

215/24

V-265/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 5949

Certified that the Document is admitted to registration. The endowment sheet attached with this document are the Par

GRN : 19-202324-034762965-8.

e-Query No. 2000108937/2024.

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

15 JAN 2024

DEVELOPMENT AGREEMENTFOR CONSTRUCTION OF A PROPERTY

This Deed of Development Agreement for Construction of Property is made on this the 15th day of January, 2024.

BETWEEN

SHRI SWAPAN KUMAR GOSWAMI, (P.A.N. AFHPG1064N), Son of Lat Chira Ranjan Goswami, by faith Hindu, Nationality Indian, by occupation Retired Person, resident of Anirban Apartment, Burnpur Road, P.O. Asansol-4 P.S. Asansol (South), District Paschim Bardhaman, (W.B.), hereinafter called the 'FIRST PARTY / LANDOWNER' (which expression shall unless excluded b or repugnant to the context mean and include all his heirs, legal representatives assignees and successors) of the **FIRST PART**.

স্মারক নং- 2359 তারিখ- 9/1/24

মূল্য- 1000/-

নাম- R. R Chatterjee Construction Pvt. Ltd.
ঠিকানা- Gopalpur

ভোগ্য প্রাপ্ত- প্রমুখ-
—

PRASANTA GHANTY
ASANSOL TOWN CAMP VENDOR

STATE OF WEST BENGAL
FROM ASANSOL
- 4 JAN 2024 - 4 JAN 2024
L.No 1 of 2004 1 of 20



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

15 JAN 2024

AND

"R. R CHATTERJEE CONSTRUCTION PRIVATE LIMITED" (P.A.N. AANCR0244D), a Private Limited Company, having its Registered Office at 64/4/A, G.T. Road (West), Gopalpur, P.O. Asansol-4, P.S. Asansol (South), District Paschim Bardhaman, represented by its **Director : SRI TAPAS CHATTERJEE**, (P.A.N. ADAPC1130G), Son of Late Asit Chatterjee, by faith Hindu, by occupation Business, Citizenship Indian, resident of Gopalpur, P.O. Asansol-4, P.S. Asansol (South), District Paschim Bardhaman, hereinafter called the **'SECOND PARTY / DEVELOPER'** (which expression shall unless excluded by or repugnant to the context include all its successors-in-office, legal representatives, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS the raiyati 'Baid' land comprised in R.S. Plot No. 732 under R.S. Khatian No. 605, corresponding L.R. Plot No. 1078 under L.R. Khatian No. 1123, measuring 02 Katha 08 Chhatak within Mouza Gopalpur, J.L. No. 10, P.S. Asansol, District Paschim Bardhaman was purchased by the First Party/Landowner herein by virtue of a Deed of Sale executed on 17/03/2004 being No. I-1521 for the year 2004 of A.D.S.R. Office, Asansol from its previous owner Smt. Anna Maji, Wife of Late Dharmadas Maji and others of Narsamuda, Asansol for the consideration price mentioned in the said Deed of Sale and since after his purchase as aforesaid the First Party duly recorded his name in the finally published L.R. Record of Rights in separate L.R. Khatian No. 1123.

AND WHEREAS the First Party / Landowner while owning and possessing his aforesaid purchased land, sold and transferred 04 Chhatak of land in favour of Sri Tapas Chatterjee, Son of Late Asit Chatterjee and others of Gopalpur by virtue of a Deed of Sale dated 24/07/2012 duly registered in Book-I, CD Volume number 20, Page from 593 to 618, being No. 07647 for the year

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2012 of A.D.S.R. Office, Asansol for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS the First Party / Landowner since thereafter is peacefully owning, occupying and possessing the schedule mentioned land by paying the fixed rents, taxes, cess, khajna, etc. and the said property is free from all encumbrances, charges and/or mortgages, etc.

AND WHEREAS the First Party / Landowner intends to develop his said land/property but owing to his other engagements and personal reasons could not undertake development of the said property himself and in consequence thereto he invited offers from prospective Developer/s who are financially sound to undertake construction of multi-storied residential building/s and the Developer "R. R CHATTERJEE CONSTRUCTION PRIVATE LIMITED" who are engaged in the business of developing and promoting and also sponsoring construction of multi-storied building/apartments having its own financial resources to carry out any development scheme, including taking up all related responsibility of preparation and sanction of plan for construction and engaging engineers, masons and labourers and also putting in resources for building materials and supervision of completing the construction of the proposed multi-storied building/s and to procure prospective flat-buyers for the flats, apartments, parking spaces, garages, etc. to be built as per the plan to be sanctioned by the authorities of Asansol Municipal Corporation and the Developer agreed to the proposal of the First Party / Landowner and offered to undertake the construction of the multi-storied buildings/apartments at its/their own costs and in lieu of his said land / property the First Party / Landowner will retain free of cost the following properties in the said apartment/building :-

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ALLOCATIONS OF THE FIRST PARTY / LANDOWNER :

- a) One self-contained unfurnished residential unit being Flat No. F-3/B on the Third Floor complete in all respect in the proposed apartment / building to be named as 'UMA ENCLAVE' measuring super-built up area of approx. 1206 (one thousand two hundred six) Sq. Ft. (Carpet area : approx. 770 Sq. Ft.) consisting of 03 Bedrooms, 01 Drawing-cum-Dining Room, 01 Kitchen, 02 Toilets and 02 Balconies; and
- b) 01 (one) no. 4-wheeler Parking Space on the Ground Floor of the said building measuring approx. 120 (one hundred twenty) Sq. Ft. (including proportionate share in the driveway).

The Landowner will be entitled to the common user rights in the common areas and facilities, lift, staircases, etc. along with undivided proportionate share or interest in the said land and the common rights and amenities and facilities in the said proposed multi-storied building along with the other flat owners.

ALLOCATIONS OF THE SECOND PARTY / DEVELOPER :

The Developer will be at liberty to dispose of or otherwise deal with the remaining portion of the constructed area of the building/apartment to be built upon the adjacent and contiguous land of others according to their discretion.

Be it mentioned herein that the Developer / Second Party shall complete the said project and hand over to the First Party / Landowner his allocated aforementioned flat and parking space within 36 (thirty six) months from the date of sanction of the building plan and if any delay is caused due to Force Majeure conditions a grace period of 06 (six) months' will be granted for completion of the project.

NOW THEREFORE IT IS HEREBY AGREED BETWEEN THE PARTIES AS FOLLOWS :-

1. The Landowner hereby agrees to entrust and handover to the Developer the work and right of development of the said land/property on the terms contained herein and the Landowner shall be liable to deliver vacant, peaceful possession of the said land/property to the Developer on the day of execution of this Agreement for construction of the proposed new multi-storied building to be built upon schedule mentioned land by amalgamating the adjacent and contiguous land of others according to the sanctioned Site Plan and Building Plan. It is clarified that the Landowner shall be solely responsible for the title of his said property. The Landowner shall also provide all the original land documents including land deeds, mother/link deeds, parchas, khajna receipts and other relevant documents in respect of the schedule mentioned land to the Developer on the day of execution of this agreement for verification by the Banker/s of the Developer.
2. That the Landowner shall put his signatures on all documents, papers, NOC, Site Plan and Building Plan, affidavit, etc. in respect of the development of the schedule mentioned land of the Landowner as and when required and requested by the Developer.
3. That the Developer agrees to develop or cause to be developed the said property, along with the adjacent and contiguous land of others, for and on behalf of the Landowner on the terms contained herein and as permitted by the concerned authorities, by constructing a multi-storied building consisting of several independent and self-contained residential flats or apartments and such other premises/spaces/structures/two/four wheeler parking spaces/garages, etc. on the ownership basis in accordance with the Site Plan and the Building Plan to be sanctioned by the Asansol Municipal Corporation and then to sell the said Flats with proportionate land share to the Developer's own nominees/intending

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buyers excepting the Landowner's allotted flat and parking space. The Developer will at their own cost and on their own responsibility but in the name of the Landowner and on his behalf acquire and avail whatever other permissions as will be required from competent authorities to develop the said property.

4. That the Landowner apart from receiving the self-contained residential Flat and parking space, shall also be entitled to easement rights in common with the other occupiers of the said building in respect of the common areas, staircases, lift, water and electric connection and other facilities provided therein.

5. That it has been agreed between the parties hereto, that the Developer shall bear the costs and expenses and fees for the ADDA NOC, conversion of land into Bastu, costs for the sanction of the building plan, etc.

6. That prior to commencement of actual construction work by the Developer, the Landowner undertakes to make out a good and marketable title to the schedule mentioned property, free from all encumbrances, charges, claims, demands, liabilities, liens and lis pendens or attachments or whatsoever kind or nature of the said property.

7. That the time period for the construction of the proposed building shall be subject to the availability of the building materials and such other Government or Statutory impositions relating to their availability and also subject to Force Majeure conditions, such as, flood, earthquake, water, stream, tempest, civil commotion, strike, covid-19, riot or war and other acts of God, when the obligation of the Developer in regard to period of completion of construction shall remain suspended for the duration of the Force Majeure conditions.

8. That the Landowner hereby agrees that he shall not do or commit anything in regard to the said property whereby the right of the Developer to undertake construction of the proposed building and disposal of their share in the said building is prejudicially affected and/or the construction be delayed or impeded in any manner whatsoever.

9. That Developer shall be at liberty to make necessary applications for the purpose of obtaining requisite permissions for the said work before the authorities concerned at their own costs in the name of the Landowner, and the Landowner shall join in such applications, if necessary, but the responsibility of obtaining such permission will be on the Developer at their own cost.

10. The Landowner hereby give exclusive right and licence and permission to the Developer and/or their agents, labourers, masons, engineers, architects, etc. related to the development works to enter upon the said land/property and also the authority to commence, carry on and complete development work thereof (including laying of roads, drainage, sewerage, water pipes and electricity cables) in accordance with the said sanctioned building plan/s and subject to the provisions of these presents.

11. That the Landowner hereby agrees to pay and clear all rates and taxes and or other impositions and statutory dues in respect of the said land/property till the handing over the possession of the said property to the Developer and thereafter the said taxes, etc. shall be payable proportionately by the prospective Buyer(s) of the building.

12. The Landowner shall at the request of the Developer sign and execute from time to time any amended/modified/rectified/revised plans that may be required for mutual benefit of the Landowner and the co-occupiers of the proposed new multi-storied apartment and other applications for construction of any structures on the said land after 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.

13. The Developer shall indemnify and keep the Landowner indemnified and harmless from and against all third party claims or actions arising out of any act or omission on the part of the Developer, their agents, men or labourers, and all civil, criminal or administrative proceedings, fines, penalties and all costs

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charges, expenses, and damages incurred or suffered by the Landowner in the course of such development.

14. The Landowner will execute the Registered Deed of General Power of Attorney (the stamp duty and incidental costs of which will be borne by the Developer) in favour of the Developer simultaneously after execution of these presents giving it/them all necessary powers for carrying out the work of development in all respect, such as obtaining sanction of plan and all necessary permission and sanction from different authorities including securing loans from any Financial Organizations, Banks, etc. in connection with the construction of the said multi-storied building and also for sale and transfer of the flats/properties falling in the Developer's allocations, i.e., except the Landowner's allotted flat and the parking space.

15. The Developer shall be at liberty to sell, transfer, lease, mortgage, gift, exchange or allot the flats or any other structures or portion thereof in the said building to be constructed on the schedule mentioned land to any parties/buyers at such price and such terms and conditions and provisions as the Developer may think fit subject to any terms that may be imposed by any authority, except the Landowner's allocation in the said apartment/building. All such allotments shall be made by the Developer at their own risk and they alone shall be responsible to such parties in connection with all dealings between them and such prospective buyers or allottees.

16. The Developer shall be entitled to put up and display any hoardings or boards upon the said property advertising that the said building is being developed by it/them.

17. That after the construction of the proposed building is fully completed the Landowner and the Developer and/or the other occupiers of the said apartment shall cause an Owners' Association or a Society or a Syndicate to be formed or established by the occupiers and thereafter the Developer shall handover the

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control and management of the said building to the said Association / Committee and thereafter all regular/future expenses to maintain the said building/property shall be borne by the said Flat Owners' Association/Committee.

18. That the Landowner agrees and undertakes to be member of the Association formed under the W.B. Apartment Ownership Act, 1972 (as amended till date) by all flats/garages/car parking spaces owners of the said building for the purpose of general management, maintenance and upkeep of the building and common facilities of the said multi-storied apartment/building/premises.

19. That in case of any dispute or differences between the parties hereto in respect of any matter arising out of this development agreement the same shall be referred for arbitration within the meaning of the Arbitration and Conciliation Act, 1996 and the decision of the Arbitrator/s shall be treated as final.

20. That the Landowner and the Developer have entered into this agreement purely on a principal to principal basis and nothing contained in these presents shall be construed as a Partnership business or joint venture.

: THE SCHEDULE 'A' ABOVE REFERRED TO :

(THE LAND)

In the District of Paschim Bardhaman, P.S. Asansol (South), Chowki & Addl. Dist. Sub-Registry Office Asansol, under the limits of Asansol Municipal Corporation, within Mouza Gopalpur, J.L. No. 10, all that raiyati Baid land, proposed use : Bastu, measuring more or less **02 (two) Katha 04 (four) Chhatak** equivalent to more or less 03.7125 Decimal of vacant land comprised in part of **R.S. Plot No. 732** under **R.S. Khatian No. 605**, corresponding **L.R. Plot No. 1078** under **L.R. Khatian No. 1123**, with all easement rights attached thereto is hereby handed over for development.

[Handwritten signature]
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The aforesaid land is butted and bounded by :

- On the North : 14'-0" feet wide Gopalpur Road.
On the South : R.S. Plot No. 730.
On the East : Land of Koushik Chakraborty in R.S. Plot No. 732.
On the West : Land of Tapas Chatterjee & others in R.S. Plot No. 732.

SCHEDULE "B"

DESCRIPTION OF THE LANDOWNER'S ALLOCATION

In lieu of the Landowner's 'A' Schedule property, the Developer shall provide / allot free of cost the following :

1. (i) One self-contained unfurnished residential unit being Flat No. F-3/B on the Third Floor complete in all respect in the proposed apartment / building to be named as 'UMA ENCLAVE' measuring super-built up area of approx. 1206 (one thousand two hundred six) Sq. Ft. (Carpet area : approx. 770 Sq. Ft.) consisting of 03 Bedrooms, 01 Drawing-cum-Dining Room, 01 Kitchen, 02 Toilets and 02 Balconies; and

(ii) 01 (one) no. 4-wheeler Parking Space on the Ground Floor of the said building measuring approx. 120 (one hundred twenty) Sq. Ft. (including proportionate share in the driveway)!

The aforesaid flat shall be completed as per standard specifications to be published in the brochure and shall include all fittings, fixtures, electric line and connection, and common user rights in the common areas and facilities, lift, staircases, etc. along with undivided proportionate share or interest in the said land and the common rights and amenities and facilities to be enjoyed with other co-occupiers of the said proposed multi-storied building.

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The proportionate land revenue is payable to the Govt. of West Bengal through S.D.L. & L.R.O., (EP-1), Asansol.

IN WITNESS WHEREOF both the Landowner/First Party and the Second Party/Developer hereto put their respective hands in presence of the following witnesses at Asansol on the day, month and year first above written.

WITNESSES :-

1. *Prasanta Kumar*
510 Lt Gagan Chandra
Lambardh.
P.O. Bumpur 713325
Dt Paschim Bardhaman

Sampat K. Goswami

SIGNATURE OF THE LANDOWNER

2. *Subrata Dasg*
(Advocate)
Asansol Court.

R. R CHATTERJEE CONSTRUCTION PVT. LTD.
Tapas Chatterjee

Director

SIGNATURE OF THE DEVELOPER

Drafted and prepared by me and
read over and explained the contents
contents thereof to the parties hereto.

Subrata Dasg
Advocate, Asansol Court.
Enrol. No. WB/1116/1999.

Suman K. Goswami



Suman K. Goswami		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
Suman		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					



Tejpal Chatterjee

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

PHOTO

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

PHOTO

		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



192023240347629658

GRN Details

GRN:	192023240347629658	Payment Mode:	SBI Epay
GRN Date:	14/01/2024 11:52:38	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	9483353376940	BRN Date:	14/01/2024 11:53:24
Gateway Ref ID:	240146260197	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	140120242034762964	Payment Init. Date:	14/01/2024 11:52:38
Payment Status:	Successful	Payment Ref. No:	2000108937/3/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Subrata Maji
Address: Santa, Burnpur
Mobile: 7001243660
Email: subratamajiadv@gmail.com
Period From (dd/mm/yyyy): 14/01/2024
Period To (dd/mm/yyyy): 14/01/2024
Payment Ref ID: 2000108937/3/2024
Dept Ref ID/DRN: 2000108937/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000108937/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	4010
2	2000108937/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	4024

IN WORDS: FOUR THOUSAND TWENTY FOUR ONLY.

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) Prasanta Rout
2. FATHER / HUSBAND NAME
(পিতা / স্বামীর নাম) Sh. Gagan Ch. Rout
3. OCCUPATION (পেশা) Business
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা) Rambandh.
VILLAGE / TOWN (গ্রাম) Bampur
POST OFFICE (পোস্ট অফিস) Hirapur
POLICE STATION (থানা) Hirapur PIN 713325
DISTRICT (জেলা) Paschim Bardhaman STATE (রাজ্য) WB
5. RELATIONSHIP WITH SELLER / BUYER (দলিলের বিক্রেতা / দাতাগণের সহিত সম্পর্ক)
6. AADHAR NO. 5996 8727 1114
PAN.....
EPIC NO.....
- আমি (শনাক্তকারী) Prasanta Rout অত্র দলিলের (Query No.)
2000108937/24 বিক্রেতা / দাতা গণকে শনাক্ত করিলাম।
- I, as identifier identifying the executants of the concerned deed
(Query No.)

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Prasanta Rout
Identifier Signature
(শনাক্তকারীর স্বাক্ষর)

Mob. No.:

Major Information of the Deed

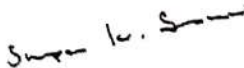
Deed No :	I-2305-00265/2024	Date of Registration	15/01/2024
Query No / Year	2305-2000108937/2024	Office where deed is registered	
Query Date	13/01/2024 12:25:06 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Subrata Maji Asansol Court, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 7001243660, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 12,14,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,010/- (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: Gopalpur Road, Road Zone : (On Road — On Road) , Mouza: Gopalpur (10), JI No: 10, Pin Code : 713304

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1078 (RS :-732)	LR-1123, (RS:-60510)	Bastu	Baid	2 Katha 4 Chatak	10,00,000/-	12,14,999/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
Grand Total :					3.7125Dec	10,00,000 /-	12,14,999 /-	

Land Lord Details :

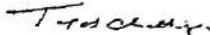
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Swapan Kumar Goswami (Presentant) Son of Late Chira Ranjan Goswami Executed by: Self, Date of Execution: 15/01/2024 , Admitted by: Self, Date of Admission: 15/01/2024 ,Place : Office		 Captured	
		15/01/2024	LTI 15/01/2024	15/01/2024

Anirban Apartment, Burnpur Road, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: afxxxxxx4n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/01/2024
 , Admitted by: Self, Date of Admission: 15/01/2024 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	R. R Chatterjee Construction Private Limited 64/4/a, G T Road West, Gopalpur, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 , PAN No.:: aaxxxxxx4d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Tapas Chatterjee Son of Late Asit Chatterjee Date of Execution - 15/01/2024, , Admitted by: Self, Date of Admission: 15/01/2024, Place of Admission of Execution: Office	Photo  Jan 15 2024 1:40PM	Finger Print  Captured LTI 15/01/2024	Signature  15/01/2024
Gopalpur, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx0g,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : R. R Chatterjee Construction Private Limited (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Prasanta Rout Son of Late Gagan Chandra Rout Rambandh, City:- Asansol, P.O:- Burnpur, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325	 15/01/2024	 Captured 15/01/2024	 15/01/2024

Identifier Of Mr Swapan Kumar Goswami, Mr Tapas Chatterjee

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Kumar Goswami	R. R Chatterjee Construction Private Limited-3.7125 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Gopalpur Road, Road Zone : (On Road -- On Road), Mouza: Gopalpur (10), JI No: 10, Pin Code : 713304

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 1078, LR Khatian No:- 1123	Owner: স্বপন কুমার গোস্বামী, Gurdian: বিহারদাস . Address: বানপুৰ রোড Classification: বাইদ, Area: 0.03700000 Acre,	Mr Swapan Kumar Goswami

Endorsement For Deed Number : I - 230500265 / 2024

On 15-01-2024

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 13:14 hrs on 15-01-2024, at the Office of the A.D.S.R. ASANSOL by Mr Swapan Kumar Goswami ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 12,14,999/-

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

Execution is admitted on 15/01/2024 by Mr Swapan Kumar Goswami, Son of Late Chira Ranjan Goswami, Anirban Apartment, Burnpur Road, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Retired Person

Identified by Mr Prasanta Rout, , Son of Late Gagan Chandra Rout, Rambandh, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

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

Execution is admitted on 15-01-2024 by Mr Tapas Chatterjee, Director, R. R Chatterjee Construction Private Limited (Private Limited Company), 64/4/a, G T Road West, Gopalpur, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713304

Identified by Mr,Prasanta Rout, , Son of Late Gagan Chandra Rout, Rambandh, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, 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 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 14/01/2024 11:53AM with Govt. Ref. No: 192023240347629658 on 14-01-2024, Amount Rs: 14/-, Bank: SBI EPay (SBIPay), Ref. No. 9483353376940 on 14-01-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,010/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 4,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2359, Amount: Rs.1,000.00/-, Date of Purchase: 09/01/2024, Vendor name: P GHANTY

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 14/01/2024 11:53AM with Govt. Ref. No: 192023240347629658 on 14-01-2024, Amount Rs: 4,010/-, Bank: SBI EPay (SBIPay), Ref. No. 9483353376940 on 14-01-2024, 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 6649 to 6668
being No 230500265 for the year 2024.



Digitally signed by MANOJ KUMAR MANDAL
Date: 2024.01.17 14:40:15 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 17/01/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.