



पश्चिमबङ्ग 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.

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

07 AUG 2024

DEVELOPMENT AGREEMENT

FOR CONSTRUCTION OF A PROPERTY

This Deed of Development Agreement for Construction of a Property is made on this the 07th day of August, 2024.

BETWEEN

- (1) DR. PRADEEP MUKHERJEE, (P.A.N. ADTPM8266G), Son of Late Prabhat Kumar Mukherjee, and
- (2) SMT. NUPUR MUKHERJEE, (P.A.N. ADQPM6381H), Wife of Dr. Pradeep Mukherjee, both are by faith Hindu, Nationality Indian, by occupation Medical Practitioner and Housewife respectively, resident of Hill View North, near Hill View Nursing Home, P.O. Upper Chelidanga, P.S. Asansol (South), District Paschim Bardhaman, (W.B.), PIN-713304, hereinafter jointly and severally called the 'FIRST PARTY / LANDOWNERS' (which expression

shall unless excluded by or repugnant to the context mean and include all their heirs, successors, legal representatives, executors, administrators and assignees) of the **FIRST PART**.

AND

“OM CONSTRUCTIONS”, (P.A.N. AAJFO0140J), a Partnership Firm, having its Registered Office at ‘Akash Apartment’, First Floor, Gopalpur, P.O. Asansol-4, P.S. Asansol (South), District Paschim Bardhaman, and represented by its **Partners :-** (1) **SHRI DIPAK SARKAR**, (P.A.N. AZIPS8944C), Son of Shri Kalipada Sarkar. (2) **SHRI ARUN KRISHNA BAGCHI**, (P.A.N. AEUPB5252P), Son of Shri Bijoy Krishna Bagchi, and (3) **SHRI SANTOSH MANDAL**, (P.A.N. AJZPM3631R), Son of Shri Paresh Nath Mandal, all are by faith Hindu, Citizenship Indian, by occupation Business, 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 their heirs, successors-in-office, legal representatives, executors, administrators and assignees) of the **SECOND PART**.

WHEREAS the raiyati land comprised in R.S. Plot No. 736 under R.S. Khatian No. 613, 616, 619 & 622, corresponding L.R. Plot No. 1098 measuring 08 Decimal, in R.S. Plot No. 737 under R.S. Khatian No. 624, corresponding L.R. Plot No. 1099 measuring 10 Decimal, and in R.S. Plot No. 738 under R.S. Khatian No. 404, corresponding L.R. Plot No. 1100 measuring 02.10 Decimal, situated 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 a Deed of Sale dated 30/04/2007 duly registered in Book-I, Volume No. X-90, Pages 115 to 130, being No. 2005 for the year

2007 of A.D.S.R. Office, Asansol from its previous owners Shri Ram Narayan Shaw, Son of Late Bhanu Shaw of Belur Math, Howrah and others for the consideration price mentioned in the said Deed of Sale and since after their purchase as aforesaid the First Party members duly recorded their names in the finally published L.R. Record of Rights in separate L.R. Khatian Nos. 1068 & 1069.

AND WHEREAS the First Party / Landowners intends to develop their said adjacent plots of land property but being engaged in their respective commitments 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 "OM CONSTRUCTIONS" 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, commercial spaces, 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 proposed B+G+4-storied residential-cum-commercial building/apartment at its/their own costs and in lieu of their said land / property the First Party / Landowners will retain free of cost the following properties in the said apartment/building :-

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ALLOCATIONS OF THE FIRST PARTY / LANDOWNERS :

- a) A Commercial Space on the Ground Floor of the proposed apartment / building to be named as 'MEGHRANJANI RESIDENCY' measuring approx. Carpet Area : 3419 Sq. Ft. (approx. covered area : 3846 Sq. Ft.; super-built up area of approx. 4615 Sq. Ft.);
- b) A 3-BHK self-contained unfurnished residential unit being Flat No. F-1/A on the First Floor (on the front side, i.e., facing east) complete in all respect in the proposed apartment building to be named as 'MEGHRANJANI RESIDENCY' measuring approx. Carpet Area : 887 Sq. Ft. (approx. covered area : 983 Sq. Ft.; super-built up area of approx. 1278 Sq. Ft.);
- c) A 3-BHK self-contained unfurnished residential unit being Flat No. F-1/B on the First Floor (on the front side, i.e., facing east) complete in all respect in the proposed apartment building to be named as 'MEGHRANJANI RESIDENCY' measuring approx. Carpet Area : 945 Sq. Ft. (approx. covered area : 1033 Sq. Ft.; super-built up area of approx. 1343 Sq. Ft.); and
- d) 02 (two) nos. 4-wheeler Parking Space in the common parking area on the Basement Floor of the said building / apartment each measuring an area of approx. 120 (one hundred twenty) Sq. Ft. (including proportionate share in the driveway).

The First Party/Landowners will be provided with a separate lift for their exclusive use to be operated from the Ground Floor upto the First Floor.

The Landowners will be entitled to the common user rights in the common areas and facilities, 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 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 commercial space, flats and parking spaces within 36 (thirty six) months from the date of sanction of the building permit 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 residential-cum-commercial building/apartment according to the sanctioned Site Plan and Building 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 of the Developer. *This Agreement does not transfer title in favour of the Developer.*
2. That the Landowners shall put their signatures on all documents, papers, ADDA 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 for and on behalf of the Landowners on the terms contained herein and as permitted by the concerned authorities, by constructing a multi-storied (B+G+4-storied) residential-cum-commercial building/apartment consisting of several independent and self-contained residential flats or apartments from first floor upwards, commercial spaces in the ground floor and parking spaces/garages in the basement floor and such other structures/spaces, etc. in strict compliance with the sanctioned building permit on the ownership basis and then to sell the said Flats/spaces structures with proportionate land share to the Developer's own nominees intending buyers excepting the Landowners' allotted commercial space, flats and 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 required from competent authorities to develop the said property.

4. That the Landowners apart from receiving the commercial spaces, self-contained residential Flats and parking spaces, 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 to be provided therein.

5. That prior to commencement of actual construction work by the Developer, the Landowners undertake 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.

6. 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

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commotion, strike, lockdown, 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.

7. That the Landowners hereby agrees that they shall not do anything in regard to the said property whereby the right of the Developer to undertake construction of the proposed building and disposal of the Developer's share in the said building is prejudicially affected and/or the construction be delayed or impeded in any manner whatsoever.

8. That the 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.

9. 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.

10. 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.

11. 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

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11. 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

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proposed new 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.

12. 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.

13. 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 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 commercial space, flats and the parking spaces.

14. 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' allocations in the said Apartment. All such allotments shall be made by the Developer at their own risk and they alone shall be responsible to

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such parties in connection with all dealings between them and such buyers or allottees.

15. 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.

16. 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.

17. That the Landowners 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/garage/car 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.

18. 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.

19. 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.

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: THE SCHEDULE 'A' ABOVE REFERRED TO :

(THE PROPERTY)

In the District of Paschim Bardhaman, P.S. Asansol, Addl. Dist. Sub-Registry Office Asansol, **Mouza Gopalpur**, J.L. No. 10, under the limits of Asansol Municipal Corporation, Ward No. 54, all that piece and parcel of raiyati land measuring as follows :

Sl. No.	R.S. Plot No.	L.R. Plot No.	L.R. Khatian No.	Class	Proposed Use	Area (Decimal)
1	736	1098	1068	Baid	Bastu	04
2	736	1098	1069	Baid	Bastu	04
3	737	1099	1068	Baid	Bastu	05
4	737	1099	1069	Baid	Bastu	05
5	738	1100	1068	Baid	Bastu	1.05
6	738	1100	1069	Baid	Bastu	1.05

Total land in the aforesaid three plots measuring in total **20.10 (twenty point one zero) Decimal** equivalent to more or less 12 Katha 03 Chhatak with all easement rights attached thereto is hereby handed over for development.

The aforesaid property is butted and bounded by :

On the North : Property of Tapas Chatterjee and others.

On the South : 10 feet wide passage.

On the East : 25 feet wide Gopalpur Road.

On the West : 9'-3" feet wide passage.

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SCHEDULE "B"

DESCRIPTION OF THE LANDOWNERS ALLOCATION

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

1) (a) A Commercial Space on the Ground Floor of the proposed apartment / building to be named as 'MEGHRANJANI RESIDENCY' measuring approx. Carpet Area : 3419 Sq. Ft. (approx. covered area : 3846 Sq. Ft.; super-built up area of approx. 4615 Sq. Ft.);

(b) A 3-BHK self-contained unfurnished residential unit being Flat No. F-1/A on the First Floor (on the front side, i.e., facing east) complete in all respect in the proposed apartment / building to be named as 'MEGHRANJANI RESIDENCY' measuring approx. Carpet Area : 887 Sq. Ft. (approx. covered area : 983 Sq. Ft.; super-built up area of approx. 1278 Sq. Ft.);

(c) A 3-BHK self-contained unfurnished residential unit being Flat No. F-1/B on the First Floor (on the front side, i.e., facing east) complete in all respect in the proposed apartment / building to be named as 'MEGHRANJANI RESIDENCY' measuring approx. Carpet Area : 945 Sq. Ft. (approx. covered area : 1033 Sq. Ft.; super-built up area of approx. 1343 Sq. Ft.); and

(d) 02 (two) nos. 4-wheeler Parking Space in the common parking area on the Basement Floor of the said building / apartment each measuring an area of approx. 120 (one hundred twenty) Sq. Ft. (including proportionate share in the driveway).

The First Party/Landowners will be provided with a separate lift for their exclusive use to be operated from the Ground Floor up to the First Floor.

The aforesaid commercial space and flats 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

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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.

DESCRIPTION OF THE DEVELOPER'S ALLOCATION

THE DEVELOPER shall get the rest of the constructed area of the proposed building to be constructed at the land more fully described in the 'A' Schedule written hereinbefore in strict compliance with the sanctioned Building Plan TOGETHER WITH proportionate undivided impartible share of land and common parts and common amenities of the proposed multi-storied building, to be constructed by the Developer at its cost and the Developer shall have right to sell/transfer Developer's allocated portion to any intending purchaser / purchasers except the Landowners' allotted property mentioned herein above.

SPECIFICATIONS

(for the Landowners allocated properties)

Foundation	: R. C. C. Foundation & framed structure for basement plus ground plus four floors.
Doors	: Good quality flush doors.
Windows	: Window with internal M. S. Grill fitted with glass.
Floors of Flats	: Good quality floor tiles.
Floors of Parking area	: Cement flooring.
Kitchen	: Cooking platform with built in sink and granite top and glazed tiles up to 2'-6" over working table and concealed piping and floor tiles flooring.
Toilet	: One shower, one washbasin and both toilet with western type pan, tiles dado, floor tiles flooring concealed piping and glazed tiles up to 5'-0" height.
Water Supply	: Well water with pump to feed overhead reservoir tank.


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Electrical Wiring	: All wiring will be concealed. Each room shall be fitted with switch board and one 5 amp. plug point, one tube point, one fan point, one night bulb point. Kitchen will be provided with one mixer point, one exhaust fan point, one aqua guard point. One of the bedrooms will be provided with A/C point. Living/Dining room will be provided with one 15 amp. Refrigerator point, one 15 amp. TV point, one light point, one fan point. Bathrooms will be fitted with light point and one extra plug point and exhaust fan point. Both the bathrooms will fitted with geyser point. Balcony will be fitted with one bulb point. All flats will have individual connections as well as meter as per rules of W.B.S.E.D.C.L. / India Power. Extra charges for installation of meters (domestic and commercial) shall be borne by the Owners of concerned flats and commercial space owners.
Lift	: One lift will be provided to the landowners for their exclusive use from the ground floor upto the first floor.
Staircases	: Staircases as per the sanctioned plan.
Internal Walls	: All the interior walls will be finished with a coat of white wall putty and primer.
Extra Works	: Any extra work other than the standard scheme shall be charged extra as decided by the authorized Engineer and such amount shall be deposited before the execution of such work.

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

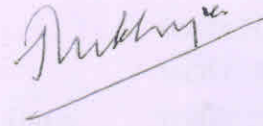
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IN WITNESS WHEREOF both the Landowners/First Party and the Second Party/Developer hereto put their respective hands in presence of the following witnesses at Asansol on the day, month and year first above written.

WITNESSES :-

1.

Basanta Raut
5106 Gagan Chakraborty
Rambanah
PO Bampur 713325
At Paschim Bardhaman.



Nupur Mukherjee

**SIGNATURE OF THE LANDOWNERS
ON CONSTRUCTIONS**

Pran Krishna Bagchi

Santosh Mandal

Dipak Sarkar

Partner

2.

Sulvata Das
(Advocate)
Asansol Court.

SIGNATURE OF THE DEVELOPER

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


Advocate, Asansol Court.

Enrol. No. WB/1116/1999.

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



192024250154612268

GRN Details

GRN:	192024250154612268	Payment Mode:	SBI Epay
GRN Date:	06/08/2024 19:05:09	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8425800039123	BRN Date:	06/08/2024 19:05:33
Gateway Ref ID:	242198590693	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	060820242015461225	Payment Init. Date:	06/08/2024 19:05:09
Payment Status:	Successful	Payment Ref. No:	2002112184/1/2024
			[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):	06/08/2024
Period To (dd/mm/yyyy):	06/08/2024
Payment Ref ID:	2002112184/1/2024
Dept Ref ID/DRN:	2002112184/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002112184/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	9010
2	2002112184/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				9024

IN WORDS: NINE THOUSAND TWENTY FOUR ONLY.

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



192024250155782158

GRN Details

GRN:	192024250155782158	Payment Mode:	SBI Epay
GRN Date:	07/08/2024 13:14:46	Bank/Gateway:	SBIEpay Payment Gateway
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GRIPS Payment ID:	070820242015578214	Payment Init. Date:	07/08/2024 13:14:46
Payment Status:	Successful	Payment Ref. No:	2002112184/6/2024

[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):	07/08/2024
Period To (dd/mm/yyyy):	07/08/2024
Payment Ref ID:	2002112184/6/2024
Dept Ref ID/DRN:	2002112184/6/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002112184/6/2024	Property Registration- Stamp duty	0030-02-103-003-02	10000
Total				10000

IN WORDS: TEN THOUSAND ONLY.

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Forefinger to Littlefinger



Right Hand

Finger Print attested by me:

[Signature]



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Littlefinger to forefinger



Left Hand

Thumb

Forefinger to Littlefinger



Right Hand

Finger Print attested by me:

Nupur Mukherjee



Thumb

Littlefinger to forefinger



Left Hand

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Forefinger to Littlefinger



Right Hand

Finger Print attested by me:

Arun Krishna Bagchi



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Left Hand

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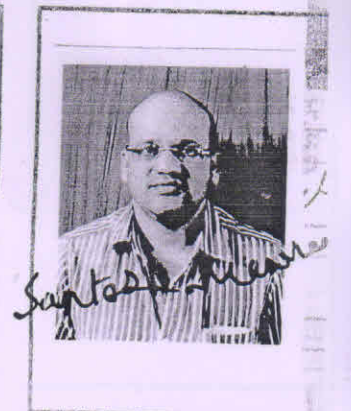
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Right Hand

Finger Print attested by me:

[Signature]



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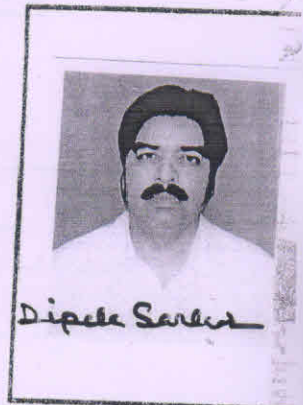


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Right Hand



Dipak Sarkar

Finger Print attested by me: Dipak Sarkar

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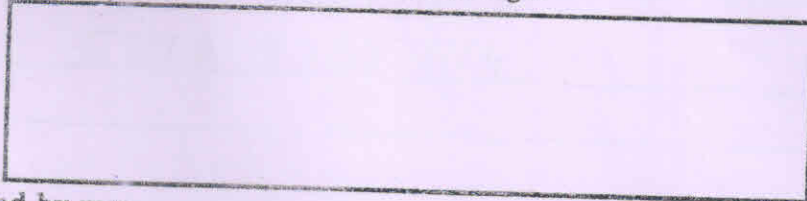
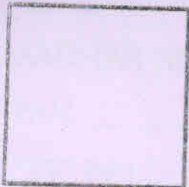
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Left Hand

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Forefinger to Littlefinger



Right Hand

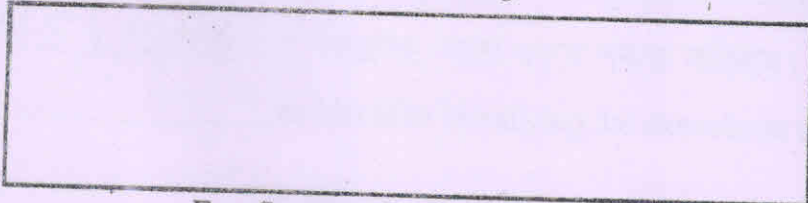
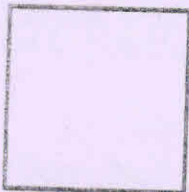


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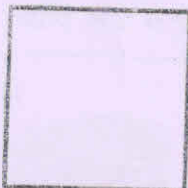
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Left Hand

Thumb

Forefinger to Littlefinger



Right Hand

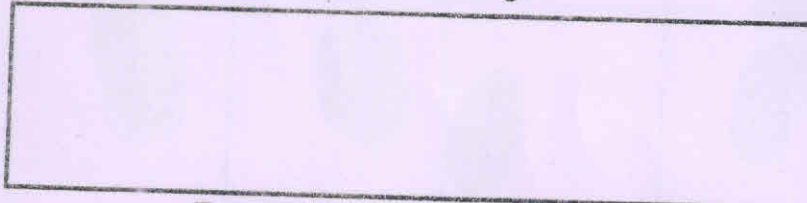
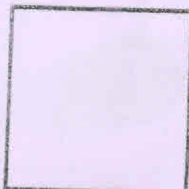


Photo

Finger Print attested by me:

Thumb

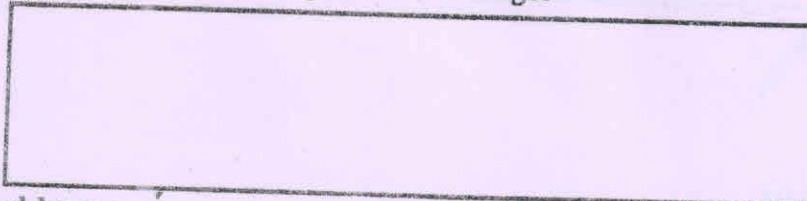
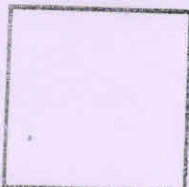
Littlefinger to forefinger



Left Hand

Thumb

Forefinger to Littlefinger



Right Hand



Photo

Finger Print attested by me:

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) Prasanta Rout
2. FATHER / HUSBAND NAME
(পিতা / স্বামীর নাম) lt Gagan Ch Rout
3. OCCUPATION (পেশা) Business
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
- VILLAGE / TOWN (গ্রাম) Rambandh -
- POST OFFICE (পোস্ট অফিস) Bumpu
- POLICE STATION (থানা) Hirapur PIN 713321
- DISTRICT (জেলা) Paschim Bardhaman STATE (রাজ্য) WB
5. RELATIONSHIP WITH SELLER / BUYER (দলিলের বিক্রেতা / দাতাগণের সহিত সম্পর্ক) Well wisher
6. AADHAR NO. 5994 8727 1114

PAN

EPIC NO.

আমি (শনাক্তকারী) Prasanta Rout অত্র দলিলের (Query No.)
2002/12184/2024 বিক্রেতা / দাতা গণকে শনাক্ত করিলাম।

..... 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-2305-06390/2024	Date of Registration	07/08/2024
Query No / Year	2305-2002112184/2024	Office where deed is registered	
Query Date	06/08/2024 6:56:20 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. 12,00,000/-	Rs. 1,17,50,914/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,010/- (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) , , Ward No: 54 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-1098 (RS :-736)	LR-1068	Other Commercial Usage	Baid	4 Dec	2,00,000/-	33,45,456/-	Width of Approach Road: 45 Ft., Adjacent to Metal Road,
L2	LR-1098 (RS :-736)	LR-1069	Other Commercial Usage	Baid	4 Dec	2,00,000/-	33,45,456/-	Width of Approach Road: 45 Ft., Adjacent to Metal Road,
L3	LR-1099 (RS :-737)	LR-1068	Bastu	Baid	5 Dec	3,00,000/-	20,90,910/-	Width of Approach Road: 45 Ft., Adjacent to Metal Road,
L4	LR-1099 (RS :-737)	LR-1069	Bastu	Baid	5 Dec	3,00,000/-	20,90,910/-	Width of Approach Road: 45 Ft., Adjacent to Metal Road,
L5	LR-1100 (RS :-738)	LR-1068	Bastu	Baid	1.05 Dec	1,00,000/-	4,39,091/-	Width of Approach Road: 45 Ft., Adjacent to Metal Road,
L6	LR-1100 (RS :-738)	LR-1069	Bastu	Baid	1.05 Dec	1,00,000/-	4,39,091/-	Width of Approach Road: 45 Ft., Adjacent to Metal Road,
		TOTAL :			20.1Dec	12,00,000 /-	117,50,914 /-	
	Grand Total :				20.1Dec	12,00,000 /-	117,50,914 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Dr Pradeep Mukherjee (Presentant) Son of Late Prabhat Kumar Mukherjee Executed by: Self, Date of Execution: 07/08/2024 , Admitted by: Self, Date of Admission: 07/08/2024 ,Place : Office	Photo  07/08/2024	Finger Print  Captured LTI 07/08/2024	Signature  07/08/2024
Hill View North, Near Hill View Nursing Home, City:- Asansol, P.O:- Upper Chelidanga, P.S:-Asansol District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: adxxxxxx6g, Aadhaar No: 32xxxxxxxx6107, Status :Individual, Executed by: Self, Date of Execution: 07/08/2024 , Admitted by: Self, Date of Admission: 07/08/2024 ,Place : Office				
2	Name Mrs Nupur Mukherjee Wife of Dr Pradeep Mukherjee Executed by: Self, Date of Execution: 07/08/2024 , Admitted by: Self, Date of Admission: 07/08/2024 ,Place : Office	Photo  07/08/2024	Finger Print  Captured LTI 07/08/2024	Signature  07/08/2024
Hill View North, Near Hill View Nursing Home, City:- Asansol, P.O:- Upper Chelidanga, P.S:-Asansol District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: adxxxxxx1h, Aadhaar No: 51xxxxxxxx6678, Status :Individual, Executed by: Self, Date of Execution: 07/08/2024 , Admitted by: Self, Date of Admission: 07/08/2024 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Om Constructions Akash Apartment, First Floor, Gopalpur, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxxx0j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Identifier Of Dr Pradeep Mukherjee, Mrs Nupur Mukherjee, Mr Dipak Sarkar, Mr Arun Krishna Bagchi, Mr Santosh Mandal

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Dr Pradeep Mukherjee	Om Constructions-4 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mrs Nupur Mukherjee	Om Constructions-4 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Dr Pradeep Mukherjee	Om Constructions-5 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Mrs Nupur Mukherjee	Om Constructions-5 Dec

Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	Dr Pradeep Mukherjee	Om Constructions-1.05 Dec

Transfer of property for L6

SI.No	From	To. with area (Name-Area)
1	Mrs Nupur Mukherjee	Om Constructions-1.05 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) , Ward No: 54 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:- 1098, LR Khatian No:- 1068	Owner:প্রদীপ মুখার্জী, Gurdian:প্রভাত কুমার, Address:হিল ভিউ উত্তর আসানসোল , Classification:বাইদ, Area:0.04000000 Acre,	Dr Pradeep Mukherjee
L2	LR Plot No:- 1098, LR Khatian No:- 1069	Owner:নুপুর মুখার্জী, Gurdian:ডাঃ প্রদীপ, Address:হিল ভিউ উত্তর আসানসোল , Classification:বাইদ, Area:0.04000000 Acre,	Mrs Nupur Mukherjee
L3	LR Plot No:- 1099, LR Khatian No:- 1068	Owner:প্রদীপ মুখার্জী, Gurdian:প্রভাত কুমার, Address:হিল ভিউ উত্তর আসানসোল , Classification:বাইদ, Area:0.05000000 Acre,	Dr Pradeep Mukherjee
L4	LR Plot No:- 1099, LR Khatian No:- 1069	Owner:নুপুর মুখার্জী, Gurdian:ডাঃ প্রদীপ, Address:হিল ভিউ উত্তর আসানসোল , Classification:বাইদ, Area:0.05000000 Acre,	Mrs Nupur Mukherjee
L5	LR Plot No:- 1100, LR Khatian No:- 1068	Owner:প্রদীপ মুখার্জী, Gurdian:প্রভাত কুমার, Address:হিল ভিউ উত্তর আসানসোল , Classification:বাইদ, Area:0.05000000 Acre,	Dr Pradeep Mukherjee

L6	LR Plot No:- 1100, LR Khatian No:- 1069	Owner: নুপুর মুখার্জী, Gurdian: ডাঃ প্রদীপ, Address: হিল ভিউ উত্তর জামানসোল, Classification: বাইদ, Area: 0.01000000 Acre,	Mrs Nupur Mukherjee
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Endorsement For Deed Number : I - 230506390 / 2024

On 07-08-2024

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 : 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13.11 hrs on 07-08-2024, at the Office of the A.D.S.R. ASANSOL by Dr Pradeep Mukherjee, 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 1,17,50,914/-

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

Execution is admitted on 07/08/2024 by 1. Dr Pradeep Mukherjee, Son of Late Prabhat Kumar Mukherjee, Hill View North, Near Hill View Nursing Home, P.O: Upper Chelidanga, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304 by caste Hindu, by Profession Professionals, 2. Mrs Nupur Mukherjee, Wife of Dr Pradeep Mukherjee, Hill View North, Near Hill View Nursing Home, P.O: Upper Chelidanga, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu by Profession House wife

Indetified 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 07-08-2024 by Mr Dipak Sarkar, Partner, Om Constructions (Partnership Firm), Akash Apartment, First Floor, Gopalpur, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Indetified 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

Execution is admitted on 07-08-2024 by Mr Arun Krishna Bagchi, Partner, Om Constructions (Partnership Firm), Akash Apartment, First Floor, Gopalpur, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Indetified 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

Execution is admitted on 07-08-2024 by Mr Santosh Mandal, Partner, Om Constructions (Partnership Firm), Akash Apartment, First Floor, Gopalpur, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Indetified 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 06/08/2024 7:05PM with Govt. Ref. No: 192024250154612268 on 06-08-2024, Amount Rs: 14/-, Bank: SBI EPay (SBlePay), Ref. No. 8425800039123 on 06-08-2024, Head of Account 0030-03-104-001-16

Online on 07/08/2024 1:16PM with Govt. Ref. No: 192024250155782158 on 07-08-2024, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 0521482357427 on 07-08-2024, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,010/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs. 19,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 30, Amount: Rs.1,000.00/-, Date of Purchase: 01/08/2024, Vendor name: P K Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal

Online on 06/08/2024 7:05PM with Govt. Ref. No: 192024250154612268 on 06-08-2024, Amount Rs: 9,010/-, Bank SBI EPay (SBlePay), Ref. No. 8425800039123 on 06-08-2024, Head of Account 0030-02-103-003-02

Online on 07/08/2024 1:16PM with Govt. Ref. No: 192024250155782158 on 07-08-2024, Amount Rs: 10,000/-, Bank SBI EPay (SBlePay), Ref. No. 0521482357427 on 07-08-2024, 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

Date of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2024, Page from 136623 to 136650

Serial No 230506390 for the year 2024.



Digitally signed by MANOJ KUMAR MANDAL
Date: 2024.08.09 17:57:06 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 09/08/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ASANSOL

West Bengal.