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I-5600/2



16/7/25 2005348/25
पश्चिम बंगाल WEST BENGAL

M 585650

Certified that the Documents is
admitted to registration. The
endorsement sheets attached
with this document are the Part
at this document.

Addl. District Sub-Registrar
Asansol, Dist-Paschim Bardhaman

16 JUL 2025

Query No. 2002005348/2025

GRN No. 19-202526-016129989-8

DEVELOPMENT AGREEMENT OR CONSTRUCTION AGREEMENT

THIS DEVELOPMENT AGREEMENT OR CONSTRUCTION AGREEMENT

made this the 16th day of July in the year 2025, BY:-

1. **MS. SABITA HOMROY**, (PAN No. **AHKPH3754P**, AADHAAR NO. 6032 1050 3037), D/o Late Asit Kumar Homroy, by faith Hindu, by Citizenship Indian,
 2. **MS. DIPSHIKHA HOMROY**, (PAN No. **AFUPH8559N**, AADHAAR NO. 9514 9606 8990), D/o Late Asit Kumar Homroy, by faith Hindu, by Citizenship Indian,
- both are resident of 01 No. Mohishila Colony, Battala Bazar, P.S. Asansol(S), P.O Ushagram, P.S Asansol(S), District: - Paschim Bardhaman, PIN: - 713303, W.B., hereinafter called the '**FIRST PARTY/LAND OWNERS**' (which expression shall unless excluded by or repugnant to the context mean and include all their heirs, legal representatives, assigns and successors) of the **ONE PART**.

AND

"CHANDI REAL ESTATE PRIVATE LTD.", (PAN NO. **AAKCC4249G**), a Private Limited Company incorporated under Company Act 1956, having its Regd. Office at Near Sada Pukur, 2 No. Mohishila Colony, Asansol, P.S. Asansol(S), P.O Ushagram, P.S Asansol(S), District: - Paschim Bardhaman, PIN: - 713303, W.B., represented by one of its Director namely **1.SRI BIMALENDU RAY (PAN: AHBPR1292F, AADHAAR NO. 3361 2705 9372)**, S/o Nitai Das Ray, by citizen: Indian, by religion: Hindu, by occupation: Business, resident of 02 No. Mohishila Colony, Near Sada Pukur, Asansol, P.O Ushagram, P.S Asansol(S), District: - Paschim Bardhaman, PIN: - 713303, W.B., **2. SMT. SEULI RAY (PAN: AZJPR4780J, AADHAAR NO. 3346 3549 5446)**, W/o Bimalendu Ray, by citizen: Indian, by religion: Hindu, by occupation: Business, resident of 02 No. Mohishila

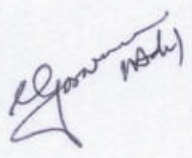
Colony, Near Sada Pukur, Asansol, P.O Ushagram, P.S Asansol(S), District: - Paschim Bardhaman, PIN: - 713303, W.B., hereinafter called the "**SECOND PARTY/DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed and mean to include their heirs, heiresses, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

AND WHEREAS State of West Bengal through their Refugee Relief & Rehabilitation department after considered the said approach of the aforesaid Sri Ashit Kumar Roy S/o Lt. Amrita Roy allotted homestead land measuring 04 (Four) cottah 04 (Four) chittak, bearing L.O.P. No. 579 (P), appertaining to C.S. Plot No. 260 (P) corresponding to R.S. Plot. No. 1549 (One thousand five hundred forty nine), within Mouza Asansol, J.L. No. 35, P.S. Asansol (South), Dist- Burdwan, accordingly on 06/06/1995, the Governor of the State of West Bengal through their Refugee Relief & Rehabilitation department has been executed a Deed of Indenture vide Deed No. **I-45 for the year 1995**, registered before the Addl. Dist. Registrar of Burdwan at Asansol office in favour of Sri Ashit Kumar Roy S/o Lt. Amrita Roy and accept the same.

AND WHEREAS by virtue of said Regd. Instrument said Sri Ashit Kumar Roy S/o Lt. Amrita Roy became absolute owner in possession of the said land over which he raised and constructed a building upon the said land in accordance with a sanctioned building plan. While owning and possessing Sri Ashit Kumar Roy S/o Lt. Amrita Roy while owning and possessing died intestate leaving behind his wife Nihar Kana Home Roy, two sons namely Subrata Hom Roy and Debabrata Holme Roy and four daughters namely Nibedita Dhar, Sadhana Dutta,

Dipsikha Homroy (First Party no. 02) and Sabita Homroy (First Party No. 01) as his only legal heirs and successors and they jointly inherited the property in equal undivided 1/7th share each under the provisions of Hindu Succession Act, 1956.

AND WHEREAS thus Nihar Kana Home Roy W/o Lt. Ashit Kumar Roy, Subrata Hom Roy S/o Lt. Ashit Kumar Roy, Debabrata Holme Roy S/o Lt. Ashit Kumar Roy, Nibedita Dhar W/o Ratan Ranjan Dhar D/o Lt. Ashit Kumar Roy, Sadhana Dutta W/o Pratush Dutta D/o Lt. Ashit Kumar Roy, along with First Party No. 01 and First Party no. 02 became absolute owner of schedule mentioned property and subsequently Nihar Kana Home Roy W/o Lt. Ashit Kumar Roy, Subrata Hom Roy S/o Lt. Ashit Kumar Roy, Debabrata Holme Roy S/o Lt. Ashit Kumar Roy, Nibedita Dhar W/o Ratan Ranjan Dhar D/o Lt. Ashit Kumar Roy, Sadhana Dutta W/o Pratush Dutta D/o Lt. Ashit Kumar Roy transferred their 5/7th share, in Mouza Asansol, J.L. No. 35, P.S. Asansol (South), Dist- Burdwan to First Party No. 01 and First Party no. 02 by dint of **Regd. Deed of Gift being no. I-5341 for the year 2014** at ADSRO, Asansol out of love and affection.

 **AND WHEREAS** State of West Bengal through their Refugee Relief & Rehabilitation department after considered the said approach of the aforesaid Smt. Nihar Kana Home Roy W/o Lt. Ashit Kumar Roy allotted homestead land measuring 05 (Five) cottah, bearing L.O.P. No. 575, appertaining to C.S. Plot No. 260 (P), 262 (P) corresponding to R.S. Plot. No. 1547 (One thousand five hundred forty seven), within Mouza Asansol, J.L. No. 35, P.S. Asansol (South), Dist- Burdwan, accordingly on 22/08/01, the Governor of the State of West Bengal through their Refugee Relief & Rehabilitation department has been executed a

Deed of Indenture vide Deed No. **I-17 for the year 2001**, registered before the Addl. Dist. Registrar of Burdwan at Asansol office in favour of Smt. Nihar Kana Home Roy W/o Lt. Ashit Kumar Roy and he accept the same. Later Smt. Nihar Kana Home Roy W/o Lt. Ashit Kumar Roy while owning and possessing transferred 05 (Five) cottah, bearing L.O.P. No. 575, appertaining to C.S. Plot No. 260 (P), 262 (P) corresponding to R.S. Plot. No. 1547 (One thousand five hundred forty seven), within Mouza Asansol, J.L. No. 35, P.S. Asansol (South), Dist- Burdwan to First Party No. 01 and First Party no. 02 by dint of **Regd. Deed of Gift being no. I-3460 for the year 2024** at ADSRO, Asansol out of love and affection.

AND WHEREAS State of West Bengal through their Refugee Relief & Rehabilitation department after considered the said approach of the aforesaid Smt. Sabita Hom Roy i.e. First Party No. 01 was allotted homestead land measuring 01 (One) cottah 11 (Eleven) chittak, bearing L.O.P. No. 575 (P), appertaining to C.S. Plot No. 260 (P), 262 (P) corresponding to R.S. Plot. No. 1547 (One thousand five hundred forty seven), within Mouza Asansol, J.L. No. 35, P.S. Asansol (South), Dist- Burdwan, accordingly, the Governor of the State of West Bengal through their Refugee Relief & Rehabilitation department has been executed a Deed of Indenture vide Deed No. **I-50 for the year 2011**, registered before the Addl. Dist. Registrar of Burdwan at Asansol office in favour of Smt. Sabita Hom Roy and she accept the same.

AND WHEREAS State of West Bengal through their Refugee Relief & Rehabilitation department after considered the said approach of the aforesaid Smt. Dipshikha Hom Roy i.e. First Party No. 02 was allotted homestead land measuring 02 (Two) cottah 09 (Nine) chittak, bearing L.O.P. No. 579 (P),

appertaining to C.S. Plot No. 260 (P) corresponding to R.S. Plot. No. 1547 (One thousand five hundred forty seven), within Mouza Asansol, J.L. No. 35, P.S. Asansol (South), Dist- Burdwan, accordingly, the Governor of the State of West Bengal through their Refugee Relief & Rehabilitation department has been executed a Deed of Indenture vide Deed No. **I-225 for the year 1997**, registered before the Addl. Dist. Registrar of Burdwan at Asansol office in favour of Smt. Dipshikha Hom Roy and she accept the same.

AND WHEREAS by virtue of said Regd. Instrument said First Party No. 01 and First Party no. 02 became absolute owner of schedule mentioned property and subsequently they recorded their name in the L.R. Record of Right under khatian no. 2477 & 2478 and obtained parcha in their name. Later they also converted the land into Commercial Bastu vide conversion case no. CN/2024/2305/316 and obtained conversion certificate dated 15/06/24. Be it mentioned that they also obtained ADDA NOC vide memo no. ADDA/ASN/DP/2023/1994 dated 10/08/23. Now they wanted to develop the land into a multi-storied building for which they jointly also obtained Fire NOC issued by West Bengal Fire & Emergency Services dated 04/12/24. Subsequently the first party obtained sanctioned building plan from Asansol Municipal Corporation vide building Permit No. SWS-OBPAS/1101/20250173 dated 06/05/25.

AND WHEREAS be it mentioned that First Party No. 1 & 2 are developing the said proposed building over land measuring 19.1 Decimal out of total 22 Decimal of land within Mouza Asansol, J.L.No. 35, appertaining to C.S. Plot No.

260(P), 262 (P), corresponding to R.S. Plot No 1547 & 1549 corresponding to L.R Plot no. 1753 & 1755, Govt. L.O.P. 575 & 579 (P).

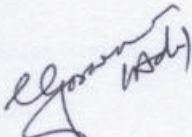
AND WHEREAS and after that both the first parties are in absolute khas possession, exercising their absolute right, title, and interest became a direct tenant "Raiyat" under the Government of West Bengal.

AND WHEREAS all the First Parties are in peaceful and uninterrupted ownership; and possession of the said schedule "A" property having indefeasible title thereto which is free from all encumbrances, charges and/or mortgages.

AND WHEREAS it is pertinent to mention here that substantial portion of the said building and structures in schedule "A" has tumbled down and are in a dilapidated condition owing to lack of proper maintenance and repairs for years together and on account of financial difficulties and other personal problems and the First Parties No. 1 & 2 could not undertake construction and modification of the said structures and building upon the said lands and in order to resolve the said financial difficulty and problems the First Parties no. 1 & 2, has invited offer from prospective developers who are financially sound to undertake construction of the said building at his/their own costs and to grant to the First Parties a portion of the constructed area in the said building according to first parties choice which is more fully elaborated in the Agreement respectively with the liberty and authority for the Developer to dispose of or otherwise deal with the remaining portion of the constructed area according to his/their discretion and as such the First Parties have decided to hand over possession of the Schedule mentioned property to "CHANDI REAL ESTATE PRIVATE LTD.", (PAN NO. AAKCC4249G), a Private Limited Company incorporated under Company Act

Signature
(Handwritten)

1956, having its Regd. Office at Near Sada Pukur, 2 No. Mohishila Colony, Asansol, P.S. Asansol(S), P.O Ushagram, P.S Asansol(S), District: - Paschim Bardhaman, PIN: - 713303, W.B., represented by one of its Director namely **1. SRI BIMALENDU RAY (PAN: AHBPR1292F, AADHAAR NO. 3361 2705 9372)**, S/o Nitai Das Ray, by citizen: Indian, by religion: Hindu, by occupation: Business, resident of 2 No. Mohishila Colony, Near Sada Pukur, Asansol, P.O Ushagram, P.S Asansol(S), District: - Paschim Bardhaman, PIN: - 713303, W.B., **2. SMT. SEULI RAY (PAN: AZJPR4780J, AADHAAR NO. 3346 3549 5446)**, W/o Bimalendu Ray, by citizen: Indian, by religion: Hindu, by occupation: Business, resident of 2 No. Mohishila Colony, Near Sada Pukur, Asansol, P.O Ushagram, P.S Asansol(S), District: - Paschim Bardhaman, PIN: - 713303, W.B., to promote and develop the said property by raising a multi-storied building thereon on the understanding mentioned below :-

 **AND WHEREAS** the Developer/Promoter has offered to develop and promote the said land mentioned below in schedule 'A' more fully mentioned hereunder written on the following terms and conditions:-

NOW THEREFORE IT IS HEREBY AGREED BETWEEN THE FIRST PARTIES/LAND OWNERS WITH THE SECOND PARTY/DEVELOPER AS FOLLOWS:-

- A.** That the first parties hereby agrees to entrust and handover to the second party/Developer the work and right of development of the said property schedule "A," after demolishing the existing dilapidated premises on the terms contained herein.

1. The second party/Developer hereby agree to develop or cause to be developed the said property for and on behalf of the first party on the terms contained herein and as permitted by the concerned authorities, by constructing a Six storied (B+G+4 storied) residential cum commercial building wherein it is hereby agreed by and between the Owners (First Party) and the Developer(Second Party) that the parties shall share the total constructed area in the project, as per the sanctioned drawing, in the ratio of 40:60, which is mentioned in details in schedule below ie 40% of the total constructed area shall be allocated to the Owners (First Party) and 60% shall be allocated to the Developer (Second Party) and after final measurement if any party gets more share of constructed area, then they agreed to pay to the other party the market value of that excess portion which they have acquired. And wherein the owners (First Party) shall have the right to sell the said individual Flats/parking spaces, garages, shops etc. to the Developer's or to his own nominees or proposed purchasers which is allotted to first party no. 1 & 2 which consists of **total 06 Nos. of flats out of which 01 No. of flat on 1st floor, 02 Nos. flats on 2nd floor, 02 Nos. flats on 3rd floor, 01 Nos. flats on 4th floor** along with **06 Nos. of covered four wheeler car parking space** in the basement floor of the building and **Commercial Space of 1227 (One thousand two hundred twenty seven) sq. ft. covered area in Ground Floor**, the specification of flats, parking space and commercial space which are as follow.

Sl. No.	Flat No. & Shop Space	Floor No.	Carpet Area (Sq.	Covered Area (Sq.	Super built up area (Sq. ft.)
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			ft.) (Approx.)	ft.) (Approx.)	(Approx.)
1.	101(3BHK)	1st Floor	889	993	1291
2.	202 (2BHK)	2nd Floor	579	652	848
3.	204(3BHK)	2nd Floor	902	1007	1309
4.	303(3BHK)	3rd Floor	889	993	1291
5.	304(3BHK)	3rd Floor	902	1007	1309
6.	404(2BHK)	4th floor	640	716	931
7.	Shop Room	Ground floor		1227	

with proportionate share of land.

2. The second party/Developer shall hand over the allotted flat within 36 (Thirty Six) months from the date of receiving of the sanctioned Building Plan from the competent authorities. That time should be considered as the essence of contract and the project should be completed within the stipulated period of 36 (Thirty Six) months as stated above without causing any delay. That first party no. 1 & 2 has to obey/follow the rules and regulation of the association of the Apartment which will be formed by the flat owners. Be it mentioned that all the charges incurred for owner's allocated flat and parking regarding connection of Electric Meter & transformer, water connection from AMC, any TDS, GST or any other Govt. Tax shall be paid by the First party as and when demanded by Second Party.

The following specification of the flat to be given by the second party to first party no. 1 & 2.

- (i) That all rooms, balcony will be laid with Marble or Floor Tiles and skirting upto a height of 06 inches.

- (ii) That the kitchen and the toilet will have Marble Floor or Floor tiles flooring along with 6 inch height skirting. In the kitchen, green marble will be fixed in cooking platform and a steel sink along with a tap line will be provided, glazed tiles above the cooking table shall fixed upto a height of 04 ft. on the wall.
- (iii) Toilet wall will be constructed with glazed tiles which will be fixed upto height of 06 ft. and toilet door will have PVC door and PVC frames with fitting.
- (iv) There will be two toilets one of which will be Indian style commode and another will be in Western Style commode.
- (v) All pipe line in the toilet and kitchen will be concealed with PVC Pipe and all taps, stop cock and showers will be steel finished with ISI Mark.
- (vi) All doors frames will be of good quality wood and the door panel would be made by flash door (Ply wood).
- (vii) Windows with aluminum frame sliding doors integrated M.S Grills shall be provided.
- (viii) All window grill will be painted with colour of Berger/ Asian Paints.
- (ix) All internal walls and ceiling wall be made of wall putty with a coat of primer.
- (x) Concealed electrical wiring using copper conductors will be provided with two numbers of lamps, one fan point, one 5 Amp. plug point for each room, inverter point with cable TV line, one for a flat two holder point. In the toilet one lamp point, one exhaust point, one geyser point, and one washing machine point and one mixture machine point in kitchen and one point at balcony for each unit/flat and in the drawing cum dining room two fan point, two lamp point, one 5 Amp. plug point, two holder, one freeze point along with that one

Signature

A.C point shall be arrange by the developer for each unit. The quality of materials to be used should be of Havels or other good brands. The quality of materials to be used should be of Havels or other good brands.

That at the time of measurement of the flat or delivery of the flat if any extra work is done it shall be charge as per market rate by the second party from First Party no. 1 & 2.

2. That the first party shall deliver khas possession of the entire schedule "A" mentioned property to the second party and through this agreement the title of the first party over the property is not at all transferred to the second party.
3. That the Developer will not start any work on the said property unless the requisite permissions and certificates are issued by the concerned authorities.
4. That any external development of the said site or any construction thereon shall be at the cost and risk of the Developer. The Developer shall be at liberty to make necessary construction at his own cost in the name of the first party, and the first party shall not make any objection regarding the said construction. Be it mentioned that the name and style of the building will be decided later by the second party and the first party shall not make any objection regarding the name of the building.
5. That the first parties hereby gives license and permission to the Developer to enter upon the said land demolish the existing structures and also give the authority to commence, carry on and complete development thereof (including laying of drainage, sewerage, water pipes and electricity cables) in accordance with duly sanctioned building plans. Furthermore, the Developer

Elgoni Achy

shall have to pay the electricity bills from the date of handover of the premises by the first parties to the Developer for carrying on the development work.

6. That it is agreed between the first party and the second party that the second party shall be at liberty to mortgage his allocated flat before any Bank or Financial Institution and avail project Loan and Home Loan by deposit of the original title deeds and any other land documents and for that the first party shall never raise any objection.
7. That the first parties shall at the request of the Developer sign and execute from time to time any amended plans that may be required and other applications for construction of any structures on the said land for being sanctioned and approved by any authorities provided that all costs, charges and expenses incurred in this connection shall be borne and paid by the said Developer alone.
8. That the Developer shall indemnify and keep indemnified the first parties from and against all civil, criminal or administrative proceedings, fines, penalties, and all costs, charges, expenses, and damages incurred or suffered by the first party in the course of such development.
9. That the Developer shall be entitled to put up or permit to put up any hoardings or boards upon the said property advertising that the said complex is being developed by him.
10. That the first parties shall be bound to execute and deliver deed and/or deeds of conveyance in favour of the prospective purchaser/s or nominees or appointees or allottees of the flats, shops, parking spaces and other premises

(Signature)

erected by the Developer & hereby agrees to join in such Deeds as Vendor if required.

11. On completion of the project & necessary allotment & handing over the possession of the respective share of the owners. The owners will be at liberty to sell, gift, mortgage, and transfer their respective allocated area to any third party. Developer will have no concern to disturb the possession of the owner in future. *That title is not transferred through this deed.*

12. That the Developer (Second Party) shall obtain RERA Registration Certificate from proper authority in accordance with the provisions of Real Estate act 2016. And in addition to that the Developer (Second Party) shall obtain all necessary approvals, permissions and clearances from concerned Municipal Corporation and other statutory authorities but the first party shall cooperate with the second party with necessary papers for obtaining such 'COMPLETION CERTIFICATE'.

Solita Hom Roy

SCHEDULE-'A' OF THE PROPERTY ABOVE REFERRED TO OWNED BY FIRST PARTY NO. 1 & 2:-

In the District of Paschim Bardhaman, P.S. Asansol(S), Sub Division Asansol and Addl. Dist. Sub Registry Office Asansol, **Mouza Asansol**, J.L.No. 35, holding No. 19/20, under **Ward No. 19(Old) 86(New)** of Asansol Municipal Corporation, appertaining to C.S. Plot No. 260(P), 262 (P), corresponding to R.S. Plot No 1547 (One thousand five hundred forty seven) & 1549 (One thousand five hundred forty nine) corresponding to **L.R Plot no. 1753 (One thousand seven hundred fifty three) & 1755 (One thousand seven hundred fifty five)** Govt. L.O.P. 575 (Five hundred seventy five) & 579 (P) (Five hundred seventy nine) all that total

Bastu land measuring an area 22 (Twenty two) decimal out of which building is being constructed/developed over **19.10 (Nineteen point one) decimal** of land which shall be utilized for the purpose of building development and rest shall be in possession and ownership of first party:

Name Of Parties	L.R. Plot No.	L.R. Khatian No.	Area of land (Decimal)
First Party No. 01	1753	2477	07
First Party No. 01	1755	2477	2.55
First Party No. 02	1753	2478	04
First Party No. 02	1755	2478	5.55

is situated at 01 No. Mohishila Colony, Asansol, District:- Paschim Bardhaman along with all easement rights attached thereto and it is butted and bounded by:-

On the North: - By Maya Bosh & others,

On the South: - By House of Mr. Dey & Rest portion of owners,

On the East :- By 28 ft. Wide Road, (1 No. Mohishila Colony Bye Lane)

On the West :- By House of Mr. Nath,

SCHEDULE-B ABOVE REFFERRED TO:-

(LAND OWNER'S ALLOCATION)

(Description of flat and parking space allotted and commercial space to

Land owners No. 1 & 2)

ALL THAT total 06 Nos. of flats out of which 01 (Two) No. flats on 1st floor, 02 (Two) Nos. flats on 2nd floor, 02 (Two) Nos. flats on 3rd floor, 01 (One) No. flats on 4th floor along with 06 (Four) Nos. of covered four wheeler car parking space in the basement floor of the building and Commercial Space of

1227 (One thousand two hundred twenty seven) sq. ft. covered area in Ground Floor, the specification of flats, parking space and commercial space which are as follow.

Sl. No.	Flat No. & Shop Space	Floor No.	Carpet Area (Sq. ft.) (Approx.)	Covered Area (Sq. ft.) (Approx.)	Super built up area (Sq. ft.) (Approx.)
1.	101(3BHK)	1st Floor	889	993	1291
2.	202 (2BHK)	2nd Floor	579	652	848
3.	204(3BHK)	2nd Floor	902	1007	1309
4.	303(3BHK)	3rd Floor	889	993	1291
5.	304(3BHK)	3rd Floor	902	1007	1309
6.	404(2BHK)	4th floor	640	716	931
7.	Shop Room	Ground floor		1227	

Along with all its fittings fixtures, electrical, fittings, electric and water lines connection and along with undivided proportionate share or interest in schedule 'A,' land covered by the B+G+4 storied building along with common rights, usage's and common passage described above.

SCHEDULE-C ABOVE REFERRED TO:-

(DESCRIPTION OF DEVELOPER'S ALLOCATION)

ALL the flats, commercial space, office space, parking space, (except the allocated flat and four wheeler car parking space and commercial space of first party no. 1 & 2 mentioned above) along with fittings, fixtures, electrical, fittings, electric and water lines connection with undivided proportionate share or interest in proposed (B+G+4) storied proposed building along with common rights, usage's and common passage attached to it.

Sheets containing photos and finger prints of both hands duly attested by the parties concern is also annexed herewith do form a part of this Deed.

IN WITNESS WHEREOF the parties named above sign and execute this Construction Agreement on the day, month and year first above written.

Witnesses:-

Debabrata Holme Roy.
E-304, Pubali Estate
G.M.C.M. Road.

Guwahati - 781005

P.S. Dispur

P.O. Dispur

2.) Anand Prasad Singh.
810 Jitendra Prasad Singh.
Asansol
Dist. Paschim Bardhaman.

Sahita Hom Roy

Dipshikha Hom Roy

SIGNATURE OF THE FIRST PARTIES

CHANDI REAL ESTATE PVT. LTD.

Bimalendu Roy
Director

CHANDI REAL ESTATE PVT. LTD.

Seuli Roy.
Director

SIGNATURE OF THE SECOND PARTY/DEVELOPER

Drafted and prepared by me
As per the instructions
of the parties and read over and
explained to them in their mother tongue

Chiranjit Goswami

(CHIRANJIT GOSWAMI)

Advocate, Asansol Court

(Enrl. No. F-434/350/2003)



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



192025260161299898

GRN Details

GRN: 192025260161299898 Payment Mode: SBI Epay
GRN Date: 15/07/2025 21:02:01 Bank/Gateway: SBIEPay Payment Gateway
BRN : 0040358330026 BRN Date: 15/07/2025 21:03:09
Gateway Ref ID: IGATBGRZY9 Method: State Bank of India NB
GRIPS Payment ID: 150720252016129988 Payment Init. Date: 15/07/2025 21:02:01
Payment Status: Successful Payment Ref. No: 2002005348/1/2025
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Chiranjit Goswami
Address: Asansol
Mobile: 8250540426
Email: cg_7332@yahoo.co.in
Period From (dd/mm/yyyy): 15/07/2025
Period To (dd/mm/yyyy): 15/07/2025
Payment Ref ID: 2002005348/1/2025
Dept Ref ID/DRN: 2002005348/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002005348/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	15010
2	2002005348/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				15024

IN WORDS: FIFTEEN THOUSAND TWENTY FOUR ONLY.

Thumb

Littlefinger to forefinger

Left
Hand



Thumb

Forefinger to Littlefinger

Right
Hand



Finger Print attested by me:

Bimalendu Roy



Thumb

Littlefinger to forefinger

Left
Hand



Thumb

Forefinger to Littlefinger

Right
Hand



Finger Print attested by me:

Seuli Roy,



Thumb

Littlefinger to forefinger

Left
Hand



Thumb

Forefinger to Littlefinger

Right
Hand



Finger Print attested by me:

Salita Hom Roy



Thumb

Littlefinger to forefinger

Left
Hand



Thumb

Forefinger to Littlefinger

Right
Hand



Finger Print attested by me:

Dipshikha Hom Roy



DETAILS OF IDENTIFIER WITH PHOTO

1. NAME : DEBOBRATA HOLME ROY

2. FATHER/HUSBAND NAME: LATE- ASHIT KUMAR HOM ROY

3. OCCUPATION : SERVICE

4. PERMANENT ADDRESS

VILLAGE/TOWN

POST OFFICE

POLICE STATION

PIN

DISTRICT

STATE

PUBALI ESTATE GMCH ROAD GUWAHATI
BLOCK E, FLAT NO-304E

DISPUR

DISPUR

781005

KAMRUP ASSAM

GUWAHATI (ASSAM)

5. RELATIONSHIP WITH SELLER/BUYER: SISTER

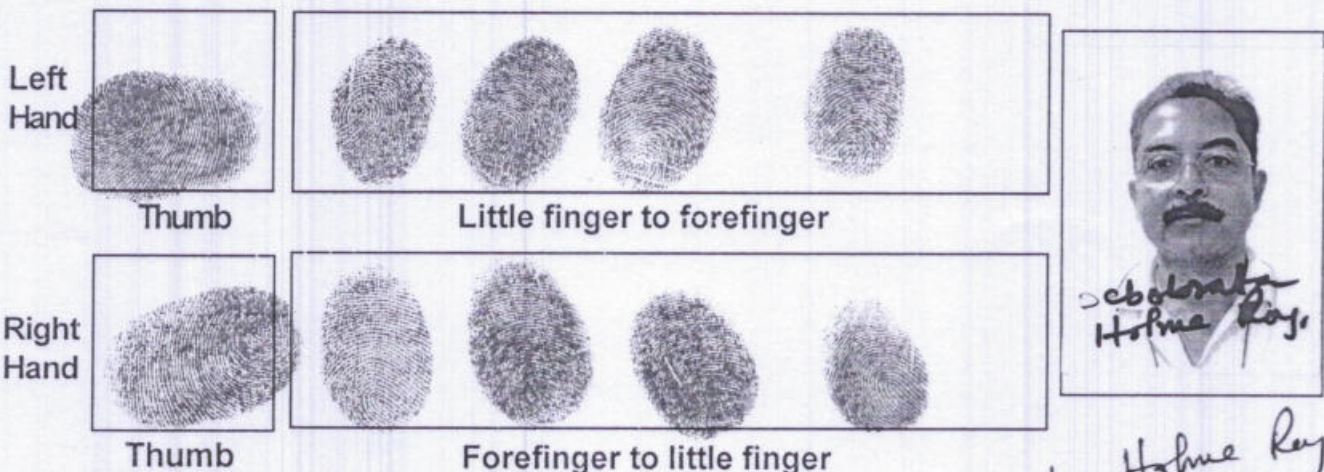
6. AADHAR NO : 7719 8255 2955

PAN

EPIC NO

I, Debobrata Holme Roy, as identifier identifying the executants
of the concerned deed (Query No.)2.00200.5348/2025

Finger Print



Debobrata Holme Roy

IDENTIFIER SIGNATURE



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



192025260162305288

GRN Details

GRN:	192025260162305288	Payment Mode:	SBI Epay
GRN Date:	16/07/2025 13:00:32	Bank/Gateway:	SBlePay Payment Gateway
BRN :	0518293476823	BRN Date:	16/07/2025 13:00:44
Gateway Ref ID:	519753633573	Method:	State Bank of India UPI
GRIPS Payment ID:	160720252016230527	Payment Init. Date:	16/07/2025 13:00:32
Payment Status:	Successful	Payment Ref. No:	2002005348/12/2025
[Query No*/Query Year]			

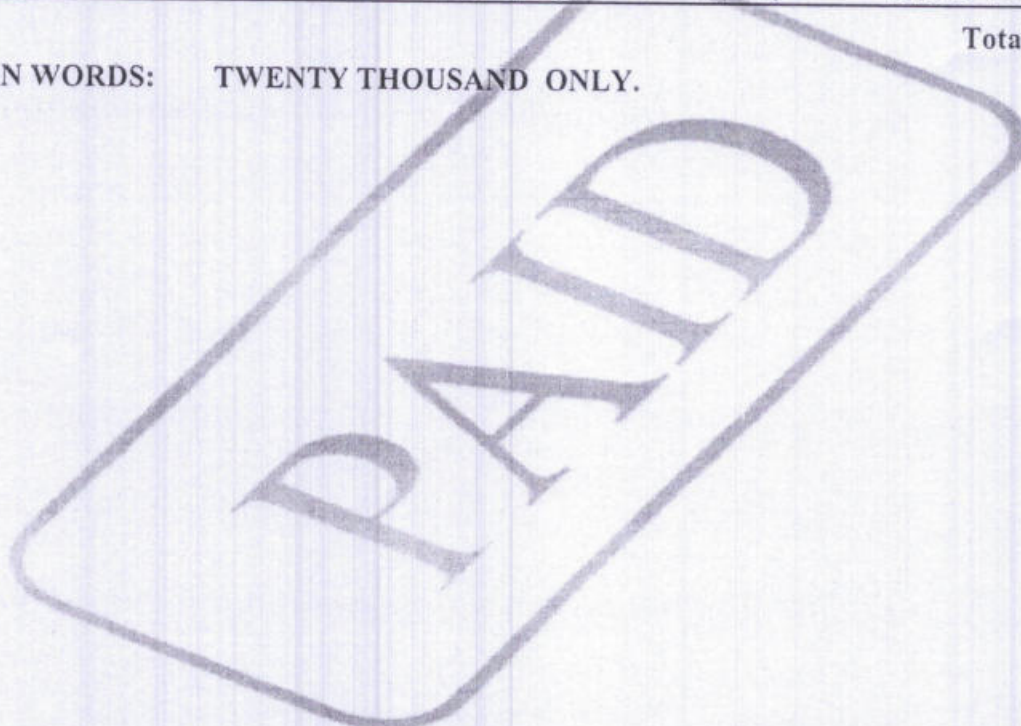
Depositor Details

Depositor's Name:	Mr CHIRANJIT GOSWAMI
Address:	ASANSOL
Mobile:	8250540426
Period From (dd/mm/yyyy):	16/07/2025
Period To (dd/mm/yyyy):	16/07/2025
Payment Ref ID:	2002005348/12/2025
Dept Ref ID/DRN:	2002005348/12/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002005348/12/2025	Property Registration- Stamp duty	0030-02-103-003-02	20000
Total				20000

IN WORDS: TWENTY THOUSAND ONLY.



Major Information of the Deed

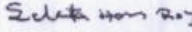
Deed No :	I-2305-05600/2025	Date of Registration	16/07/2025
Query No / Year	2305-2002005348/2025	Office where deed is registered	
Query Date	12/07/2025 10:06:59 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Chiranjit Goswami Asansol Court, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 7001587007, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 2,18,78,190/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) -- Road Width (20-30)) , Mouza: Asansol, JI No: 35, Pin Code : 713303

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1753 (RS :-)	LR-2478	Other Commercial Usage	Vastu	4 Dec	1/-	45,81,820/-	Width of Approach Road: 28 Ft.,
L2	LR-1753 (RS :-)	LR-2477	Other Commercial Usage	Vastu	7 Dec	1/-	80,18,185/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
L3	LR-1755 (RS :-)	LR-2477	Other Commercial Usage	Vastu	2.55 Dec	1/-	29,20,910/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
L4	LR-1755 (RS :-)	LR-2478	Other Commercial Usage	Danga	5.55 Dec	1/-	63,57,275/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
		TOTAL :			19.1Dec	4 /-	218,78,190 /-	
		Grand Total :			19.1Dec	4 /-	218,78,190 /-	

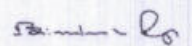
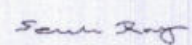
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name SABITA HOMROY Daughter of Late ASIT KUMAR HOMROY Executed by: Self, Date of Execution: 16/07/2025 , Admitted by: Self, Date of Admission: 16/07/2025 ,Place : Office	Photo  16/07/2025	Finger Print  Captured LTI 16/07/2025	Signature  16/07/2025
1 NO MOHISHILA COLONY BATTALA BAZAR ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: AHxxxxxxx4P, Aadhaar No: 60xxxxxxxx3037, Status :Individual, Executed by: Self, Date of Execution: 16/07/2025 , Admitted by: Self, Date of Admission: 16/07/2025 ,Place : Office				
2	Name DIPSHIKHA HOMROY (Presentant) Daughter of Late ASIT KUMAR HOMROY Executed by: Self, Date of Execution: 16/07/2025 , Admitted by: Self, Date of Admission: 16/07/2025 ,Place : Office	Photo  16/07/2025	Finger Print  Captured LTI 16/07/2025	Signature  16/07/2025
1 NO MOHISHILA COLONY BATTALA BAZAR, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: AFxxxxxxx9N, Aadhaar No: 95xxxxxxxx8990, Status :Individual, Executed by: Self, Date of Execution: 16/07/2025 , Admitted by: Self, Date of Admission: 16/07/2025 ,Place : Office				

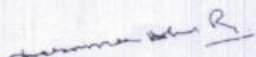
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	CHANDI REAL ESTATE PRIVATE LIMITED 2 NO MOHISHILA COLONY NEAR SADA PUKUR, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx9G,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 BMALENDU RAY Son of Late NITAI DAS RAY Date of Execution - 16/07/2025, , Admitted by: Self, Date of Admission: 16/07/2025, Place of Admission of Execution: Office	Photo  Jul 16 2025 12:41PM	Finger Print  Captured LTI 16/07/2025	Signature  16/07/2025
2 NO MOHISHILA COLONY NEAR SADA PUKUR ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: AHxxxxxx2F, Aadhaar No: 33xxxxxxxx9372 Status : Representative, Representative of : CHANDI REAL ESTATE PRIVATE LIMITED (as DIRECTOR)				
2	Name Smt SEULI RAY Wife of Shri BMALENDU RAY Date of Execution - 16/07/2025, , Admitted by: Self, Date of Admission: 16/07/2025, Place of Admission of Execution: Office	Photo  Jul 16 2025 12:40PM	Finger Print  Captured LTI 16/07/2025	Signature  16/07/2025
2 NO MOHISHILA COLONY NEAR SADA PUKUR ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: AZxxxxxx0J, Aadhaar No: 33xxxxxxxx5446 Status : Representative, Representative of : CHANDI REAL ESTATE PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBABRATA HOLME ROY Son of Late ASHIT KUMAR HOM ROY PUBALI ESTATE GMCH ROADGUWAHATI, Block/Sector: E, Flat No: 304, City:- , P.O:- DISPUR, P.S:- DISPUR, District:-Kamrup, Assam, India, PIN:- 781005	 16/07/2025	 Captured 16/07/2025	 16/07/2025
Identifier Of SABITA HOMROY, DIPSHIKHA HOMROY, Mr BMALENDU RAY, Smt SEULI RAY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	DIPSHIKHA HOMROY	CHANDI REAL ESTATE PRIVATE LIMITED-4 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SABITA HOMROY	CHANDI REAL ESTATE PRIVATE LIMITED-7 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SABITA HOMROY	CHANDI REAL ESTATE PRIVATE LIMITED-2.55 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	DIPSHIKHA HOMROY	CHANDI REAL ESTATE PRIVATE LIMITED-5.55 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) -- Road Width (20-30)) , Mouza: Asansol, JI No: 35, Pin Code : 713303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1753, LR Khatian No:- 2478	Owner:দীপশিখা হোম রায়, Gurdian:অসিত কুমার, Address:নিজ , Classification:বাগু, Area:0.04000000 Acre,	DIPSHIKHA HOMROY
L2	LR Plot No:- 1753, LR Khatian No:- 2477	Owner:সবিতা হোম রায়, Gurdian:অসিত কুমার, Address:নিজ , Classification:বাগু, Area:0.07000000 Acre,	SABITA HOMROY
L3	LR Plot No:- 1755, LR Khatian No:- 2477	Owner:সবিতা হোম রায়, Gurdian:অসিত কুমার, Address:নিজ , Classification:ডাঙ্গা, Area:0.04000000 Acre,	SABITA HOMROY
L4	LR Plot No:- 1755, LR Khatian No:- 2478	Owner:দীপশিখা হোম রায়, Gurdian:অসিত কুমার, Address:নিজ , Classification:ডাঙ্গা, Area:0.07000000 Acre,	DIPSHIKHA HOMROY

Endorsement For Deed Number : I - 230505600 / 2025

On 16-07-2025

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 12:24 hrs on 16-07-2025, at the Office of the A.D.S.R. ASANSOL by DIPSHIKHA HOMROY , 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 2,18,78,190/-

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

Execution is admitted on 16/07/2025 by 1. SABITA HOMROY, Daughter of Late ASIT KUMAR HOMROY, 1 NO MOHISHILA COLONY BATTALA BAZAR ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others, 2. DIPSHIKHA HOMROY, Daughter of Late ASIT KUMAR HOMROY, 1 NO MOHISHILA COLONY BATTALA BAZAR, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others

Indetified by Mr DEBABRATA HOLME ROY, , , Son of Late ASHIT KUMAR HOM ROY, PUBALI ESTATE GMCH ROADGUWAHATI, Sector: E, Flat No: 304, P.O: DISPUR, Thana: DISPUR, , Kamrup, ASSAM, India, PIN - 781005, by caste Hindu, by profession Others

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

Execution is admitted on 16-07-2025 by Mr BIMALENDU RAY, DIRECTOR, CHANDI REAL ESTATE PRIVATE LIMITED (Private Limited Company), 2 NO MOHISHILA COLONY NEAR SADA PUKUR, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr DEBABRATA HOLME ROY, , , Son of Late ASHIT KUMAR HOM ROY, PUBALI ESTATE GMCH ROADGUWAHATI, Sector: E, Flat No: 304, P.O: DISPUR, Thana: DISPUR, , Kamrup, ASSAM, India, PIN - 781005, by caste Hindu, by profession Others

Execution is admitted on 16-07-2025 by Smt SEULI RAY, DIRECTOR, CHANDI REAL ESTATE PRIVATE LIMITED (Private Limited Company), 2 NO MOHISHILA COLONY NEAR SADA PUKUR, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr DEBABRATA HOLME ROY, , , Son of Late ASHIT KUMAR HOM ROY, PUBALI ESTATE GMCH ROADGUWAHATI, Sector: E, Flat No: 304, P.O: DISPUR, Thana: DISPUR, , Kamrup, ASSAM, India, PIN - 781005, by caste Hindu, by profession Others

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 , 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 15/07/2025 9:03PM with Govt. Ref. No: 192025260161299898 on 15-07-2025, Amount Rs: 14/-, Bank: SBI EPay (SBlePay), Ref. No. 0040358330026 on 15-07-2025, Head of Account 0030-03-104-001-16

Online on 16/07/2025 1:00PM with Govt. Ref. No: 192025260162305288 on 16-07-2025, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 0518293476823 on 16-07-2025, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,010/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 35,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3486, Amount: Rs.5,000.00/-, Date of Purchase: 15/07/2025, Vendor name: P GHANTY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/07/2025 9:03PM with Govt. Ref. No: 192025260161299898 on 15-07-2025, Amount Rs: 15,010/-, Bank: SBI EPay (SBlePay), Ref. No. 0040358330026 on 15-07-2025, Head of Account 0030-02-103-003-02
Online on 16/07/2025 1:00PM with Govt. Ref. No: 192025260162305288 on 16-07-2025, Amount Rs: 20,000/-, Bank: SBI EPay (SBlePay), Ref. No. 0518293476823 on 16-07-2025, Head of Account 0030-02-103-003-02



Manoj Kumar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2025, Page from 143415 to 143442

being No 230505600 for the year 2025.



Digitally signed by MANOJ KUMAR MANDAL
Date: 2025.07.18 23:00:16 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 18/07/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.