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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the Document is admitted to registration. The endorsement sheet attached with this document are the Per of this document

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

24 JAN 2022

Query No.2000183869/2022

GRN No. 19-202122-016702270-1

DEVELOPMENT AGREEMENT OR CONSTRUCTION AGREEMENT

THIS DEVELOPMENT AGREEMENT OR CONSTRUCTION AGREEMENT
made this the 21 day of January in the year 2022, BY:-

2002824309/25
2002824760/25

1. SRI BIMALENDU RAY, (PAN No. AHBPR1292F), S/o Late Nitai Das Ray, by occupation Business, by faith Hindu, by Citizenship Indian,

2. SRI AJOY SAHA, (PAN No. DZBPS9906Q), S/o Late Bidhbhusan Saha, by occupation Business, by faith Hindu, by Citizenship Indian,

Both resident of 2 No. Mohishila Colony, Near Sada Pukur, Asansol, P.O Ushagram, P.S Asansol(S), District: - Paschim Bardhaman, PIN: - 713303,

3. SRI RANJIT CHAKRABORTY, (PAN NO. CFIPC5171D), S/o Late Rakesh Ranjan Chakraborty, by occupation Business, by faith Hindu, by Citizenship Indian, resident of Shmashan Para, 3 No. Mohishila Colony, Asansol, P.O Ushagram, P.S Asansol(S), District: - Paschim Bardhaman, PIN: - 713303,

4. SRI MANOJIT CHAKRABORTY, (PAN NO. CJRPC3245H), S/o Late Rakesh Ranjan Chakraborty, by occupation Business, by faith Hindu, by Citizenship Indian, resident of 1 No. Mohishila Colony, Near Sahapara Baby Clinic Asansol, P.O Ushagram, P.S Asansol(S), District: - Paschim Bardhaman, PIN: - 713303, 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

"RAMKRISHNA DEVELOPER" (PAN NO. ABDFR0234R), a partnership firm represented by its partners 1. SRI BIMALENDU RAY, (PAN No. AHBPR1292F), S/o Late Nitai Das Ray, by occupation Business, by faith Hindu, by Citizenship Indian, and 2. SRI AJOY SAHA, (PAN No. DZBPS9906Q), S/o Late Bidhbhusan Saha, by occupation Business, by faith Hindu, by Citizenship Indian, both resident of 2 No. Mohishila Colony, near Sada Pukur, Asansol, P.O

Ushagram, P.S Asansol (S), District: - Paschim Bardhaman, PIN: - 713303, having its registered office at 2 No. Mohishila Colony, Near Sada Pukur, Asansol, P.O Ushagram, P.S Asansol(S), District: - Paschim Bardhaman, PIN: - 713303, 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 Chittaranjan Saha son of Late Upendra Saha allotted homestead land bearing L.O.P. No. 103, appertaining to C.S. Plot No. 30(P) corresponding to R.S. Plot. No. 95 (Ninety Five), within Mouza Asansol, P. S. Asansol(South), Dist- Burdwan, accordingly on 12th day of October 1988 the Governor of the State of West Bengal through their Refugee Relief & Rehabilitation department has been executed a Deed of Gift vide Deed No. I-308 for the year 1988, registered before the Addl. Dist. Registrar of Burdwan at Asansol office in favour of the above noted Sri Chittaranjan Saha son of Late Upendra Saha and he accept the same.

AND WHEREAS later Sri Chittaranjan Saha died intestate leaving behind his wife Shanti Sudha Saha, four sons namely Ajit Kumar Saha, Ajoy Kumar Saha, Ashim Kumar Saha and Ashru Ranjan Saha and two daughters namely Kanak Rekha Saha and Dipti Rekha Karmakar as legal heirs and successors to inherit the schedule property jointly as per Hindu Succession Act. Subsequently his wife Shanti Sudha Saha also expired and similarly Ashru Ranjan Saha also died leaving behind his wife Bishnu Priya Saha and

*R. G. Ghose
(Adv)*

two sons namely Avijit Saha and Agradeep Saha as legal heirs and successors to inherit their undivided share jointly as per Hindu Succession Act. And after that all were in absolute khas possession, exercising their absolute right, title, and interest became a direct tenant "Raiyat" under the Government of West Bengal.

AND WHEREAS owning and possessing the said undivided property Ajit Kumar Saha decided to transfer his undivided portion of land with building to Ashim Kumar Saha and later transferred undivided land with building by way of regd. Deed of gift being no. I-020504269 for the year 2015, Book No. I, Volume No. 0205-2015, Page No. 22799 to 22812, at ADSRO Asansol out of love and affection.

AND WHEREAS later Ashim Kumar Saha, along with Ajoy Kumar Saha, Ashim Kumar Saha, Ashru Ranjan Saha, Kanak Rekha Saha and Dipti Rekha Karmakar, Bishnu Priya Saha, Avijit Saha and Agradeep Saha, decided to partition their share of land in two portion and thus to materialize their mutual decision over partition of the land, they jointly executed a registered Deed of partition deed being no. I-6739 for the year 2021, at ADSRO Asansol and on the strength of aforesaid deed of partition the above named Ajoy Kumar Saha, Ashim Kumar Saha, Ashru Ranjan Saha, Kanak Rekha Saha and Dipti Rekha Karmakar, Bishnu Priya Saha, Avijit Saha and Agradeep Saha acquire their right, title, and possession over land measuring 07 Decimal in R.S. Plot. No. 95 (Ninety Five), corresponding to L.R Plot no. 146, within Mouza Asansol, P.S Asansol(South), Dist- Paschim Bardhaman.

AND WHEREAS later Ajoy Kumar Saha, Ashim Kumar Saha, Ashru Ranjan Saha, Kanak Rekha Saha and Dipti Rekha Karmakar, Bishnu Priya

Saha, Avijit Saha and Agradeep Saha sold and transferred 07 Decimal in R.S. Plot. No. 95 (Ninety Five), corresponding to L.R Plot no. 146, within Mouza Asansol, P.S Asansol(South), Dist- Paschim Bardhaman to first party no. 1 & 2 by way of regd. Deed of sale being no. I-7159 for the year 2021 at ADSRO Asansol for valuable consideration. And later they recorded their names under L.R Khatian No. 6276 & 6275.

AND WHEREAS all the First Party no. 1 & 2 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 State of West Bengal through their Refugee Relief & Rehabilitation department after considered the said approach of the aforesaid Sri Rakesh Ranjan Chakraborty son of Late Rojini Kanta Chakraborty allotted homestead land bearing L.O.P. No. 100, appertaining to C.S. Plot No. 30(P) corresponding to R.S. Plot. No. 98 (Ninety Eight), within Mouza Asansol, P. S. Asansol(South), Dist- Burdwan, accordingly on 21st day of January 1988 the Governor of the State of West Bengal through their Refugee Relief & Rehabilitation department has been executed a Deed of Gift vide Deed No. I-23 for the year 1988, registered before the Addl. Dist. Registrar of Burdwan at Asansol office in favour of the above noted Sri Rakesh Ranjan Chakraborty son of Late Rojini Kanta Chakraborty and he accept the same.

AND WHEREAS later Sri Rakesh Ranjan Chakraborty died intestate leaving behind his three sons namely Ranjit Chakraborty, Manojit Chakraborty and Sujit Chakraborty as legal heirs and successors to inherit

the schedule property jointly as per Hindu Succession Act. Subsequently after that all were in absolute khas possession, exercising their absolute right, title, and interest became a direct tenant "Raiyat" under the Government of West Bengal.

AND WHEREAS later Ranjit Chakraborty, Manojit Chakraborty and Sujit Chakraborty, later partition their share of land in three portion and thus to materialize their mutual decision over partition land, they jointly executed a registered Deed of Partition deed being no. I-7099 for the year 2009, at ADSRO Asansol and on the strength of aforesaid deed of partition the above named Ranjit Chakraborty, Manojit Chakraborty and Sujit Chakraborty each acquire their right, title, and possession over land measuring 02 cottah or 3.5 decimal (more or less) in R.S. Plot. No. 98 (Ninety Eight), corresponding to L.R Plot no. 145, within Mouza Asansol, P.S Asansol(South), Dist- Paschim Bardhaman.

AND WHEREAS all the First Party no. 3 is in peaceful and uninterrupted ownership; and possession of the said schedule "B" property having indefeasible title thereto which is free from all encumbrances, charges and/or mortgages.

AND WHEREAS all the First Party no. 4 is in peaceful and uninterrupted ownership; and possession of the said schedule "C" 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 "B & C" has tumbled down and are in a dilapidated condition owing to lack of proper maintenance and

*(Signature)
(Act.)*

repairs for years together and on account of financial difficulties and other personal problems and the First Parties No. 3 & 4 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, along with 3 & 4 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 "RAMKRISHNA DEVELOPER" a partnership firm represented by its partners 1. SRI BIMALENDU RAY, and 2. SRI AJOY SAHA, having its registered office at 2 No. Mohishila Colony, Near Sada Pukur, Asansol, P.O Ushagram, P.S Asansol(S), District: - Paschim Bardhaman, PIN: - 713303 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 after merging the above schedule A, B & C more fully mentioned hereunder written as one plot 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, B & C" 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 five-storied (G+4 storied) residential building thereon and other necessary structures on Flat Ownership basis under the name and style 'RAMKRISHNA RESIDENCY' and then to sell the said land with Flats/parking spaces, garages etc. to the Developer's own nominees excepting the first party no. 01 allotted Flat on the 4th (Top) Floor (Front side of the building) measuring approx. super built area 1275 sq. ft. and a 120 sq. ft. covered garage space in the Ground Floor of the said proposed multi storied building and another allotment to the first party no. 03, that is 03 (Three) no. of Flat on the 4th (Top) Floor (Back side of the building) each measuring approx. super built area 550 sq. ft. and a 24 sq. ft. two wheeler parking space in the Ground Floor of the said proposed multi storied building with proportionate share of land and another allotment to the first party no. 04, that is 01 (One) no. of Flat on the 4th (Top) Floor (Back side of the building) measuring approx. super built area 550 sq. ft. and a 24 sq. ft. two wheeler parking space in the Ground Floor of the said proposed multi storied building with proportionate share of land. The

Signature
(A.S.)

second party/Developer shall hand over the allotted flat within 36 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 months as stated above without causing any delay. That first party no. 1, 2, 3 & 4 has to obey/follow the rules and regulation of the association of the Apartment which will be formed by the flat owners. The following specification of the flat to be given by the second party to first party no. 1, 2, 3 & 4.

- (i) That all rooms, balcony will be laid with Floor Tiles and skirting upto a height of 6 inches.*
- (ii) That the kitchen and the toilet will have Floor titles flooring along with 6 inch height skirting. In the kitchen, green marble will be fixed in cooking platform and a sink along with a tap line will be provided, glazed titles above the cooking table shall fixed upto a height of 2 ft. on the wall.*
- (iii) Toilet wall will be constructed with glazed tiles which will be fixed upto height of 5 ft. and toilet door will have PVC door and PVC frames with fitting.*
- (iv) There will be one toilet one of which will be Indian style or Western Style.*
- (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.*
- (vi) All doors frames will be of good quality wood, main entrance door will be made of wooden flash door and rest of the door would be made by wooden flash door.*

Algon...
(Adu)

(vii) Windows with aluminum frame sliding doors integrated M.S Grills shall be provided.

(viii) All internal walls and ceiling wall be made of wall putty with a coat of primer Paints.

(ix) Concealed electrical wiring using copper conductors will be provided with two numbers of lamps, one fan point, one 5 Amp. plug point, 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, one mixi point, and one point at balcony for each unit/flat and in the dining room two fan point, two lamp point, one 5 Amp. plug point, two holder, one freeze point along with that one A.C point shall be arrange by the developer for each unit.

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, 3 & 4.

That in addition to this the first party no. 1 & 4 shall get a cash consideration which as given below in Schedule below.

- 2. That simultaneously shall make over khas possession of the entire schedule landed property mentioned to the Developer; after getting the sanctioned and approved building plan from Asansol Municipal Corporation.*
- 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.*

CC [Signature]

4. That any external development of the said site and any construction thereon shall be at the cost and risk of the Developer. The Developer shall be at liberty to make necessary applications for the purpose of obtaining requisite permissions for the said work to the authorities concerned at his own cost in the name of the first party, and the first party shall join in such applications but the responsibility of obtaining such permissions will be on the Developer and at his own cost.
5. That the first parties hereby gives licence 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 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 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.
7. 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.

*CC Jonson
(Asst)*

8. 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.
9. 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 erected by the Developer & hereby agrees to join in such Deeds as Vendor if required. And the Developer can allot or give possession certificate or give delivery of possession of the flats which are allotted to first party no. 1, 3 & 4 to their NOMINEE as per their will and wish.
10. That the second party shall have the construction right over the roof top and the first parties shall never raise any objection if the second party obtain proper permission from concerned authority for such construction.

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

Chatterjee (Asst)

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. 33(47), under Ward No. 18(Old) 85(New) of Asansol Municipal Corporation, appertaining to C.S.Plot No. 30(P), corresponding to R.S. Plot No 95 (Ninety Five) under R.S. Khatian No. 211, corresponding to L.R Plot no. 146 (One hundred fourty six) under L.R Khatian No. 6276 & 6275, Govt. L.O.P. 103(One hundred three) all that bastu land measuring an area 07(seven) decimal situated at Mohishila Colony, Asansol, District:- Paschim Bardhaman

along with all easement rights attached thereto and it is butted and bounded by:-

On the North ---- L.O.P No. 104,

On the South ----- L.O.P No. 102,

On the East ---- L.O.P No. 100,

On the West ----- 25 ft. wide road,

SCHEDULE- 'B' OF THE PROPERTY ABOVE REFERRED TO OWNED BY FIRST PARTY NO. 3:-

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. 34(48), with a old room measuring 50 sq. ft., 20 years old, under Ward No. 18(Old) 85(New) of Asansol Municipal Corporation, appertaining to C.S.Plot No. 30(P), corresponding to R.S. Plot No 98 (Ninety Eight) under R.S. Khatian No. 211, corresponding to L.R Plot no. 145 (One hundred fourty five) under L.R Khatian No. 6162, Govt. L.O.P. 100(One hundred) all that bastu land measuring an area 03 Decimal or 02 cottah (More or less) situated at Mohishila Colony, Asansol, District:- Paschim Bardhaman along with all easement rights attached thereto and it is butted and bounded by:-

On the North ---- L.O.P No. 103,

On the South ----- Common Passage,

On the East ---- Property of Mr. Sarkar,

On the West ----- 25 ft. wide road,

(Signature)
(Asst. Secy)

SCHEDULE- 'C' OF THE PROPERTY ABOVE REFERRED TO OWNED BY FIRST**PARTY NO. 4:-**

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. 34(48), with a old room measuring 50 sq. ft., 20 years old, under Ward No. 18(Old) 85(New) of Asansol Municipal Corporation, appertaining to C.S.Plot No. 30(P), corresponding to R.S. Plot No 98 (Ninety Eight) under R.S. Khatian No. 211, corresponding to L.R Plot no. 145 (One hundred forty five) under L.R Khatian No. 6163, Govt. L.O.P. 100(One hundred) all that bastu land measuring an area 04(Four) decimal or 02 cottah (more or less) situated at Mohishila Colony, Asansol, District:- Paschim Bardhaman along with all easement rights attached thereto and it is butted and bounded by:-

On the North ---- L.O.P No. 103,

On the South ----- Common Passage,

On the East ---- Property of Mr. Sarkar,

On the West ----- Property of Ranjit Chakraborty,

SCHEDULE-D ABOVE REFERRED TO:-**(LAND OWNER'S ALLOCATION)****(Description of flat allotted to Land owners No. 1)**

ALL THAT ONE a 01 no. of 3BHK residential flat on 4th floor, (front position of building) measuring super built area approx. 1275 (One thousand two hundred seventy five) sq. ft. super built area of the said proposed building to be constructed in the schedule A, B & C land mentioned above consisting of three bed rooms, one drawing cum dinning room, one kitchen, two toilets/bathroom, one balcony along with a covered garage space measuring

120 (One hundred twenty) sq. ft. in the ground floor with all its fittings fixtures, electrical, fittings, electric and water lines connection and along with undivided proportionate share or interest in schedule 'A, B & C' land covered by the building known and called as "RAMKRISHNA RESIDENCY" along with common rights, usage's and common passage described above.

(Description of cash consideration to Land owners No. 1, 2)

Second party shall pay a sum of Rs. 15,00,000/- (Rupees Fifteen lakhs) only each to both land owner no. 1 & 2 in total Rs. 30,00,000/- (Rupees thirty lakhs) on the date of completion and handover of new flat to first party No. 1 by the second party and this amount shall be considered as part of expected future profit.

SCHEDULE-E ABOVE REFERRED TO:-

(LAND OWNER'S ALLOCATION)

(Description of flat allotted to Land owners No. 3)

ALL THAT ONE 03 nos. of 01 BHK residential flat on 4th floor (Top floor) Back Side of the building) measuring approx. 550 sq. ft. (Five hundred fifty) sq. ft. super built area each on the said proposed building to be constructed in the schedule-A, B & C land mentioned above consisting of one bed rooms, one kitchen, one toilets/bathroom, one balcony along with a two wheeler parking space measuring 24 (Twenty four) sq. ft. in the ground floor with all its fittings fixtures, electrical, fittings, electric and water lines connection and along with undivided proportionate share or interest in schedule 'A, B & C' land covered by the building known and called as "RAMKRISHNA RESIDENCY" along with common rights, usage's and common passage described above.

SCHEDULE-F ABOVE REFERRED TO:-

(LAND OWNER'S ALLOCATION)**(Description of flat allotted to Land owners No. 4)**

ALL THAT ONE 01 nos. of 01 BHK residential flat on 4th floor (Top floor) Back Side of the building) measuring approx. 550 sq. ft. (Five hundred fifty) sq. ft. super built area on the said proposed building to be constructed in the schedule-A, B & C land mentioned above consisting of one bed rooms, one kitchen, one toilets/bathroom, one balcony along with a two wheeler parking space measuring 24 (Twenty four) sq. ft. in the ground floor with all its fittings fixtures, electrical, fittings, electric and water lines connection and along with undivided proportionate share or interest in schedule 'A, B & C' land covered by the building known and called as "RAMKRISHNA RESIDENCY" along with common rights, usage's and common passage described above.

(Description of cash consideration to Land owners No. 4)

Second party shall pay a sum of Rs. 10,00,000/- (Rupees Ten lakhs) only in total to first party no. 4 in two equal installments which are as follows.

- i) Rs 5,00,000/- (Rupees Five lakhs) only on the date of registration of this development agreement.
- ii) Rs 5,00,000/- (Rupees Five lakhs) only on the date of completion and handover of new flat to first party No. 4 by the second party. This amount shall be considered as part of expected future profit.

SCHEDULE-G ABOVE REFERRED TO:-**(DESCRIPTION OF DEVELOPER'S ALLOCATION)**

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

A sheet 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:-

1. Mousumi Chakrabarty
 W/o Rajib Chakrabarty
 1 no Mohila Colony
 Sahu Pura
 Asansol
2. Sanjib Chakrabarty
 5/0 Rajit Chakrabarty
 1 No Mohishila Colony
 Asansol

Bimalendu Roy
 Ajoy Saha

Ranjit Chakrabarty

Manish Chakrabarty

SIGNATURE OF THE FIRST

PARTIES

RAMKRISHNA DEVELOPER

Bimalendu Roy
 Partner

RAMKRISHNA DEVELOPER

AJOY Saha

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

**Advocate, Asansol Court
 (Enrl. No. F-434/350/2003)**



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

GRN Details

GRN: 192021220167022701
GRN Date: 20/01/2022 22:10:14
BRN : IK0BMNBED4
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 20/01/2022 22:01:02
Payment Ref. No: 2000183869/4/2022
[Query No*/Query Year]

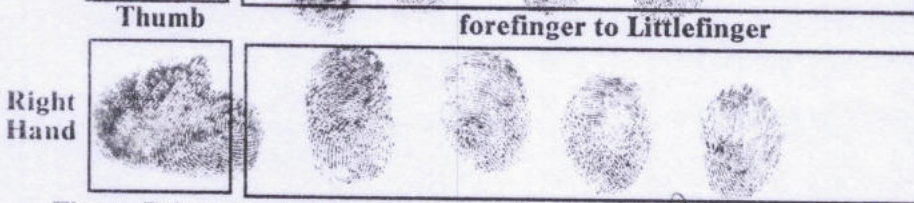
Depositor Details

Depositor's Name: CHIRANJIT GOSWAMI
Address: Asansol Court
Mobile: 8250540426
Depositor Status: Advocate
Query No: 2000183869
Applicant's Name: Mr Chiranjit Goswami
Identification No: 2000183869/4/2022
Remarks: Sale, Development Agreement or Construction agreement

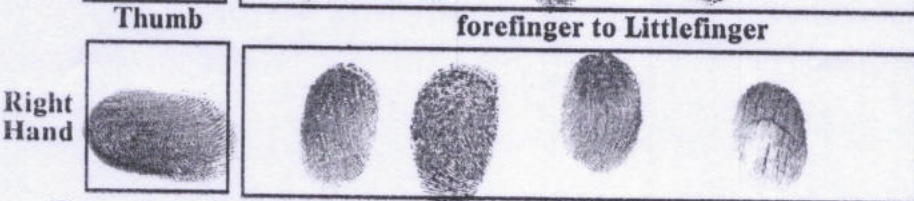
Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000183869/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	5011
2	2000183869/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	40014
Total				45025

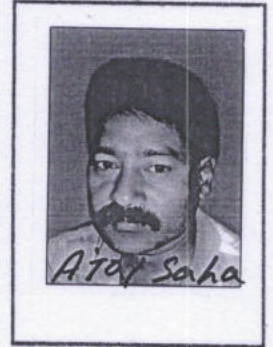
IN WORDS: FORTY FIVE THOUSAND TWENTY FIVE ONLY.



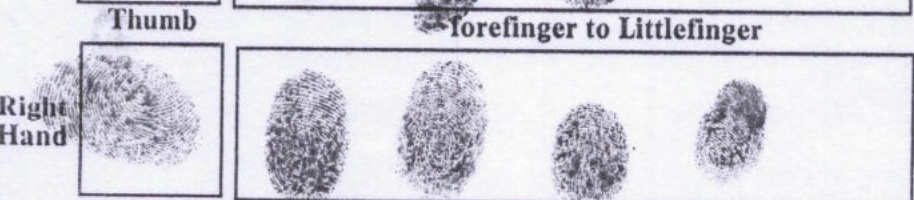
Finger Print attested by me : *Bimalendu Ray*



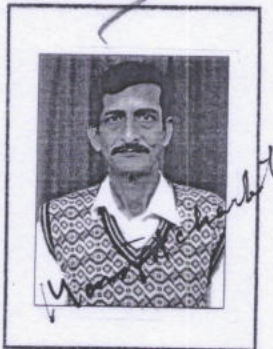
Finger Print attested by me : *HIJOY Saha*



Finger Print attested by me : *Danrit Chakrabarty*

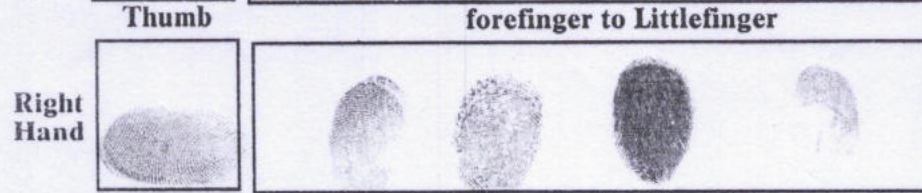


Finger Print attested by me : *Manojit Chakrabarty*

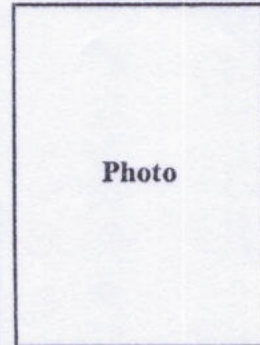
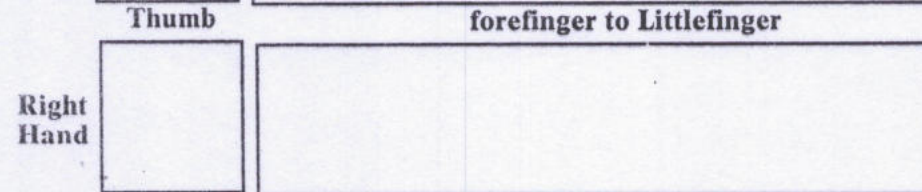
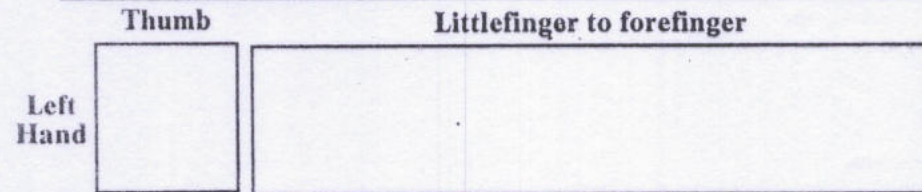




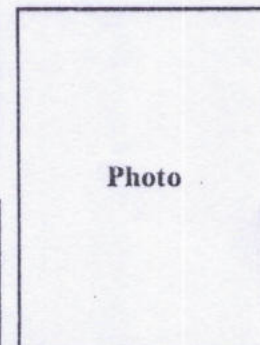
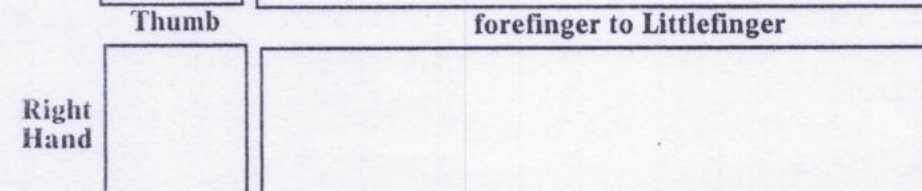
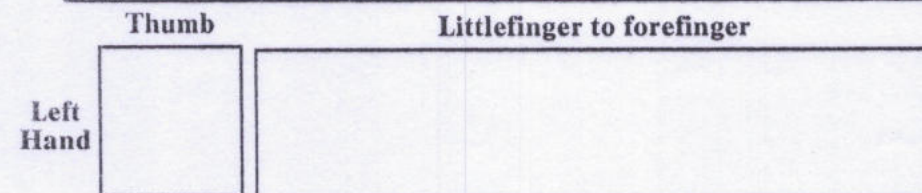
Finger Print attested by me : Bimalendu Roy



Finger Print attested by me : AJOY Saha



Finger Print attested by me :



Finger Print attested by me :

Major Information of the Deed

Deed No :	I-2305-00640/2022	Date of Registration	24/01/2022
Query No / Year	2305-2000183869/2022	Office where deed is registered	
Query Date	18/01/2022 8:50:08 PM	2305-2000183869/2022	
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], [4311] Other than Immovable Property, Receipt [Rs : 40,00,000/-]		
Set Forth value	Market Value		
Rs. 5/-	Rs. 72,78,797/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,011/- (Article:48(g))	Rs. 40,014/- (Article:E, E, B).		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) -- Road Width (20-30)) , Mouza: Asansol, , Holding No:34BY48 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-145 (RS :-98)	LR-6163, (RS:-211\0)	Vastu	Vastu	4 Dec	1/-	20,61,817/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L4	LR-145 (RS :-)	LR-6162	Vastu	Vastu	3 Dec	1/-	15,46,363/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
TOTAL :					7Dec	2 /-	36,08,180 /-	



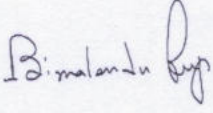


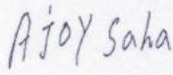
District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) -- Road Width (20-30)) , Mouza: Asansol, JI No: 35, Pin Code : 713303



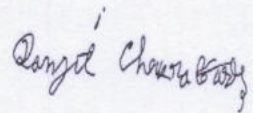


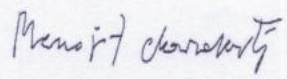
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-146 (RS :-95)	LR-6276	Vastu	Vastu	4 Dec	1/-	20,61,817/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L3	LR-146 (RS :-)	LR-6275	Vastu	Vastu	3 Dec	1/-	15,46,363/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
TOTAL :					7Dec	2 /-	36,08,180 /-	
Grand Total :					14Dec	4 /-	72,16,360 /-	

Structure Details :

Sl No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L4	100 Sq Ft.	1/-	62,437/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	62,437 /-	

Land Lord Details :



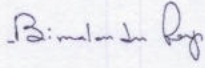


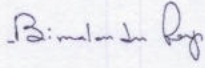


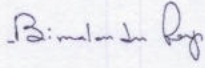
Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri BIMALENDU RAY (Presentant) Son of Mr NITAI DAS RAY Executed by: Self, Date of Execution: 21/01/2022 , Admitted by: Self, Date of Admission: 21/01/2022 ,Place : Office	 21/01/2022	 LTI 21/01/2022	 21/01/2022
2 NO MOHISHILA COLONY NEAR SADA PUKUR, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AHxxxxxx2F, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/01/2022 , Admitted by: Self, Date of Admission: 21/01/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri AJOY SAHA Son of Mr BIDHBHUSAN SAHA Executed by: Self, Date of Execution: 21/01/2022 , Admitted by: Self, Date of Admission: 21/01/2022 ,Place : Office	 21/01/2022	 LTI 21/01/2022	 21/01/2022
2 NO MOHISHILA COLONY NEAR SADA PUKUR, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: DZxxxxxx6Q, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/01/2022 , Admitted by: Self, Date of Admission: 21/01/2022 ,Place : Office				

3		Name	Photo	Finger Print	Signature
		Shri RANJIT CHAKRABORTY Son of Late RAKESH RANJAN CHAKRABORTY Executed by: Self, Date of Execution: 21/01/2022 , Admitted by: Self, Date of Admission: 21/01/2022 ,Place : Office			
		21/01/2022	LTI 21/01/2022	21/01/2022	
3 NO MOHISHILA COLONY NEAR SADA PUKUR, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CFxxxxxx1D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/01/2022 , Admitted by: Self, Date of Admission: 21/01/2022 ,Place : Office					
4		Name	Photo	Finger Print	Signature
		Shri MANOJIT CHAKRABORTY Son of Late RAKESH RANJAN CHAKRABORTY Executed by: Self, Date of Execution: 21/01/2022 , Admitted by: Self, Date of Admission: 21/01/2022 ,Place : Office			
		21/01/2022	LTI 21/01/2022	21/01/2022	
1 NO MOHISHILA COLONY NEAR SADA PUKUR, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CJxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/01/2022 , Admitted by: Self, Date of Admission: 21/01/2022 ,Place : Office					



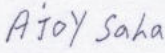
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MS RAMKRISHNA DEVELOPER 2 NO MOHISHILA COLONY SADA PUKUR, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 , PAN No.:: ABxxxxxx4R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



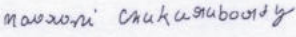
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri BIMALENDU RAY Son of Mr NITAIKAS RAY Date of Execution - 21/01/2022, , Admitted by: Self, Date of Admission: 21/01/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jan 21 2022 2:38PM</td> <td>LTI 21/01/2022</td> <td colspan="2">21/01/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri BIMALENDU RAY Son of Mr NITAIKAS RAY Date of Execution - 21/01/2022, , Admitted by: Self, Date of Admission: 21/01/2022, Place of Admission of Execution: Office				Jan 21 2022 2:38PM	LTI 21/01/2022	21/01/2022	
Name	Photo	Finger Print	Signature										
Shri BIMALENDU RAY Son of Mr NITAIKAS RAY Date of Execution - 21/01/2022, , Admitted by: Self, Date of Admission: 21/01/2022, Place of Admission of Execution: Office													
Jan 21 2022 2:38PM	LTI 21/01/2022	21/01/2022											

2 NO MOHISHILA COLONY SADA PUKUR, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxx2F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MS RAMKRISHNA DEVELOPER (as PARTNERS)

2	Name	Photo	Finger Print	Signature
	Shri AJAY SAHA Son of Mr BIDHBHUSAN SAHA Date of Execution - 21/01/2022, , Admitted by: Self, Date of Admission: 21/01/2022, Place of Admission of Execution: Office			
		Jan 21 2022 2:43PM	LTI 21/01/2022	21/01/2022
2 NO MOHISHILA COLONY SADA PUKUR, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DZxxxxx6Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MS RAMKRISHNA DEVELOPER (as PARTNERS)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs MOUSUMI CHAKRABORTY Wife of Mr RAJIB CHAKRABORTY 1 NO MOHISHILA COLONY SAHA PARA, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303			
	21/01/2022	21/01/2022	21/01/2022
Identifier Of Shri BIMALENDU RAY, Shri AJAY SAHA, Shri RANJIT CHAKRABORTY, Shri MANOJIT CHAKRABORTY, Shri BIMALENDU RAY, Shri AJAY SAHA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri MANOJIT CHAKRABORTY	MS RAMKRISHNA DEVELOPER-4 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri BIMALENDU RAY	MS RAMKRISHNA DEVELOPER-4 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri AJOY SAHA	MS RAMKRISHNA DEVELOPER-3 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri RANJIT CHAKRABORTY	MS RAMKRISHNA DEVELOPER-3 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri RANJIT CHAKRABORTY	MS RAMKRISHNA DEVELOPER-50.00000000 Sq Ft
2	Shri MANOJIT CHAKRABORTY	MS RAMKRISHNA DEVELOPER-50.00000000 Sq Ft

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 , Holding No:34BY48 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:- 145, LR Khatian No:- 6163	Owner:মনোজিত চক্রবর্তী, Gurdian:রাকেশ রমন চক্রবর্তী, Address:মিজ , Classification:বাস্ত, Area:0.04000000 Acre,	Shri MANOJIT CHAKRABORTY
L4	LR Plot No:- 145, LR Khatian No:- 6162	Owner:রঞ্জিত চক্রবর্তী, Gurdian:রাকেশ রমন চক্রবর্তী, Address:মিজ , Classification:বাস্ত, Area:0.03000000 Acre,	Shri RANJIT CHAKRABORTY

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
L2	LR Plot No:- 146, LR Khatian No:- 6276	Owner:বিমলেন্দু রায় , Gurdian:মিতাই দাস রায়, Address:মিজ , Classification:বাস্ত, Area:0.04000000 Acre,	Shri BIMALENDU RAY
L3	LR Plot No:- 146, LR Khatian No:- 6275	Owner:অজয় সাহা , Gurdian:বিধি ভূষণ সাহা, Address:মিজ , Classification:বাস্ত, Area:0.03000000 Acre,	Shri AJOY SAHA

On 21-01-2022

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

Presented for registration at 14:26 hrs on 21-01-2022, at the Office of the A.D.S.R. ASANSOL by Shri BIMALENDU RAY , 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 72,78,797/-

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

Execution is admitted on 21/01/2022 by 1. Shri BIMALENDU RAY, Son of Mr NITAI DAS RAY, 2 NO MOHISHILA COLONY NEAR SADA PUKUR, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business, 2. Shri AJAY SAHA, Son of Mr BIDHBHUSAN SAHA, 2 NO MOHISHILA COLONY NEAR SADA PUKUR, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business, 3. Shri RANJIT CHAKRABORTY, Son of Late RAKESH RANJAN CHAKRABORTY, 3 NO MOHISHILA COLONY NEAR SADA PUKUR, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business, 4. Shri MANOJIT CHAKRABORTY, Son of Late RAKESH RANJAN CHAKRABORTY, 1 NO MOHISHILA COLONY NEAR SADA PUKUR, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business

Indetified by Mrs MOUSUMI CHAKRABORTY, , , Wife of Mr RAJIB CHAKRABORTY, 1 NO MOHISHILA COLONY SAHA PARA, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession House wife

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

Execution is admitted on 21-01-2022 by Shri BIMALENDU RAY, PARTNERS, MS RAMKRISHNA DEVELOPER (Partnership Firm), 2 NO MOHISHILA COLONY SADA PUKUR, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mrs MOUSUMI CHAKRABORTY, , , Wife of Mr RAJIB CHAKRABORTY, 1 NO MOHISHILA COLONY SAHA PARA, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession House wife

Execution is admitted on 21-01-2022 by Shri AJAY SAHA, PARTNERS, MS RAMKRISHNA DEVELOPER (Partnership Firm), 2 NO MOHISHILA COLONY SADA PUKUR, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mrs MOUSUMI CHAKRABORTY, , , Wife of Mr RAJIB CHAKRABORTY, 1 NO MOHISHILA COLONY SAHA PARA, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession House wife

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 40,014/- (B = Rs 40,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 40,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/01/2022 10:12PM with Govt. Ref. No: 192021220167022701 on 20-01-2022, Amount Rs: 40,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BMNBED4 on 20-01-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4537, Amount: Rs.5,000/-, Date of Purchase: 20/01/2022, Vendor name: P Ghanty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/01/2022 10:12PM with Govt. Ref. No: 192021220167022701 on 20-01-2022, Amount Rs: 5,011/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BMNBED4 on 20-01-2022, Head of Account 0030-02-103-003-02

Hillol Ghosh

Hillol Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Paschim Bardhaman, West Bengal

On 24-01-2022

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.

Hillol Ghosh

Hillol Ghosh
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 2305-2022, Page from 17165 to 17202

being No 230500640 for the year 2022.



Digitally signed by HILLOL GHOSH
Date: 2022.01.31 11:41:27 +05:30
Reason: Digital Signing of Deed.

Hilol Ghosh

(Hilol Ghosh) 2022/01/31 11:41:27 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)
