

2659/14

T-7728/2024



पश्चिम बंगाल WEST BENGAL

K 486520 K 486520

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

Query No. 2002379226/2024

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

DEVELOPMENT AGREEMENT OR
CONSTRUCTION AGREEMENT

24 SEP 2024 :

THIS DEVELOPMENT AGREEMENT OR
CONSTRUCTION AGREEMENT is made on this the 24th
day of September in the year 2024 by :

1. SRI NANDALAL GHOSHAL (PAN : ADHPG8879M) S/o
Late Binoy Krishna Ghoshal, by faith Hindu, by occupation
retired person, citizenship Indian, resident of : AS-2/4/1, Kalyanpur
Housing Estate, P.O. Ramkrishna Mission, Asansol-713305,
P.S. Asansol (North), Dist. Paschim Bardhaman

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24 SEP 2024 : . .

(2)

2. "ANUDEB CONSTRUCTION" (PAN : AFHPG1010J) a proprietorship firm having its office at 'Amarnath Apartment', Plot No. 6, Kalyanpur Housing Estate, P.O. Asansol-713305, Dist. Paschim Bardhaman and represented by its Proprietor Sri Anup Ghosal S/o Sri Nandalal Ghosal of Amarnath Apartment, Plot No. 6, Kalyanpur Housing Estate, P.O. Asansol-713305, Dist. Paschim Bardhaman

3. SRI BIJOY ROY (PAN : AGIPR5784L) S/o Late Haraprasad Roy, by faith Hindu, citizenship Indian, resident of : House No. AS-8/42/II, Kalyanpur Housing Estate, P.O. Ramkrishna Mission, Asansol-713305, P.S. Asansol (North), Dist. Paschim Bardhaman hereinafter jointly and severally called the "FIRST PARTY/LAND OWNERS" (which expression shall unless excluded by or repugnant to the context include each of their heirs, successors, legal representatives and assigns) of the ONE PART.

AND

"AKASH ENTERPRISE" (PAN : AAUFA6971A) a partnership firm having its office at Shop No. 1, Puspanjali Apartment, Plot No. 25, Kalyanpur Housing Estate, P.O. Asansol-713305, P.S. Asansol (North), Dist. Paschim

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(3)

Bardhaman and represented by one of its partners Sri Akash Ghosal (PAN : CVZPG1422Q) S/o Sri Anup Ghosal of Amarnath Apartment, Plot No. 6, Kalyanpur Housing Estate, P.O. Asansol-713305, Chowki & Addl. Dist. Sub Registry Office Asansol, Dist. Paschim Bardhaman hereinafter called the 'SECOND PARTY/DEVELOPER' (which expression shall mean and include all its successors-in-office, legal representatives and assigns) of the OTHER PART.

WHEREAS (i) Ram Mohan Chatterjee S/o Late Gouranga Sundar Chatterjee and (ii) Smt. Shyamoli Chatterjee W/o Sri Ram Mohan Chatterjee acquired land measuring 2.5 katha being Residential Plot No. F/10 at Kalyanpur Housing Estate within Mouza Shitla, P.S. Asansol from the West Bengal Housing Board by an Indenture of Sale dated 28/05/2007 being Deed No. 2551 for the year 2007 at the office of the A.D.S.R., Asansol on certain terms and conditions as mentioned in the said Deed;

AND WHEREAS after such acquire, aforesaid Ram Mohan Chatterjee and Smt. Shyamoli Chatterjee while owning and possessing the said lands, they raised and constructed a house building property upon the said lands in accordance with a building plan and have become lawful and rightful owners of the said property more fully mentioned in the schedule below.

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AND WHEREAS aforesaid Ram Mohan Chatterjee and Smt. Shyamoli Chatterjee while owning and possessing the said property, they jointly sold and transferred land area 2.5 (two point five) katha along with single storied pucca building being part of Plot No. 1126 and residential Plot No. 'F/10' to the Land Owner No. 1 Nandalal Ghoshal S/o Late Binoy Krishna Ghoshal and Land Owner No. 2 Anudeb Construction by a registered Deed of Sale being Deed No. 3072 for the year 2020 of Asansol Addl. Dist. Sub Registry Office on receipt valuable consideration as mentioned in the said Sale Deed and delivered peaceful possession of the said property to the First Party/Land Owner No. 1 and 2.

AND WHEREAS (i) Prafulla Kumar Roy S/o Late Hiron Kumar Roy and (ii) Sri Kiron Kumar Roy S/o Sri Prafulla Kumar Roy jointly acquired land measuring 2.5 katha being Residential Plot No. F/11 at Kalyanpur Housing Estate within Mouza Shitla, P.S. Asansol from the West Bengal Housing Board by an Indenture of Sale dated 23/05/2007 being Deed No. 483 for the year 2007 at the office of the Registrar of Assurance-III, Kolkata on certain terms and conditions as mentioned in the said Deed;

AND WHEREAS aforesaid Prafulla Kumar Roy and Sri Kiron Kumar Roy while owning and possessing the said property, they jointly sold and transferred land area 2.5 (two point five) katha along with single storied pucca

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building being part of Plot No. 1126 and residential Plot No. 'F/11' to the Land Owner No. 3 Sri Bijoy Roy by a registered Deed of Sale being Deed No. 8381 for the year 2019 of Asansol Addl. Dist. Sub Registry Office on receipt valuable consideration as mentioned in the said Sale Deed and delivered peaceful possession of the said property to the First Party/Land Owner No. 3 Sri Bijoy Roy.

AND WHEREAS one Smt. Lakshmi Mukherjee W/o Prasanta Kumar Mukherjee acquired the land area 2.5 katha being Residential Plot No. F/7 at Kalyanpur Housing Estate within Mouza Shitla, P.S. Asansol more fully mentioned in the schedule below from the West Bengal Housing Board by an Indenture of Sale being Deed No. 536 for the year 2007 of A.R.A-III, Kolkata on certain terms and conditions as mentioned in the said Deed;

AND WHEREAS aforesaid Smt. Lakshmi Mukherjee while owning and possessing the schedule below property, she sold and transferred the same to one Sanchita Sarkar (since deceased) W/o Swapan Sarkar @ Swapan Kumar Sarkar by a registered Deed of Sale dated 12/11/2009 being Deed No. 8993 for the year 2009 of the A.D.S.R. Office, Asansol on receipt of valuable consideration as mentioned in the said Sale Deed.

AND WHEREAS aforesaid Sanchita Sarkar while owning and possessing the said property, she died leaving her husband Swapan Kumar Sarkar and

Contd. Page 6

Smt. Sanchita Sarkar

(6)

one daughter Sanchali Sarkar as her only legal heirs and successors who inherited the said landed property left by deceased Sanchita Sarkar in equal 1/2 share each under the provisions of Hindu Succession Act 1956.

AND WHEREAS while owning and possessing the said land aforesaid Swapan Kumar Sarkar and Sanchali Sarkar jointly sold and transferred land area 2.5 (two point five) katha along with single storied pucca pucca building being part of Plot No. 1126 & 1127 and residential Plot No. 'F/7' to the First Party/Land Owner No. 2 Anudeb Construction by a registered Deed of Sale being Deed No. 5981 for the year 2020 of Asansol Addl. Dist. Sub Registry Office on receipt valuable consideration as mentioned in the said Sale Deed and delivered peaceful possession of the said property to the First Party/Land Owner No. 2 Anudeb Construction.

AND WHEREAS the First Party/Land Owner No. 1 is the lawful and rightful owner of land area 1.25 katha being part of Plot No. 1126 and part of residential Plot No. 'F/10' and the First Party/Land Owner No. 2 Anudeb Construction is the lawful and rightful owner of land area 3.75 katha being part of Plot No. 1126 & 1127 and part of residential Plot No. 'F/10' and 'F/7' and the First Party/Land Owner No. 3 is the lawful and rightful owner of land area 2.5 katha being part of Plot No. 1126 and residential Plot No. 'F/11' at Kalyanpur Housing Estate as detailed hereinabove and which are more fully mentioned in schedule 'A' below;

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AND WHEREAS the First Party/Land Owners No. 1, 2 and 3 intend to develop the schedule mentioned land by constructing a multistoried building upon the said land and with assistance of the Second Party/Developer Firm as such the First Party/Land Owners No. 1, 2 and 3 got the building plan by the authority of Asansol Municipal Corporation under its Site Plan and building plan to develop the said property by raising a multistoried (B+G+4 storied) pucca building thereon named and styled as "PROMA ENCLAVE" in schedule 'A' below and accordingly the First Party/Land Owners No. 1, 2 & 3 proposed and offered the Second Party as Builder/Developer in this regard to promote/develop the said property by raising a multistoried pucca building thereon in the 'A' schedule land.

AND WHEREAS in terms of such mutual agreement, the Land Owners/ First Party No. 1, 2 and 3 engaged the Second Party/Developer firm namely "AKASH ENTERPRISE" represented by one of its partners Sri Akash Ghosal S/o Sri Anup Ghosal authorising to erect the said multistoried building upon the 'A' schedule land in accordance with building plan sanctioned by the authority of Asansol Municipal Corporation vide Building Plan No. SWS-OBPAS/1101/2024/0037, dated 09/04/2024 including other permission/

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No Objection/tax etc. at the costs and expenses of the Land Owner/First Party No. 2 Anudeb Construction and in lieu of the 'A' schedule land, the Second Party/Developer allot/provide to the First Party/Land Owners No. 1, 2 and 3 as noted below:

Allocation property of the (i) Land Owner/First Party No. 1 Nandalal Ghoshal
(ii) Land Owner/First Party No. 2 Anudeb Construction and (iii) Land Owner/
First Party No. 3 Sri Bijoy Roy :

(i) One number residential flat being Flat No. 303 on the third floor measuring superbuilt up area 785 sq. feet.

(ii) Two number residential flat being Flat No. 401 on the fourth floor measuring superbuilt up area 888 sq. feet and being Flat No. 402 on the fourth floor measuring superbuilt up area 815 sq. feet.

(iii) one number residential flat being Flat No. 404 on the fourth floor measuring superbuilt up area 785 sq. feet.

(iv) Parking space : four numbers common car parking space each measuring 120 sq. feet (each) in the basement floor.

(v) The Developer further offered to pay a sum of Rs. 10,00,000/- (Rupees ten lakh) only for expenses and cost of Building Plan/other permission/No Objection/tax etc.

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(vi) The Developer further offered to pay a sum of Rs. 5,00,000/- (Rupees five lakh) only as part of expected future profit of the schedule mentioned land of Land Owner/First Party.

AND WHEREAS the First Party/Land Owners No. 1, 2 and 3 agreed to provide all sorts of assistance to the Second Party/Developer Firm by signing all papers and documents as and when required, in the matter of erection of such multistoried building upon the schedule mentioned lands by the second party/Developer.

AND WHEREAS the parties enter into this agreement on the following terms and conditions as mutually settled and decided between the parties which are to be strictly followed and observed by the parties;

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS

1. That the First Party/Land Owners with the execution of this Development Agreement engaged the Second Party/Developer so as to enable the Second Party to raise the proposed multistoried building upon the said land comprising various self contained flats/parking space etc.
2. That the Second Party shall raise/erect the said constructions of the multistoried building upon the schedule mentioned land with the help of good quality of building materials at its own costs and expenses and by taking assistance of engineering expert and the Second Party shall remain fully responsible and liable for any loss or damage caused in the said building at any time for any constructional defect. If any mishap be occurred at the time

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of constructions of the said building, the Second Party shall remain liable for such accident/mishap and the First Party shall be in no way held responsible for the same.

3. That the Second Party/Developer prior to commencement of the said constructions erect the said multistoried building in accordance with due compliance with the sanctioned building plan in the name of the First Party/ Second Party as well as of the provisions of West Bengal Apartment (Regulation of construction & Transfer) Act 1972 and the Rules framed thereunder. In this connection the First Party shall provide all sorts of assistance to the Second Party by signing all necessary papers, documents, plan, application, forms etc. as and when required.

4. That the Second Party/Developer shall also be responsible for any constructions raised/made illegally in deviation of the site plan or of the building plan or of the said Act and the First Party shall have nothing to do with the same.

5. That the Second Party/Developer shall have right to sell and transfer all flats/garage/parking space etc. [save and except allotted property of the First Party/Land Owners] of the said proposed multistoried building to the intending purchasers/transferees at such price or prices as will be settled between the

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Second Party and the intending transferee/s and the Second Party shall have absolute right to collect, receive, enjoy and appropriate the entire sale proceeds/ consideration money / advance money etc. thereof exclusively and the First Party/Land Owners shall have no right to claim any share in the said amount/ s accrued from such sale/advance.

In this connection the Second Party/Developer shall be able to cause advertisement inviting the attention of interested person/s in regard to sale of the flats/parking space and to enter into any agreement for such sale by receiving advance and/or booking money.

In the matter of such sale or transfer of any such flat or flats/parking space of the proposed building the Second Party shall execute all such Sale Deed/s on behalf of the First Party/Land Owners as their constituted attorney and/or as a co-seller with the First Party if required and shall get the said Deed/s registered by presenting the same before the appropriate registering authority. It is hereby made clear that if required, the First Party/Land Owners shall remain bound to execute Sale Deed/s being the land owners of the said land.

6. That the Second Party/Developer shall take all steps and measures for having electric meter, line, connection and municipal water connection in the said proposed multistoried building from the authority concerned at the cost of all flat owners.

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7. That to mortgage the said property and/or any portion thereof (save and except allotted property of the first party/land owner) with bank and/or any financial institute to obtain loan/working capital to finance their aforesaid project to smooth working.

8. That for the sake of convenience in erecting the said construction upon the schedule mentioned land as also to perform the acts, deeds and things in terms of the conditions embodied in this agreement the First Party/Land Owners shall execute a Deed of General Power of Attorney in favour of the Second Party/Developer conferring upon him all such powers and authority as will be found essential which will be freely exercised by the Second Party/Developer as constituted attorney of the First Party/Land Owners.

9. That the Second Party/Developer shall complete the constructions of the said multistoried building upon the schedule mentioned land within 30 (thirty) months from the date of sanction of the building plan which may be extended for further 6 months and there are no title transfer in this Agreement.

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SCHEDULE 'A' ABOVE REFERRED TO :

(Owners'/Developer's land upon where construction to be made)

In the District of Paschim Bardhaman, P.S., Sub Division and A.D.S.R. Office Asansol, under Ward No. 22 (new), 30 (old) of Asansol Municipal Corporation within Mouza Shitla (KLHE Block-1), J.L. No. 21 (Road : Kalyanpur Housing Road) part of R.S. Plot No. 1126 (Kh.) measuring land area 6.25 katha and Plot No. 1127 measuring land area 1.25 katha i.e. total land area 7.5 (seven point five) Katha (surrounding with part of Plot Nos. 960, 961, 961/1541, 962, 988, 989, 990, 993, 994, 1029, 1115, 1117, 1118, 1124, 1125, 1128 & 1131) bearing residential Plot No. 'F/10', 'F/11' and 'F/7' under Kalyanpur Housing Project (Extension) along with all easement rights attached thereto.

Butted and bounded by

- On the North : By 9 meter wide Road.
- On the South : By vacant land of West Bengal Housing Board.
- On the East : By 9 meter wide Road.
- On the West : By vacant land of West Bengal Housing Board.

(14)

SCHEDULE 'B' ABOVE REFERRED TO :

(Land Owners' Allocation property)

Allocation property of the (i) Land Owner/First Party No. 1 Nandalal Ghoshal

(ii) Land Owner/First Party No. 2 Anudeb Construction and (iii) Land Owner/

First Party No. 3 Sri Bijoy Roy :

(i) One number residential flat being Flat No. 303 on the third floor measuring superbuilt up area 785 sq. feet.

(ii) Two number residential flat being Flat No. 401 on the fourth floor measuring superbuilt up area 888 sq. feet and being Flat No. 402 on the fourth floor measuring superbuilt up area 815 sq. feet.

(iii) one number residential flat being Flat No. 404 on the fourth floor measuring superbuilt up area 785 sq. feet.

(iv) Parking space : four numbers common car parking space each measuring 120 sq. feet (each) in the basement floor.

(v) The Developer further offered to pay a sum of Rs. 10,00,000/- (Rupees ten lakh) only for expenses and cost of Building Plan/other permission/No Objection/tax etc.

(vi) The Developer further offered to pay a sum of Rs. 5,00,000/- (Rupees five lakh) only as part of expected future profit of the schedule mentioned land of Land Owner/First Party.

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Dutta*

(15)

SCHEDULE 'C' ABOVE REFERRED TO :

(Developer's Allocation property)

All that 'A' schedule property save and except 'B' schedule property.

IN WITNESS WHEREOF the parties named above signed and executed this Deed of Agreement on the day, month and year first above written.

Witnesses :

1. *Balyabrata Datta*
S/o - Late Mihir Kumar Datta
New Upper Chelidanga
Asansol - 713304
Dist - Paschim Bardhaman

1.

A. Anudeb

ANUDEB CONSTRUCTION

2.

Anup Ghosal
Proprietor

2. *Dhananjay Datta*
S/o Benku Behari Datta
Upper Chelidanga
Asansol - 713304

3. *Bijoy Roy*

Signature of the First Party/Land Owner

Prepared by me as per instruction
of the parties and read over,
explained to the parties and
printed in my office

Sourav Mitra

(Sourav Mitra)

Deed Writer

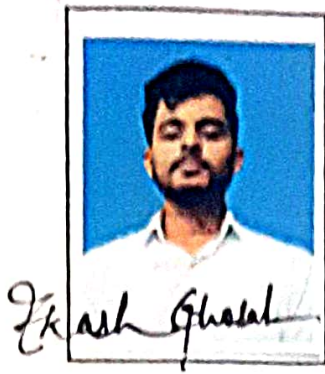
Licence No. 49

ADSR Office, Asansol

AKASH ENTERPRISE

Aakash Ghosal
Partner

Signature of the Second Party/Developer



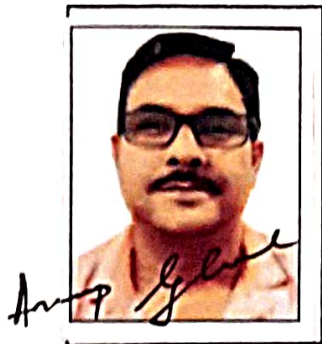
Iqbal Ghosal

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

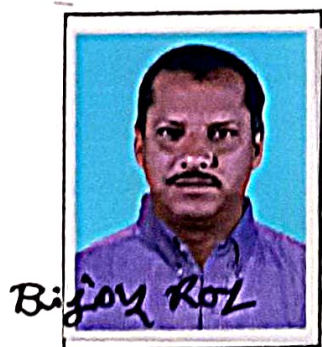


P. K. Ghosh

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Bijoy Roy

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



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



192024250196692688

GRN Details

GRN:	192024250196692688	Payment Mode:	SBI Epay
GRN Date:	06/09/2024 19:53:42	Bank/Gateway:	SBIPay Payment Gateway
BRN :	9909447913815	BRN Date:	06/09/2024 19:54:05
Gateway Ref ID:	CHR0072643	Method:	State Bank of India NB
GRIPS Payment ID:	060920242019669267	Payment Init. Date:	06/09/2024 19:53:42
Payment Status:	Successful	Payment Ref. No:	2002379226/3/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	AKASH ENTERPRISE
Address:	Kalyanpur Housing Estate
Mobile:	9434577667
Depositor Status:	Buyer/Claimants
Query No:	2002379226
Applicant's Name:	Mr Sourav Mitra
Identification No:	2002379226/3/2024
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	06/09/2024
Period To (dd/mm/yyyy):	06/09/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002379226/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	2002379226/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	15021
Total				20042

IN WORDS: TWENTY THOUSAND FORTY TWO ONLY.

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

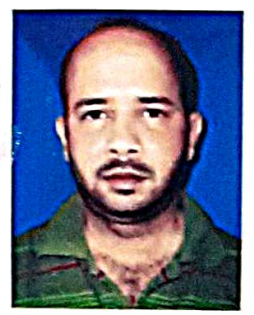
1. NAME (নাম) : SATYABRATA DUTTA
2. FATHER/ HUSBAND NAME : Late Mihir Kumar Dutta
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Others
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) New Upper Chelidanga
POST OFFICE (পোস্ট অফিস) Asansol
POLICE STATION (থানা) Asansol PIN 713304
DISTRICT(জেলা) Pachim Bardhaman STATE (রাজ্য) WB
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Others
6. AADHAR NO 9923 3029 5525
PAN _____
EPIC NO _____

আমি (শনাক্তকারী) Satyabrata Dutta অত্র দলিলের (Query No.)
_____ বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Satyabrata Dutta as identifier identifying the executants
of the concerned deed (Query No.) 2002379226/2024

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND					
RIGHT HAND					



Satyabrata Dutta

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed

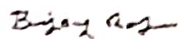
Deed No :	I-2305-07728/2024	Date of Registration	24/09/2024
Query No / Year	2305-2002379226/2024	Office where deed is registered	
Query Date	06/09/2024 6:48:11 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Sourav Mitra Kalyanpur Housing Estate, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713305, Mobilo No. : 7001559507, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
Set Forth value	Market Value		
	Rs. 70,87,496/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 15,021/- (Article:E, 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: Kalyanpur Housing Estate, Road: Kalyanpur Housing Road, Mouza: KLHE BLOCK-1, JI No: 0, Pin Code : 713305

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1126	RS-1126	Bastu	Bastu	6.25 Katha		59,06,247/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L2	RS-1127	RS-1127	Bastu	Bastu	1.25 Katha		11,81,249/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
		TOTAL :			12.375Dec	0 /-	70,87,496 /-	
	Grand Total :				12.375Dec	0 /-	70,87,496 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr NANDALAL GHOSHAL (Presentant) Son of Late Binoy Krishna Ghoshal Executed by: Self, Date of Execution: 24/09/2024 , Admitted by: Self, Date of Admission: 24/09/2024 ,Place : Office	Photo  24/09/2024	Finger Print  Captured LTI 24/09/2024	Signature  24/09/2024
	AS-2/4/1 Kalyanpur Housing Estate, City:- , P.O:- Ramkrishna Mission, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713305 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: ADxxxxxx9M, Aadhaar No: 99xxxxxxxx9570, Status :Individual, Executed by: Self, Date of Execution: 24/09/2024 , Admitted by: Self, Date of Admission: 24/09/2024 ,Place : Office			
2	ANUDEB CONSTRUCTION Plot No. 6 Amarnath Apartment, Kalyanpur Housing Estate, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AFxxxxxx0J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
3	Name Mr BIJOY ROY Son of Late Haraprasad Roy Executed by: Self, Date of Execution: 24/09/2024 , Admitted by: Self, Date of Admission: 24/09/2024 ,Place : Office	Photo  24/09/2024	Finger Print  Captured LTI 24/09/2024	Signature  24/09/2024
	AS-8/42/II, Kalyanpur Housing Estate, City:- , P.O:- Ramkrishna Mission, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713305 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: AGxxxxxx4I, Aadhaar No: 59xxxxxxxx5273, Status :Individual, Executed by: Self, Date of Execution: 24/09/2024 , Admitted by: Self, Date of Admission: 24/09/2024 ,Place : Office			

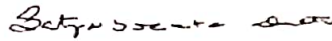
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	AKASH ENTERPRISE Plot No. 25,Pushpanjali Apartment, Kalyanpur Housing Estate, Block/Sector: Shop No. 1, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305 Date of Incorporation:XX-XX-2XX1 , PAN No.:: AAxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signaturo			
1	Name	Photo	Finger Print	Signaturo
	Mr Anup Ghosal Son of Mr Nandalal Ghosal Date of Execution - 24/09/2024, , Admitted by: Self, Date of Admission: 24/09/2024, Place of Admission of Execution: Office		 Captured	
	Sep 24 2024 1:34PM	LT1 24/09/2024	24/09/2024	
Plot No. 6, Kalyanpur Housing Estate, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: AFxxxxxx0J, Aadhaar No: 73xxxxxxxx5712 Status : Representative, Representative of : ANUDEB CONSTRUCTION (as Proprietor)				
2	Name	Photo	Finger Print	Signature
	Mr Akash Ghosal Son of Mr Anup Ghosal Date of Execution - 24/09/2024, , Admitted by: Self, Date of Admission: 24/09/2024, Place of Admission of Execution: Office		 Captured	
	Sep 24 2024 1:35PM	LT1 24/09/2024	24/09/2024	
Plot No. 6, Amarnath Apartment, Kalyanpur Housing Estate, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-2XX0 , PAN No.: CVxxxxxx2Q, Aadhaar No: 85xxxxxxxx1347 Status : Representative, Representative of : AKASH ENTERPRISE (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Satya Brata Dutta Son of Late Mihir Kumar Dutta New Upper Chelidanga, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304		 Captured	
	24/09/2024	24/09/2024	24/09/2024
Identifier Of Mr NANDALAL GHOSHAL, Mr BIJOY ROY, Mr Anup Ghosal, Mr Akash Ghosal			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr NANDALAL GHOSHAL	AKASH ENTERPRISE-1.25 Katha
2	ANUDEB CONSTRUCTION	AKASH ENTERPRISE-2.5 Katha
3	Mr BIJOY ROY	AKASH ENTERPRISE-2.5 Katha
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	ANUDEB CONSTRUCTION	AKASH ENTERPRISE-1.25 Katha

Endorsement For Deed Number : I - 230507728 / 2024

On 24-09-2024

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

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

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

Presented for registration at 13:10 hrs on 24-09-2024, at the Office of the A.D.S.R. ASANSOL by Mr NANDALAL GHOSHAL , 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 70,87,496/-

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

Execution is admitted on 24/09/2024 by 1. Mr NANDALAL GHOSHAL, Son of Late Binoy Krishna Ghoshal, AS-2/4/1 Kalyanpur Housing Estate, P.O: Ramkrishna Mission, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713305, by caste Hindu, by Profession Retired Person, 2. Mr BIJOY ROY, Son of Late Haraprasad Roy, AS-8/42/II, Kalyanpur Housing Estate, P.O: Ramkrishna Mission, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713305, by caste Hindu, by Profession Others

Identified by Mr Satya Brata Dutta, , Son of Late Mihir Kumar Dutta, New Upper Chelidanga, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

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

Execution is admitted on 24-09-2024 by Mr Anup Ghosal, Proprietor, ANUDEB CONSTRUCTION (Sole Proprietorship), Plot No. 6 Amarnath Apartment, Kalyanpur Housing Estate, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305

Identified by Mr Satya Brata Dutta, , Son of Late Mihir Kumar Dutta, New Upper Chelidanga, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

Execution is admitted on 24-09-2024 by Mr Akash Ghosal, Partner, AKASH ENTERPRISE (Partnership Firm), Plot No. 25,Pushpanjali Apartment, Kalyanpur Housing Estate, Block/Sector: Shop No. 1, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305

Identified by Mr Satya Brata Dutta, , Son of Late Mihir Kumar Dutta, New Upper Chelidanga, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,021.00/- (B = Rs 15,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 15,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/09/2024 7:54PM with Govt. Ref. No: 192024250196692688 on 06-09-2024, Amount Rs: 15,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 9909447913815 on 06-09-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 386, Amount: Rs.5,000.00/-, Date of Purchase: 06/09/2024, Vendor name: P K Das

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/09/2024 7:54PM with Govt. Ref. No: 192024250196692688 on 06-09-2024, Amount Rs: 5,021/-, Bank: SBI EPay (SBlePay), Ref. No. 9909447913815 on 06-09-2024, 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 2305-2024, Page from 164283 to 164308
being No 230507728 for the year 2024.



Digitally signed by MANOJ KUMAR MANDAL
Date: 2024.09.30 13:58:40 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 30/09/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.