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12/9/24 2024/24
 पश्चिम बंगाल WEST BENGAL

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

GRN : 19-202425-020565765-8.

e-Query No. 2002429376/2024.

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

13 SEP 2024

DEVELOPMENT AGREEMENT
FOR CONSTRUCTION OF A PROPERTY

This Deed of Development Agreement for Construction of a Property is made on this the 13th day of September, 2024.

BETWEEN

- (1) SHRI TAPAS CHATTERJEE, (P.A.N. ADAPC1130G), Son of Late Asit Chatterjee, and
- (2) SMT. PIU CHATTERJEE, (P.A.N. AERPC5905K), Wife of Shri Tapas Chatterjee, both are by faith Hindu, Nationality Indian, by occupation Business, resident of Gopalpur, P.O. Asansol-4, P.S. Asansol (South), District Paschim Bardhaman, (W.B.), hereinafter jointly and severally called the 'FIRST PARTY' / LANDOWNERS' (which expression shall unless excluded by or repugnant to

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কর্তৃপক্ষের নাম ও ঠিকানা

..... Sri Tapas Chatterjee Esq

ডেপুটি - জেলা দায়িত্ব কর্মসূচী, পশ্চিমবঙ্গ

Gopalpur

এ. পি. এ. অফিস, আসানসোল

অতিরিক্ত-উপায়ুক্ত

25 JUL 2024
25 JUL 2024



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

13 SEP 2024

the context mean and include all their heirs, legal representatives, assignees and successors) of the FIRST PART.

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 : SHRI 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 'Danga' land comprised in R.S. Plot No. 730 under R.S. Khatian No. 237, corresponding L.R. Plot No. 1076 under L.R. Khatian No. 1074, measuring 03 Katha 08 Chhatak within Mouza Gopalpur, J.L. No. 10, P.S. Asansol, District Paschim Bardhaman was purchased by the First Party/Landowner No. 2 Smt. Piu Chatterjee herein by virtue of the Sale Certificate dated 28/04/2023 duly registered in Book-I, Volume number 2305-2023, Page from 70319 to 70332, being No. 230503578 for the year 2023 of A.D.S.R. Office, Asansol from its previous owner/Judgment-Debtor Union Bank of India, having its Branch Office at G.T. Road, LIC Building, Asansol-4 for the sale price mentioned in the said Sale Certificate and since after her purchase as aforesaid the First Party No. 2 duly recorded her name in the finally published L.R. Record of Rights in L.R. Khatian No. 1074.

AND WHEREAS furthermore the raiyati 'Baid' land comprised in R.S. Plot No. 732 under R.S. Khatian No. 727, corresponding L.R. Plot No.

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1078, measuring 03 Chhatak, and in R.S. Plot No. 732 under R.S. Khatian No. 605, corresponding L.R. Plot No. 1078, measuring 04 Chhatak, and the raiyati 'Danga' land comprised in R.S. Plot No. 733 under R.S. Khatian No. 237, corresponding L.R. Plot No. 1079, measuring 01 Katha 13 Chhatak, i.e., in total measuring 02 Katha 04 Chhatak, within Mouza Gopalpur, J.L. No. 10, P.S. Asansol, District Paschim Bardhaman was jointly purchased by the First Party/Landowners herein by virtue of the 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 2012 of A.D.S.R. Office, Asansol from its previous owners Sri Subrata Bhattacharyya, Son of Late Sudhindra Nath Bhattacharyya and Sri Swapan Kumar Goswami, Son of Late Chira Ranjan Goswami for the consideration price mentioned in the said Sale Deed and since after their purchase as aforesaid the First Party/Landowners duly recorded their names in the finally published L.R. Record of Rights in separate L.R. Khatian No. 300 & 1074.

AND WHEREAS furthermore the raiyati 'Baid' land comprised in R.S. Plot No. 732 under R.S. Khatian No. 727, corresponding L.R. Plot No. 1078, measuring 03 Chhatak, within Mouza Gopalpur, J.L. No. 10, P.S. Asansol, District Paschim Bardhaman was purchased by the First Party/Landowner No. 1 herein by virtue of the Deed of Sale dated 18/11/2003 duly registered in Book-I, Volume No. X-214, Page No. 154 to 160, being No. 6350 for the year 2003 of A.D.S.R. Office, Asansol from its previous owners Sri Kalipada Maji and Sri Shyamal Maji, both Son of Sri Kangsha alias Kangshadhar Maji of Narsamuda, Asansol-4 for the consideration price mentioned in the said Sale Deed and since after his purchase as aforesaid the First Party/Landowner No.1 duly recorded his name in the finally published L.R. Record of Rights in L.R. Khatian No. 300.

AND WHEREAS furthermore the raiyati 'Baid' land comprised in R.S. Plot No. 732 under R.S. Khatian No. 718, corresponding L.R. Plot No.

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1078, measuring 01 Katha 05½ Chhatak, within Mouza Gopalpur, J.L. No. 10, P.S. Asansol, District Paschim Bardhaman was purchased by the First Party/Landowner No. 1 herein by virtue of the Deed of Sale dated 20/01/2006 duly registered in Book-I, Volume No. X-19, Page No. 54 to 59, being No. 432 for the year 2006 of A.D.S.R. Office, Asansol from its previous owners Sri Manik Maji, Son of Late Chand Maji and others of Narsamuda, Asansol-4 for the consideration price mentioned in the said Sale Deed and since after his purchase as aforesaid the First Party/Landowner No. 1 transferred 12 Chhatak of land in favour of Sri Koushik Chakraborty, Son of Late Shambhunath Chakraborty in exchange of the property detailed in the schedules of the Deed of Exchange dated 24/08/2020 duly registered in Book-I, Volume number 0205-2020, Page from 97570 to 97588, being No. 020504481 for the year 2020 of A.D.S.R. Office, Asansol and the First Party/Landowner No. 1 since thereafter is owning, occupying and possessing the balance area of 09 Chhatak 22½ Sq. Ft. of land which has been duly recorded in his name in the finally published L.R. Record of Rights in L.R. Khatian No. 300.

AND WHEREAS furthermore the raiyati 'Baid' land comprised in R.S. Plot No. 732 under R.S. Khatian No. 605, corresponding L.R. Plot No. 1078, measuring 02⅙ Decimal, within Mouza Gopalpur, J.L. No. 10, P.S. Asansol, District Paschim Bardhaman was purchased by the First Party/Landowner No. 2 herein by virtue of the Deed of Sale dated 12/08/2004 duly registered in Book-I, Volume No. X-164, Page No. 152 to 157, being No. 4232 for the year 2004 of A.D.S.R. Office, Asansol from its previous owner Sri Dulal Chandra Maji, Son of Late Surya Narayan Maji of Narsamuda, Asansol-4 for the consideration price mentioned in the said Sale Deed and since after her purchase as aforesaid the First Party/Landowner No. 2 transferred 12 Chhatak of land in favour of Sri Koushik Chakraborty, Son of Late Shambhunath Chakraborty in exchange of the property detailed in the schedules of the Deed of Exchange

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dated 24/08/2020 duly registered in Book-I, Volume number 0205-2020, Page from 97570 to 97588, being No. 020504481 for the year 2020 of A.D.S.R. Office, Asansol and the First Party/Landowner No. 2 since thereafter is owning, occupying and possessing the balance area of 09 Chhatak of land which has been duly recorded in her name in the finally published L.R. Record of Rights in L.R. Khatian No. 1074.

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

AND WHEREAS the First Party / Landowners intends to develop their said land/property as detailed in the 'A' schedule but owing to their other engagements and personal reasons could not undertake development of the said property themselves and in consequence thereto they 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 / Landowners and offered to undertake the construction of the multi-storied buildings/apartments at its/their own costs and in lieu of their 'A' schedule

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mentioned land / property the First Party / Landowners will retain free of cost the following properties in the said apartment/building :-

ALLOCATIONS OF THE FIRST PARTY / LANDOWNERS :

- a) One self-contained unfurnished residential unit being Flat No. F-1/B on the First Floor complete in all respect in the proposed residential 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;
- b) One self-contained unfurnished residential unit being Flat No. F-1/C on the First Floor complete in all respect in the proposed residential apartment / building to be named as 'UMA ENCLAVE' measuring super-built up area of approx. 856 (eight hundred fifty six) Sq. Ft. (Carpet area : approx. 537 Sq. Ft.) consisting of 02 Bedrooms, 01 Drawing-cum-Dining Room, 01 Kitchen, 02 Toilets and 01 Balcony;
- c) One self-contained unfurnished residential unit being Flat No. F-1/A on the First Floor complete in all respect in the proposed residential apartment / building to be named as 'UMA ENCLAVE' measuring super-built up area of approx. 1146 (one thousand one hundred forty six) Sq. Ft. (Carpet area : approx. 719 Sq. Ft.) consisting of 03 Bedrooms, 01 Drawing-cum-Dining Room, 01 Kitchen, 02 Toilets and 02 Balconies;
- d) 04 (four) nos. 4-wheeler Covered Garage on the Ground Floor of the said building one of them measuring approx. 150 (one hundred fifty) Sq. Ft. and the other three each measuring approx. 200 (two hundred) Sq. Ft.; and
- e) 03 (three) nos. 4-wheeler Parking Space on the Ground Floor of the said building each measuring approx. 120 (one hundred twenty) Sq. Ft. (including proportionate share in the driveway).

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The Landowners 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 residential 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 / Landowners their allocated aforementioned flats, covered garages and parking spaces as detailed in the 'B' schedule written hereunder 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 Landowners 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 Landowners 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

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Plan. It is clarified that the Landowners shall be solely responsible for the title of their said property. The Landowners 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 Landowners shall put their 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 Landowners 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 Landowners 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 buyers excepting the Landowners' allotted flats, covered garages and the 4-wheeler parking spaces. The Developer will at their own cost and on their own responsibility but in the name of the Landowners and on their behalf acquire and avail whatever other permissions as will be required from competent authorities to develop the said property.

4. That the Landowners apart from receiving the self-contained residential Flats, covered garages and the 4-wheeler parking spaces, shall also be entitled to easement rights in common with the other occupiers of the said building in

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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 Landowners 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 Landowners hereby agrees that they 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 Landowners, and the Landowners shall join in such applications, if necessary, but the responsibility of obtaining such permission will be on the Developer at their own cost.

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

14. The Landowners 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

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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 Landowners' allotted flats, covered garages and the 4-wheeler parking spaces.

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 Landowners' 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 Landowners 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 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 Landowners agrees and undertakes to be members of the Association formed under the W.B. Apartment Ownership Act, 1972 (as

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amended till date) by all flats/garages/parking space 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 Landowners 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.

21. This Development Agreement does not transfer any title in favour of the Developer.

: 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 land, measuring as follows :

Sl. No.	R.S. Plot No.	L.R. Plot No.	L.R. Khatian No.	Class	Proposed Use	Area
1	730	1076	1074	Danga	Bastu	3 Katha 8 Chatak
2	732	1078	1074	Baid	Bastu	8 Chatak 22.5 Sq. Ft.
3	732	1078	300	Baid	Bastu	1 Katha
4	733	1079	1074	Danga	Bastu	14.5 Chatak
5	733	1079	300	Danga	Bastu	14.5 Chatak

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Total land in the aforesaid three plots under two Khatians measuring in total 06 (six) Katha 13 (thirteen) Chatak 22.50 (twenty two point five zero) Sq. Ft. equivalent to more or less 11.2922 Decimal with all easement rights attached thereto is hereby handed over for development.

The aforesaid property of the Landowners are butted and bounded by :

On the North : 14 feet wide Gopalpur Road.

On the South : R.S. Plot No. 730 & 731 of others.

On the East : R.S. Plot No. 732 of others.

On the West : 23 feet wide Gopalpur Road.

SCHEDULE "B"

DESCRIPTION OF THE LANDOWNERS' ALLOCATIONS

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

1. One self-contained unfurnished residential unit being Flat No. F-1/B on the First Floor complete in all respect in the proposed residential 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;
2. One self-contained unfurnished residential unit being Flat No. F-1/C on the First Floor complete in all respect in the proposed residential apartment / building to be named as 'UMA ENCLAVE' measuring super-built up area of approx. 856 (eight hundred fifty six) Sq. Ft. (Carpet area : approx. 537 Sq. Ft.)

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consisting of 02 Bedrooms, 01 Drawing-cum-Dining Room, 01 Kitchen, 02 Toilets and 01 Balcony;

3. One self-contained unfurnished residential unit being Flat No. F-1/A on the First Floor complete in all respect in the proposed residential apartment / building to be named as 'UMA ENCLAVE' measuring super-built up area of approx. 1146 (one thousand one hundred forty six) Sq. Ft. (Carpet area : approx. 719 Sq. Ft.) consisting of 03 Bedrooms, 01 Drawing-cum-Dining Room, 01 Kitchen, 02 Toilets and 02 Balconies;

4. 04 (four) nos. 4-wheeler Covered Garage on the Ground Floor of the said building one of them measuring approx. 150 (one hundred fifty) Sq. Ft. and the other three each measuring approx. 200 (two hundred) Sq. Ft.; and

5. 03 (three) nos. 4-wheeler Parking Space on the Ground Floor of the said building each measuring approx. 120 (one hundred twenty) Sq. Ft. (including proportionate share in the driveway).

The aforesaid flats, covered garages and the 4-wheeler parking spaces 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.

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

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IN WITNESS WHEREOF both the Landowners/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. *Sulata Das*

S/O Lt. Nirod Banerjee
Santa, Bumpur

P. S. Hirapur

St. Paschim Bardhaman

PIN- 713325.

Taped Chatterjee
Pin Chatterjee

SIGNATURE OF THE LANDOWNERS

2. *Ranbir Chakrabarty*

S/O Late. Shamlakunath Chakrabarty

Gopalpur. G. T. Road.

Asansol-713304.

R. R CHATTERJEE CONSTRUCTION PVT. LTD.

Taped Chatterjee

Director

SIGNATURE OF THE DEVELOPER

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

Sulata Das
Advocate, Asansol Court.

Enrol. No. WB/1116/1999.

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 Littlefinger to forefinger
 Thumb
 Right Hand
 Forefinger to Littlefinger
 Photo
 T. apal chetty
 Finger Print attested by me:

Thumb
 Left Hand
 Littlefinger to forefinger
 Thumb
 Right Hand
 Forefinger to Littlefinger
 Photo
 P. K. chetty
 Finger Print attested by me:

Thumb
 Left Hand
 Littlefinger to forefinger
 Thumb
 Right Hand
 Forefinger to Littlefinger
 Photo
 Finger Print attested by me:

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



192024250205657658

Details

GRN:	192024250205657658	Payment Mode:	SBI Epay
GRN Date:	12/09/2024 13:41:09	Bank/Gateway:	SBIPay Payment Gateway
BRN:	0991349728446	BRN Date:	12/09/2024 13:41:50
Gateway Ref ID:	242564083128	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	120920242020565764	Payment Init. Date:	12/09/2024 13:41:09
Payment Status:	Successful	Payment Ref. No:	2002429376/2/2024

[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):	12/09/2024
Period To (dd/mm/yyyy):	12/09/2024
Payment Ref ID:	2002429376/2/2024
Dept Ref ID/DRN:	2002429376/2/2024

Payment Details

SL No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002429376/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	6010
2	2002429376/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				6024

IN WORDS: SIX THOUSAND TWENTY FOUR ONLY.

DETAILS OF IDENTIFIER WITH PHOTO

(শনাত্তকারীর সচিৎ বিবরণ)

১. (নাম) Subrata Maji

2. FATHER / HUSBAND NAME
(পিতা / স্বামীর নাম)

Mr. Nitoo Ram Maji

3. OCCUPATION (পেশা) Labourer

4. PERMANENT ADDRESS (স্থায়ী ঠিকানা) Santa

VILLAGE / TOWN (গ্রাম) Burainipin

POST OFFICE (পোস্ট অফিস) Hirapur Santa

POLICE STATION (থানা) Hirapur PIN 713325

DISTRICT (জেলা) Purchim Bishnupur STATE (রাজ্য) WB

5. RELATIONSHIP WITH SELLER / BUYER (দলিলের বিক্রেতা / দাতাগণের সহিত সম্পর্ক) Client

6. AADHAR NO. 5252 7990 0168

PAN —

EPIC NO. —

আমি (শনাত্তকারী) — অত্র দলিলের (Query No.)

বিক্রেতা / দাতা গণকে শনাত্ত করিলাম।

I, Subrata Maji as identifier identifying the executants of the concerned deed
(Query No.) 2002429376/2024

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Subrata Maji
Identifier Signature
(শনাত্তকারীর স্বাক্ষর)
Mob. No: 90124340

Major Information of the Deed

Deed No :	I-2305-07522/2024	Date of Registration	13/09/2024
Query No / Year	2305-2002429376/2024	Office where deed is registered	
Query Date	12/09/2024 1:07:20 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. 13,50,000/-	Rs. 45,16,875/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,010/- (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-1076 (RS :-730)	LR-1074	Bastu	Danga	3 Katha 8 Chatak	10,00,000/-	23,10,000/-	Width of Approach Road: 37 Ft., Adjacent to Metal Road.
L2	LR-1078 (RS :-)	LR-1074	Bastu	Baid	3 Chatak 22.5 Sq Ft	50,000/-	3,50,625/-	Width of Approach Road: 37 Ft., Adjacent to Metal Road.
L3	LR-1078 (RS :-)	LR-300	Bastu	Baid	1 Katha	1,00,000/-	6,60,000/-	Width of Approach Road: 37 Ft., Adjacent to Metal Road.
L4	LR-1079 (RS :-)	LR-1074	Bastu	Danga	14.5 Chatak	1,00,000/-	5,98,125/-	Width of Approach Road: 37 Ft., Adjacent to Metal Road.
L5	LR-1079 (RS :-)	LR-300	Bastu	Danga	14.5 Chatak	1,00,000/-	5,98,125/-	Width of Approach Road: 37 Ft., Adjacent to Metal Road.
TOTAL :					11.2922Dec	13,50,000 /-	45,16,875 /-	
Grand Total :					11.2922Dec	13,50,000 /-	45,16,875 /-	

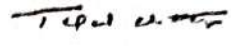
nd Lord Details :

SI 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> Mr Tapas Chatterjee (Presentant) Son of Late Asit Chatterjee Executed by: Self, Date of Execution: 13/09/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office </td><td>  </td><td>  Captured </td><td>  </td></tr> <tr> <td>13/09/2024</td><td></td><td>LTI 13/09/2024</td><td>13/09/2024</td></tr> </tbody> </table> 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: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: adxxxxxx0g,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/09/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Tapas Chatterjee (Presentant) Son of Late Asit Chatterjee Executed by: Self, Date of Execution: 13/09/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office		 Captured		13/09/2024		LTI 13/09/2024	13/09/2024
Name	Photo	Finger Print	Signature										
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13/09/2024		LTI 13/09/2024	13/09/2024										
2	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Mrs Piu Chatterjee Wife of Mr Tapas Chatterjee Executed by: Self, Date of Execution: 13/09/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office </td><td>  </td><td>  Captured </td><td>  </td></tr> <tr> <td>13/09/2024</td><td></td><td>LTI 13/09/2024</td><td>13/09/2024</td></tr> </tbody> </table> Gopalpur, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: aexxxxxx5k,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/09/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Mrs Piu Chatterjee Wife of Mr Tapas Chatterjee Executed by: Self, Date of Execution: 13/09/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office		 Captured		13/09/2024		LTI 13/09/2024	13/09/2024
Name	Photo	Finger Print	Signature										
Mrs Piu Chatterjee Wife of Mr Tapas Chatterjee Executed by: Self, Date of Execution: 13/09/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office		 Captured											
13/09/2024		LTI 13/09/2024	13/09/2024										

Developer Details :

SI 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 Date of Incorporation:XX-XX-2XX3 , PAN No.:: aaxxxxxx4d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Tapas Chatterjee Son of Late Asil Chatterjee Date of Execution - 13/09/2024, , Admitted by: Self, Date of Admission: 13/09/2024, Place of Admission of Execution: Office	Photo  Sep 13 2024 1:35PM	Finger Print  Captured LTI 13/09/2024	Signature  13/09/2024
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.: adxxxxx0g,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 Subrata Maji Son of Late Nirod Baran Maji Santa, Bumpur, City:- Asansol, P.O:- Bumpur, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325	 13/09/2024	 Captured 13/09/2024	 13/09/2024
Identifier Of Mr Tapas Chatterjee, Mr Tapas Chatterjee, Mrs Piu Chatterjee			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Piu Chatterjee	R. R Chatterjee Construction Private Limited-5.775 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mrs Piu Chatterjee	R. R Chatterjee Construction Private Limited-0.876563 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mr Tapas Chatterjee	R. R Chatterjee Construction Private Limited-1.65 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Mrs Piu Chatterjee	R. R Chatterjee Construction Private Limited-1.49531 Dec

Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	Mr Tapas Chatterjee	R. R Chatterjee Construction Private Limited-1.49531 Dec

and 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:- 1076, LR Khatian No:- 1074	Owner:পিউ চ্যাটার্জী, Gurdian:তাপস , Address:নিজ , Classification:ভাসা, Area:0.05000000 Acre,	Mrs Piu Chatterjee
L2	LR Plot No:- 1078, LR Khatian No:- 1074	Owner:পিউ চ্যাটার্জী, Gurdian:তাপস , Address:নিজ , Classification:বাইদ, Area:0.04000000 Acre,	Mrs Piu Chatterjee
L3	LR Plot No:- 1078, LR Khatian No:- 300	Owner:তাপস চ্যাটার্জী, Gurdian:অসিত , Address:নিজ , Classification:বাইদ, Area:0.09000000 Acre,	Mr Tapas Chatterjee
L4	LR Plot No:- 1079, LR Khatian No:- 1074	Owner:পিউ চ্যাটার্জী, Gurdian:তাপস , Address:নিজ , Classification:ভাসা, Area:0.02000000 Acre,	Mrs Piu Chatterjee
L5	LR Plot No:- 1079, LR Khatian No:- 300	Owner:তাপস চ্যাটার্জী, Gurdian:অসিত , Address:নিজ , Classification:ভাসা, Area:0.01000000 Acre,	Mr Tapas Chatterjee

Endorsement For Deed Number : I - 230507522 / 2024

On 13-09-2024

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 13:22 hrs on 13-09-2024, at the Office of the A.D.S.R. ASANSOL by Mr Tapas Chatterjee, 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 45,16,875/-

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

Execution is admitted on 13/09/2024 by 1. Mr Tapas Chatterjee, Son of Late Asit Chatterjee, Gopalpur, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Business, 2. Mrs Piu Chatterjee, Wife of Mr Tapas Chatterjee, Gopalpur, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Business

Identified by Mr Subrata Maji, . . Son of Late Nirod Baran Maji, Santa, Burnpur, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Advocate

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

Execution is admitted on 13-09-2024 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 Subrata Maji, . . Son of Late Nirod Baran Maji, Santa, Burnpur, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Advocate

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 12/09/2024 1:41PM with Govt. Ref. No: 192024250205657658 on 12-09-2024, Amount Rs: 14/-, Bank: SBI EPay (SBlePay), Ref. No. 0991349728446 on 12-09-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 6,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 396, Amount: Rs.1,000.00/-, Date of Purchase: 13/08/2024, Vendor name: S BANERJEE

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 12/09/2024 1:41PM with Govt. Ref. No: 192024250205657658 on 12-09-2024, Amount Rs: 6,010/-, Bank: SBI EPay (SBlePay), Ref. No. 0991349728446 on 12-09-2024, 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

Registration under section 60 and Rule 69.
in Book - I
Number 2305-2024, Page from 159835 to 159859
No 230507522 for the year 2024.



Digitally signed by MANOJ KUMAR MANDAL
Date: 2024.09.19 12:54:35 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 19/09/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.