04-2024, 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 66228 to 66247

being No 230603505 for the year 2024.



Digitally signed by SANTANU PAL
Date: 2024.04.08 13:52:12 +05:30
Reason: Digital Signing of Deed

(Santanu Pal) 08/04/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.