

3339/22

I-3359



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 271155

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01/04/22

Vertical security line with repeating 'INDIA' text.

*Handwritten signature*  
 Dibukur Patar  
 Subrata Maji  
 Debasis Misra

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

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

01 APR 2022

GRN No. 19 - 202122 - 021355579 -2

Query No. 2000985426 for 2022

A. D. S. R., Asansol.

AGREEMENT FOR DEVELOPMENT AND CONSTRUCTION OF PROPERTY

Contd.p/2...

30/1

Gouranga Saha  
Dibakar Patar  
Subrata Maji  
Kobasiri Misra

-: 2 :-

This Agreement for Development and Construction of Property is made  
BY AND BETWEEN: \_\_\_\_\_

SRI. GOUTAM SAHA (PAN No. ALXPS 9481 K ) & (Aadhar No. 7385 4653 7059) son of  
Late Gouranga Chandra Saha, aged about 58 years, Citizen of India, by faith Hindu, by  
occupation business, resident of Mohishila Colony No. 1, Saha Para, Asansol, Post Office  
Asansol 713303, Police Station Asansol (South), Sub Division and Additional District Sub  
Registration Office Asansol, District Paschim Bardhaman, hereinafter called and referred  
to as the FIRST PARTY/OWNER (which expression unless repugnant to the context shall  
mean and include his heirs, successors, assigns and legal representatives) of the ONE  
PART.

AND

M/s. SHREE SUMUKHA DEVELOPERS LLP (PAN No. AENFS 4565 D), a Limited  
Liability Partnership under the Limited Liability Partnership Act 2008, having its  
Registered Office at Holding No. 207(N), Suidihi Village, Post Office Ethora, Asansol,  
Bardhaman, West Bengal - 713359 represented by its Partners, namely :-

- (1) MR. DIBAKAR PATAR son of Mr. Umapada Patar, Citizen of India, by faith  
Hindu, by occupation Business, resident of Dakhin Para, Suidhi, Post Office  
Ethora 713359, Asansol, District Paschim Bardhaman,  
(PAN No. BMHPP 0225 J) & (Aadhar No. 7500 8066 2362)

*Gouranga Saha*  
*Dibakar Anand*  
*Subrata Maji*  
*Debasis Misra*  
: 3 :-

(2) MR. SUBRATA MAJI son of Mr. Santosh Maji, Citizen of India, by faith Hindu, by occupation Business, resident of H-079, Radharani Bhawan, New Colony Gobindapur, Kanyapur, Asansol, Post Office Kanyapur - 713341, Police Station Asansolm District Paschim Burdwan,

(PAN No. ALJPM 2559 A) & (Aadhar No. 7546 8495 4160)

(3) MR. DEBASIS MISRA son of Mr. Dulal Chandra Misra, Citizen of India, by faith Hindu, by occupation Business, resident of Panchgachia, Gandhi Nagar, Kanyapur, Asansol, Post Office Kanyapur 713341, Police Station Asansol, Bardhaman, West Bengal

(PAN No. AMVPM 4994 N) & (Aadhar No. 4518 2190 3942)

Hereinafter called and referred to as the SECOND PARTY/DEVELOPERS (which expression unless repugnant to the context shall mean and include their respective heirs, successors-in-interests, assigns and legal representatives) of the OTHER PART.

WHEREAS the homestead land, measuring an area of 6 (SIX) Cottahs, standing upon portion of C. S. Plot No. 30, bearing L. O. P. No. 108 of the Relief & Rehabilitation Department of the Government of West Bengal, was leased unto Gouranga Chandra Saha son of Banku Behari Saha as an Allotee, as a displaced person/refugee from erstwhile East Pakistan (now Bangladesh) by virtue of a Deed of Lease dated 29.09.1975 by the said Department upon which land said Gouranga Chandra Saha built and constructed a R. C. C. Brick Built Single Storied Building in terms of the said lease vide a Building Plan duly sanctioned by the then Asansol Municipality.

Gouram Saha

Dibakur Patra

Subratay Maji

Abasis Mishra

-: 4 :-

That the aforesaid lease was eventually terminated after a period of 15 years by the Government and a Deed of Gift, which stands registered in Book No. I, Volume No. I in Pages 357 to 360 as Being or Deed No. 90 for the year 1988 of the Office of the Additional District Sub Registrar at Asansol executed by the R. R. Department on behalf of the Governor of the State of West Bengal with full transferable rights unto and in favour of above named Gouranga Chandra Saha.

That the aforesaid property and premises, now fully having now collapsed due to age and only an old tile shed measuring a Covered Area of 150 (One Hundred Fifty) square feet standing thereon came to be assessed in the name of said Gouranga Chandra Saha in Holding No. 31 (44), Mohishila Colony, B/5, within the then Asansol Municipality.

That above named Gouranga Chandra Saha while peacefully and absolutely owning and possessing the aforesaid property and premises subsequently died intestate on 28.12.1989 leaving behind him his wife, namely, Smt. Sovarani Saha along with two sons namely Gautam Saha and Uttam Saha together with three daughters namely, Smt. Jharna Saha, Smt. Meena Saha and Smt. Reena Saha, as his only legal heirs and successors, all of whom absolutely and equally came to own and possess the said property and premises in accordance to Hindu Succession Act, 1956, without any interruption or intervention, liens, mortgages and further free from all encumbrances.

The aforesaid property situated upon R. S. Plot No. 90 now corresponding to L. R. Plot No. 149 stands recorded in the L. R. Record of Rights of the State of West Bengal in the name of R. R. Department, Government of West Bengal with above named Smt. Sovarani Saha, Goutam Saha and Uttam Saha all three wife and sons of Late Gouranga Chandra Saha as Allottees under L. R. Khatian No. 1391 of Mouza Asansol, J. L. No. 35.

Goutam Saha

Dibakar Pader

Subarata Maji  
Lebasin Misra

-: 5 :-

That by virtue of such inheritance, above named Smt. Sovarani Saha, Gautam Saha and Uttam Saha along with Smt. Jharna Saha, Smt. Meena Saha and Smt. Reena Saha, that is the heirs of Late Gouranga Chandra Saha obtained an undivided share of 1 (One) Cottah of land out of total 6 (Six) Cottahs together with 25 (Twenty Five) square feet of undivided share out of the total Covered Area of 150 (One Hundred Fifty) square feet upon the tiles shed standing thereupon.

That after their such inheritance, the above named heirs of Late Gouranga Chandra Saha came to absolutely own and possess part and parcel of their respective undivided shares in the aforesaid property and premises, without any interruption or intervention, free from all manners of encumbrances.

That subsequently, above named Smt. Sovarani Saha along with Smt. Jharna Saha, Smt. Meena Saha and Smt. Reena Saha, collectively conveyed their respective undivided inherited shares in the aforesaid property and premises by a Deed of Gift which stands registered as Being or Deed No. 0205 - 01361 for the year 2019 of the Additional District Sub Registry Office, Asansol, unto and in favour of their son or brother, namely – Goutam Saha and Uttam Saha, that is the above named FIRST PARTY/OWNERS.

That after their such acquisition, both the above named Goutam Saha and Uttam Saha have come to own and possess the scheduled premises measuring in total an area of 6 (SIX) Cottahs. And now, the above named FIRST PARTY/OWNER has absolutely come to own and possess his share of 3 (Three) Cottahs of the property fully mentioned in schedule below upon which he intends to raise and construct a multi-storied building but owing to his being engaged in his other pre-occupations and other personal problems,

*Handwritten signature*

*Dibakar Patar*

*Subrata Maji*

*Debasis Misra*

-: 6 :-

the above named FIRST PARTY/OWNER could not undertake development of his said property, fully mentioned in Schedule hereunder written and in consequence thereto has invited offers from prospective Developer/s who are financially sound, having the necessary capability, infrastructure and competence to undertake construction of a residential cum commercial multistoried building and the above named development company namely, M/s. Shree Sumukha Developers, represented by its partners, namely, Mr. Dibakar Patar, Mr. Subrata Maji and Mr. Debasis Misra, hereinafter called as the SECOND PARTY/DEVELOPERS have/had agreed to their said proposal and offered to undertake the proposed construction of a Ground Plus Five (G + 5) multi-storied building to be constructed and erected all at the cost of the said Developers and in this regard, there being no written instruction, the parties, named above, do hereby enter into this Development Agreement, consisting of the terms and conditions of such transaction and further specifying therein the owners allocation to be provided by the said Developers, that are, more fully described below :-

NOW THIS AGREEMENT WITNESSETH :

- a) That the FIRST PARTY/OWNER do hereby admit and accept the SECOND PARTY as the Developers/Promoters in respect of their said property, fully mentioned in Schedule hereunder written, requiring it to erect and construct a (G+5) Ground Plus Five Storied Residential Cum Commercial Building/Apartment or as that may be sanctioned by the Authority of Asansol Municipal Corporation by engaging their own technical and non-technical persons, skilled or un-skilled workers by obtaining and acquiring the following approvals, deeds, document and things, as are mentioned below all at their entire costs and expenses :

*Prakash Kumar*

*Dibakar Kumar*

*Subrata Maji*

*Abbasin Mishra*

-: 7 :-

- (a) Preparation of Site Plan, Structural Building Plan through a competent and reputed Architect/Engineer.
  - (b) Sanction of the Site Plan and Building Plan from the Authority of Asansol Municipal Corporation on payment of required fees etc.
  - (c) To obtain Municipal water connection, if made available by the supplying authority or Water Well of sufficient depth for supply of water for the proposed building at its/their own costs.
- b) That immediately after sanction of the Building Plan from the authority of Asansol Municipal Corporation including clearance and NOC from the concerned authorities, the FIRST PARTY/OWNERS shall deliver free from all charges, liens, mortgages or any encumbrances, the vacant possession of the property mentioned in schedule below unto the SECOND PARTY/DEVELOPERS for undertaking the demolition of the existing structures within a period of 2 (Two) years and thereafter the proposed construction in terms of the sanctioned Building Plan and the relevant specifications provided herein. The materials, if, recovered from demolition of the existing building shall be taken away by the DEVELOPERS.
- c) That the FIRST PARTY/OWNERS shall hold and possess the physical possession of the property mentioned in schedule below together with all the fittings affixed thereon and shall shift their residence elsewhere of their choice and handover vacant possession of the property mentioned in schedule below unto the developer until such time the FIRST PARTY/OWNERS are delivered their residential flats and the parking spaces in the proposed building to be constructed by the developers as described in the Owners Allocation, that are mentioned below.

Subramanian

Dibakar Pundarik

Subrata Majhi

Sebasish Mishra

-: 8 :-

That the DEVELOPERS before accepting handover of vacant possession of the property mentioned in schedule below for the proposed construction shall provide unto the Owners a rented accommodation elsewhere at a maximum limit of monthly rent of about Rs. 6000/- (Rupees Six Thousand) only per month for the said accommodation and such rent each month shall be payable by the Developers with effect from May 2022 for at least 24 (Twenty Five) months or for the entire period of the Owner's stay in the said tenanted premises until the property allocated to the above named owners are delivered in a completed position for possession by the Developers. If, due to unavoidable circumstances, the construction exceeds the time of 24 (Twenty Four) months and the Developer is not able to provide the aforesaid flat to the owner, then, it shall further increase the rental fee from Rs. 6000/- (Rupees Six Thousand) only to Rs. 7000/- (Rupees Seven Thousand) only.

- d) However, if the period of construction is delayed over and above the said period of 2 (Two) years by the developers, from the date of sanction of building plan, except due to reasons of unavailability of building materials or due to unavailability of masons or due to any litigations concerning the property mentioned in schedule below or collectively due to *Force Marjure* the period of completion of the construction shall be extended as required by the developers.
- e) The Developers thereafter shall commence construction of the proposed multi-storied R. C. C. Brick Built masonry building, consisting of commercial and semi-commercial spaces and parking spaces on the Ground Floor and Self Contained Residential Flats on the Upper Floors along with required necessary and basic common facilities and amenities that are mandatory and common for the said Residential Unit/Flats to be done and executed in best workmanship manner, as per specifications and structural designs mentioned and shown in the Building Plan sanctioned by the Asansol Municipal Corporation and shall further provide, use and utilize best makes and brands of building materials thereupon.



*Subrata Naygi*

*Dibakar Kumar*

*Subrata Naygi*

*Subrata Naygi*

-: 9 :-

- f) That however, the quality, character, nature, brand or the standard of the materials to be used towards the construction for the multi-storied residential cum commercial Apartment/Building in and upon the scheduled mentioned property shall be decided exclusively by the SECOND PARTY/DEVELOPERS with or without the consultation of the FIRST PARTY/OWNERS and the decision of the SECOND PARTY/DEVELOPERS in this regard shall be final and binding.
- g) That the nature, character, quality, complexion or the decorative or ornamental sides of both interior or exterior or internal or external sides of the residential cum commercial Apartment/Building such as choice or brand of materials such as putty with primer, floor tiles or cut piece marbles, water taps, flush or toilet and sanitary articles, electrical equipment, shall be exclusively and solely decided by the SECOND PARTY/DEVELOPERS only.
- h) That the period of completion of the proposed project shall be 24 (TWENTY FOUR) months from the date of sanction of the Building Plan, subject to terms mentioned in this agreement or for reasonable delays or that may be mutually decided in between the parties to this deed.
- i) **OWNERS ALLOCATION :-**
- i. That the FIRST PARTY/OWNERS shall be provided and get One 3 - BHK Residential Units/Flat, measuring a Covered Area of about 925 (Nine Hundred Twenty Five) square feet corresponding to a Super Built Up Area of 1200 (One Thousand Two Hundred) square feet approximately.
- ii. That the aforesaid residential flat shall be situated on the North West corner of the SECOND FLOOR of the proposed multi-storied building to be named as may be decided by the SECOND PARTY/PROMOTOR to be erected on the lands mentioned in schedule hereunder written.

Arundhan Beeta

Dibakar Dubon

Subrata Maji

Abhishek

-: 10 :-

- iii. The aforesaid residential flat shall be provided by the developers with water connection, electric connection and shall further be provided with Plaster of Paris and cut piece marbled floor.
- iv. That the FIRST PARTY/OWNER shall further get One Shop Room measuring a Built Up Area of 200 (Two Hundred) square feet with 3 sides having wall and front side having shutter gate road side of the Ground Floor of the proposed building.

That the FIRST PARTY/OWNERS shall be absolutely entitled to enjoy and own, possess or retain, transfer, convey, sale, lease, mortgage, demise or to deal in any manner whatsoever, the Residential Flats and the Parking Spaces so allocated in their favour in the proposed Building along with proportionate share of land, that falls under the Owners Allocation.

j) **DEVELOPERS ALLOCATION :-**

- a. That the SECOND PARTY/DEVELOPERS will get or be entitled to all the Built Up or Constructed Area, residential units/flats, parking spaces along with all the commercial units/shop rooms of the proposed Multi-Storied Building, excepting the units specified under Owners Allocation, described above.
- b. That the SECOND PARTY/DEVELOPERS shall be absolutely entitled to enjoy and own, possess or retain, transfer, convey, sale, lease, mortgage, demise or to deal in any manner whatsoever, the rest of the part and portions of the proposed Building along with proportionate share of land, that falls under the Developer's Allocation.

*Gouram Zaha*

*Dibakar Antor*

*Subrata Maji*

*Abhishek*

-: 11 :-

k) **OWNERS LIABILITIES** :-

- (a) That during the stage of proposed construction being made upon the property mentioned in schedule below, if any litigation arises over the title and ownership or possession of the FIRST PARTY, the same shall be cleared and solved by the FIRST PARTY at their own initiatives and costs.
- (b) That it be specifically mentioned that after execution and registration of this development agreement, the FIRST PARTY/OWNERS shall simultaneously execute and grant a General Power of Attorney both of which shall be registered in the office of the Additional District Sub Registrar at Asansol in favour of the SECOND PARTY/DEVELOPER, giving unto the said DEVELOPERS all-purpose powers for successful completion of the proposed building, including power to represent the OWNERS in all matters connected therewith before all authorities concerned and including powers to enter into Sale Agreements with its intending Purchaser/s as also powers to sale and transfer all the residential units, parking spaces and the commercial and semi-commercial units, excepting the units specified under Owners Allocation and execute and get registered Deeds of Sale on behalf of the FIRST PARTY/ OWNERS in respect of the units falling under the DEVELOPERS ALLOCATION.
- (c) That during the continuance of this agreement, the FIRST PARTY/ OWNERS shall keep his Title Deeds along with related documents in safe custody and shall not create any manner of encumbrances upon the property in schedule below and therefore shall not be entitled to keep the said deed or documents as collateral security thereof with any financial institution in any manner whatsoever and shall further be liable to produce the same, in originals, for inspection of the same by the SECOND PARTY/ DEVELOPERS or their assignee for all or any official purposes.

Gouram Babu

Dibakar Puroh

Subrata Maji

Abasin Mishra

-: 12 :-

- (d) That the above named SECOND PARTY/DEVELOPERS shall pay up to date clear *khajna*/revenue and municipal tax receipt
- (e) It shall be the responsibility and liability of the FIRST PARTY/OWNERS to deliver in originals the title/ownership papers, link or previous deeds, along with other documents in respect of the property in schedule, unto the SECOND PARTY/ DEVELOPERS whenever the need for the same so arises and after completion of the entire construction/project the said title/ ownership deeds and documents will be handed over to the authority of the Association/ Society of the Building/Apartment for future reference.
- (f) That in the event of stoppage of the proposed construction work of the proposed building, except for the reasons of the defect in title or ownership of the owner or local litigation concerning the property or in the event of non-availability of building materials or labours or engineers or due to any natural calamity, if, the above named SECOND PARTY/DEVELOPERS fail to complete the construction of the proposed building/apartment within the period mentioned above then the said period shall be reasonably extended.

1) **DEVELOPERS LIABILITIES :-**

- a. That the SECOND PARTY/DEVELOPERS on entering this agreement accepts its responsibility for successful and timely completion by it of the multi-storied structure in best workmanship manner in accordance to terms and specifications provided in the sanctioned Building Plan.
- b. That therefore, any negligence and disregard of such responsibilities, subject to reasonable and accidental causes, shall be its accountability.

Arundhan Sachdev

Dibakar Purohit

Subrata Maji

Sebasini Mishra

-: 13 :-

m) **GENERAL TERMS** :-

- (a) That the selling rate per square feet in favour of the intending purchaser/s, in respect of the proposed Residential Units/Shop Rooms/Flats, Parking Space including commercial or semi-commercial units or any other spaces, falling under the Developer's Allocation shall be decided and settled by the SECOND PARTY only as per the prevalent market rates or as they may consider fit and proper.
- (b) That the rights upon the last roof space or terrace of the proposed Multi-storied Building shall belong to the Owners and all other occupants of the built up portions of the building and the Developers.
- (c) That the First Party shall always remain bound to sign and execute all papers and documents found to be necessary or for any other purpose by the Second Party/Developers in connection with any matter/matters, required to be done or whenever asked to do so in respect of matters covered by this agreement.
- (d) That the Second Party shall bear all the cost and expenditure towards the payment of private security agency for adequately securing the building materials, things and goods lying upon the scheduled property and belonging to the Developers from commencement till the completion of the entire project.

Subram Babu

Dibakar Pundar

Subrata Maji

Sebasish Mishra

-: 14 :-

- (e) That the cost and expenditure in respect of the building security and for regular maintenance of septic tanks, underground water reservoir, over-head tank, sewerage, drain pipe and water-pipes or other plumbing's shall be borne by the Second Party till the completion of the entire project and thereafter such recurring costs and expenditure shall be proportionately shared by all the owners, occupiers of the building or the Association/ Society of the building, whensoever formed, including the Owners and the Developers, if they occupy any portion of the building.
- (f) That all common space, passages, pathways, stair-case, underground water reservoir, overhead tank, shall be jointly used by the First Party and the Second Party or by the people lawfully occupying and possessing the residential cum commercial Apartment/Building in or upon the scheduled mentioned property.
- (g) That the SECOND PARTY/DEVELOPER shall be entitled to take and induct any partner to assist and finance the construction project in respect of the property mentioned in schedule below, for which the owners have no objection, - however, the entire and responsibility of the constructions, including payment terms and other stipulations mentioned in this agreement shall be the sole liability of the above named SECOND PARTY/DEVELOPER only.
- (h) That the First Party shall render and extend all sorts of co-operation and assistance to the Second Party in the matter or in course of commencement, progress of the construction of residential cum commercial Apartment/ building in and upon the scheduled mentioned property.

*Subram Babu*

*Dibakar Kumar*

*Subrata Maji*

*Abbasin, Thesis*

-: 15 :-

- (i) That the Second Party shall be entitled to raise or receive loan or advance money from any person/institution/banking or non-banking institution by mortgaging any part or whole of the scheduled property below free from any objection for the purpose of completion of the project.
- (j) That the FIRST PARTY/OWNERS without any reasonable cause shall not interfere with the construction work being executed by the SECOND PARTY/ DEVELOPERS.
- (k) That the SECOND PARTY/DEVELOPERS shall be entitled to enter into agreement/s for sale with their prospective purchaser/s in respect of any unit or Residential Flat and commercial or semi-commercial units of the proposed Multi-Storied building (excepting that under owners allocation) and accept all the advance/earnest money towards the consideration price and shall give effectual discharge for the same unto its intending purchaser/s.
- (l) That the FIRST PARTY/OWNERS declare that they are the absolute owners of the scheduled property and the same is free from all manners of defects or encumbrances, subject to matters as hereinabove provided.
- (m) That this agreement shall remain in full force until or unless it is rescinded, altered, modified or extended by the mutual deliberation of both the parties, however if any modification or addition or alteration is made the same shall be valid only when it is in written form and signed by both parties to this deed.

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*Dibakar Dutta*

*Subrata Maji*

*Abasis Misra*

-: 16 :-

- (n) That each of the party to this deed shall be entitled to specific performance of act in accordance to the terms, conditions or stipulations made or that has been recorded in conformity to the recital made herein above and both of the parties shall be civilly liable, in terms of this agreement, within the jurisdiction of the Courts at Asansol, District Paschim Bardhaman, West Bengal.
- (o) That this deed constitutes legal, valid and binding obligations on the part of both the parties and their respective heirs, successors or survivors and it further constitutes the entire agreement between the parties named above and it revokes and cancels all previous discussions etc., between the parties, if any, concerning the matters contained herein, whether written, oral or implied. No alteration, additions or modifications hereto shall be valid and binding, unless the same are reduced to writing signed by both the parties.
- (p) This Agreement shall be equally binding upon the legal heirs and successors or assigns of both the parties to this Deed.

Contd.p/17..



*Goultom Saha*

*Dibakur Prasad*

*Subrata Maji*

*Abasis Basu*

-: 17 :-

### SCHEDULE

#### (Description of the Property)

In the District of Paschim Bardhaman, Post Asansol 713301, Sub Division and Additional District Sub Registry Office, Asansol, within MOUZA ASANSOL, J. L. No. 35, Police Station Asansol (South), ALL THAT piece and parcel of homestead land, measuring an area of 3 (Three) Cottahs out of 6 (Six) Cottahs, situated upon portion of C. S. Plot No. 30 and comprised upon LOP (Lay Plot) No. 118 of the R. R. Department of the Government of West Bengal corresponding to R. S. Plot No. 90 (Ninety) corresponding to L. R. Plot No. 149 under L. R. Khatian No. 1391 together with the 50 (Fifty) years old Tiles Shed standing thereon measuring an undivided Covered Area of 150 (One Hundred Fifty) square feet, bearing part of Holding No. 31 (44), House No. 0180321, Mohishilla Colony, B/5, Asansol, within Old Ward No. 18 and new Ward No. 85 of Asansol Municipal Corporation, with all fittings, fixtures, a water well etc., along with all easements, rights, privileges etc., appurtenant

The aforesaid property and premises, in its entirety is butted and bounded in the following manner :-

- ON THE NORTH : By House of Utpal Kumar Saha.  
ON THE SOUTH : By Property of Sri. Hari Narayan Burnwal.  
ON THE EAST : By Property of Late Panna Lal Saha.  
ON THE WEST : By 30 (Thirty) feet wide Colony Road.

IN WITNESS WHEREOF the parties sign and execute this agreement/ understanding after fully understanding the contents thereof on this the 31<sup>st</sup> day of MARCH 2022 (TWO THOUSAND TWENTY TWO), in presence of the following witnesses.

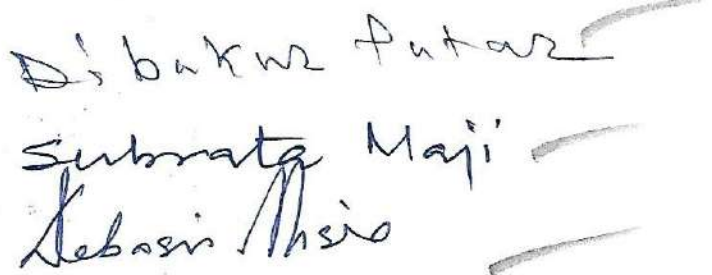
WITNESSES :-

1. Anjuri Gupta  
D/o. R. R. Gupta  
Asansol




SIGNATURE OF THE FIRST PARTY/OWNER

2. Mayaj K/Banyal  
S/o Sri Hari Mayaj Banyal  
ASL-1



SIGNATURE OF THE SECOND PARTY/  
DEVELOPERS

Drafted by :-

  
Advocate, Asansol.

Typed & printed by :-

Anjuri Gupta

N.B. : Two A 4 paper sheets containing finger impressions of both the hands along with the colour photographs of both the parties is annexed with this deed.

This deed consists of One No. stamp paper and 17 sheets of A - 4 size papers including the finger impression sheet.



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

**GRN Details**

**GRN:** 192021220213555792      **Payment Mode:** Counter Payment  
**GRN Date:** 28/03/2022 20:59:37      **Bank/Gateway:** State Bank of India  
**BRN :** 90112631      **BRN Date:** 29/03/2022 00:03:00  
**Payment Status:** Successful      **Payment Ref. No:** 2000985426/1/2022  
[Query No\*/Query Year]

**Depositor Details**

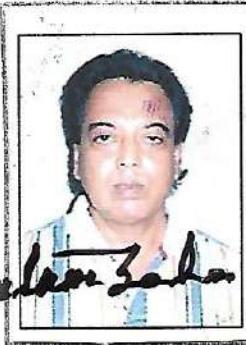
**Depositor's Name:** ANJURI GUPTA  
**Address:** 21, S. B. GORAI ROAD, ASANSOL  
**Mobile:** 6296340608  
**Depositor Status:** Others  
**Query No:** 2000985426  
**Applicant's Name:** Mr S BANERJEE  
**Identification No:** 2000985426/1/2022  
**Remarks:** Sale, Development Agreement or Construction agreement

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000985426/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	1
2	2000985426/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	1447
			<b>Total</b>	<b>1448</b>

**IN WORDS: ONE THOUSAND FOUR HUNDRED FORTY EIGHT ONLY.**

*Subrata Zaha*



*Subrata Zaha*

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

*Dibakar Pat*



*Dibakar Pat*

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

*Subrata Maji*



*Subrata Maji*

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

*Subrata Misra*



*Subrata Misra*

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

स्थायी खाते संख्या / PERMANENT ACCOUNT NUMBER

ALXPS9481K



नाम / NAME

GOURTAM SAHA

पिता का नाम / FATHER'S NAME

GOURANGA CHANDRA SAHA

जन्म तिथि / DATE OF BIRTH

18-07-1931

हस्ताक्षर / SIGNATURE

कमिश्नर ऑफ इन्कम-टैक्स, प.ब. - जी

COMMISSIONER OF INCOME-TAX, W.B. - JI

इस कार्ड के खो / गिरा जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें (समुक्त आवककर आयुक्त (प्रौद्योगिकी एवं तकनीकी), पी-7,

श्रीरंगी चतवार, कलकत्ता - 700 069.

In case this card is lost/stolen, kindly inform/return to the issuing authority :

Joint Commissioner of Income-tax (Systems & Technical), P-7,

Chowringhee Square, Calcutta - 700 069.



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
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Government of India



E-Aadhaar Letter

ভাণিকাত্তির নম্বর/Enrolment No.: 1058/19146/00486

GOUTAM SAHA (গৌতম সাহা)

তথ্য

HOUSE NO. -0180321 1NO. MOHISHILA COLONY  
SAHA PARA, B/5, ASANSOL 3, Raghunath Chak,  
Bardhaman,  
West Bengal - 713303

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

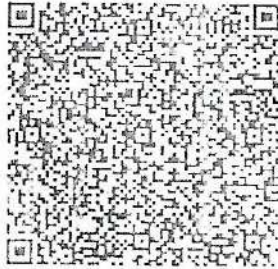
Date: 13/07/2015

আপনার আধার সংখ্যা/ Your Aadhaar No.:

INFORMATION

7385 4653 7059

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.



আধার-সাধারণ মানুষের অধিকার

Validity unknown

Digitally signed by Raddeep Bhardwaj  
Date: 2015.07.13 12:43:06 IST



- আধার পরো দেশে মান্য
- আধার আধারের জন্য আপনার একবারই ভাণিকাত্তির করার আবশ্যিকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষিত করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ হবে।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार  
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



গৌতম সাহা  
GOUTAM SAHA  
জন্মতারিখ/ DOB: 19/07/1961  
পুরুষ / MALE

ঠিকানা:

হাউস নং: 0180321 1 নং  
মহিশীলা কলোনি সাহাপাড়া, বি  
5, আসানসোল 3, আসানসোল  
(এম কপ), বর্ধমান,  
পশ্চিমবঙ্গ - 713303

Address:

HOUSE NO. -0180321 1NO.  
MOHISHILA COLONY SAHA PARA,  
B/5, ASANSOL 3, Raghunath Chak,  
Bardhaman,  
West Bengal - 713303



7385 4653 7059

7385 4653 7059

আধার-সাধারণ মানুষের অধিকার


Aadhaar-Aam Admi ka Adhikar

*Goutam Saha*

भारत सरकार  
Government of India

भारतीय  
आधार

Download Date: 21/09/2021



DIBAKAR PATAR  
Date of Birth/DOB: 09/05/1973  
Male/ MALE

Issue Date: 13/08/2021

**7500 8066 2362**  
VID : 9107 9275 9691 0667

मेरा आधार, मेरी पहचान

Dibakar Patra

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

भारतीय  
आधार

Address:  
DAKSHIN PARA, SUDIHI, ATHORA, Ethora,  
Bardhaman,  
West Bengal - 713359



**7500 8066 2362**  
VID : 9107 9275 9691 0667

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आयकर विभाग  
INCOME TAX DEPARTMENT  
DIBAKAR PATAR  
UMAPADA PATAR  
09/05/1973  
Permanent Account Number  
BMHPP0225J  
Dibakar Patar  
Signature

भारत सरकार  
GOVT. OF INDIA



Dibakar Patar



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUBRATA MAJI

SANTOSH MAJI

25/07/1974

Permanent Account Number  
ALJPM2559A

*Subrata Maji*

Signature



08022018

इस कार्ड के खोने / चाने पर कृपया सूचित करें / लौटाने :  
आयकर पैन सेवा इकाई, एन एस डी एल  
तीसरी मंजिल, सफायर चेंबर,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बैनर, पुना - 411 045.

If this card is lost / someone's lost card is found,  
please inform / return to :

Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [unitinfo@nsdl.co.in](mailto:unitinfo@nsdl.co.in)

*Subrata Maji*



भारत सरकार  
Government of India



Subrata Maji  
DOB: 25/07/1974  
Male

11/11/2012

7546 8495 4160

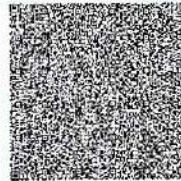
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Address: H-079 RADHARANI BHABAN, NEW  
COLONY GOBINDAPUR, KANYAPUR,  
Asansol, Bardhaman, West Bengal, 713341



7546 8495 4160



1947



help@uidai.gov.in



www.uidai.gov.in

Subrata Maji

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AENFS4565D



नाम / Name  
SHREE SUMUKHA DEVELOPERS LLP

निगमन/पंजी की तारीख  
Date of Incorporation/Formation  
03/09/2021

24032021

Subrata Maji

आयकर विभाग

INCOME TAX DEPARTMENT

DEBASIS MISRA

DULAL CHANDRA MISRA

16/07/1976

Permanent Account Number

AMVPM4944N

*Debasis Misra*

Signature



भारत सरकार

GOVT. OF INDIA



26123015

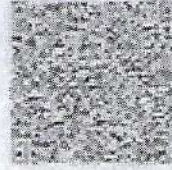
*Debasis Misra*



भारत सरकार  
Government of India



Dulal Chandra Misra  
DOB: 1907/19/76  
Male



4518 2190 3942

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address: S/O: Dulal Chandra Misra,  
Panchgechla Gandhi Nagar, Kanyapur  
(B), Bardhaman, Kanyapur, West  
Bengal, 713341

4518 2190 3942



1947



help@uidai.gov.in



www.uidai.gov.in

*Dulal Chandra Misra*



भारत सरकार  
Government of India

Anjuri Gupta



DOB: 31/12/1992  
FEMALE



4826 4502 7635

मेरा आधार, मेरी पहचान

Anjuri Gupta

## Major Information of the Deed

<b>Deed No :</b>	I-2305-03359/2022	<b>Date of Registration</b>	01/04/2022
<b>Query No / Year</b>	2305-2000985426/2022	<b>Office where deed is registered</b>	
<b>Query Date</b>	28/03/2022 7:21:50 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
<b>Applicant Name, Address &amp; Other Details</b>	S BANERJEE ASANSOL COURT, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 6296340608, Status : Advocate		
<b>Transaction</b>		<b>Additional Transaction</b>	
[0110] Sale, Development Agreement or Construction agreement		[4311] Other than Immovable Property, Receipt [Rs : 1,44,000/-]	
<b>Set Forth value</b>		<b>Market Value</b>	
		Rs. 26,37,562/-	
<b>Stampduty Paid(SD)</b>		<b>Registration Fee Paid</b>	
Rs. 5,001/- (Article:48(g))		Rs. 1,447/- (Article:E, B)	
<b>Remarks</b>	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :




District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL, MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) -- Road Width (20-30)), Mouza: Asansol, JI No: 25, Pin Code : 713303

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-149 (RS :-90 )	LR-1391	Bastu	Bastu	3 Katha		25,51,499/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					4.95Dec	0 /-	<b>25,51,499 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	150 Sq Ft.	0/-	86,013/-	Structure Type: Structure
Gr. Floor, Area of floor : 150 Sq Ft. Residential Use, Cement Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		150 sq ft	0 /-	86,013 /-	



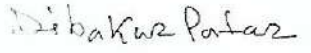
**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr GOUTAM SAHA (Presentant)</b> Son of Late GOURANGA CHANDRA SAHA Executed by: Self, Date of Execution: 31/03/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Office			  01/04/2022
	MOHISHILA COLONY NO. 1, DAKHIN PARA, ASANSOL, City: Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713111, PAN No.: AExxxxxx1K, Aadhaar No: 73xxxxxxxx7059, Status :Individual, Executed by: Self, Date of Execution: 31/03/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Office			




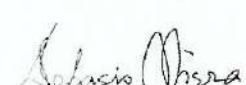
**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>MS SHREE SUMUKHA DEVELOPERS LLP</b> HOLDING NO. 207, SUIDHI VILLAGE, ETHORA, ASANSOL, City: Asansol, P.O:- ETHORA, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713111, PAN No.: AExxxxxx5D, Aadhaar No: 75xxxxxxxx2362, Status :Organized, Represented by: Representative			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr DIBAKAR PATAR</b> Son of Mr UMAPADA PATAR Date of Execution - 31/03/2022, , Admitted by: Self, Date of Admission: 01/04/2022, Place of Admission of Execution: Office			  01/04/2022
	DAKHIN PARA, SUIDHI, ETHORA, City: Asansol, P.O:- ETHORA, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713111, PAN No.: 75xxxxxxxx2362 Status : Representative, Representative			



2	<p>Name</p> <p><b>Mr SUBRATA MAJI</b>          Son of Mr SANTOSH MAJI          Date of Execution -          31/03/2022, , Admitted by:          Self, Date of Admission,          01/04/2022, Place of          Admission of Executive Office</p> <p>H-079, RADHARANI BHAWAN          Asansol, P.O:- KANYAPUR, P.S:-          713341, Sex: Male, By Caste:          Aadhaar No: 75xxxxxxxx4160          DEVELOPERS LLP (as PARTNER)</p>	<p>Finger Print</p> 	<p>Signature</p>  <p>01/04/2022</p> <p>KANYAPUR, ASANSOL, City:-          Bardhaman, West Bengal, India, PIN:-          Citizen of: India, , PAN No.:: ALxxxxxx9A,          Representative of : MS SHREE SUMUKHA</p>
3	<p>Name</p> <p><b>Mr DEBASIS MISRA</b>          Son of Mr DULAL CHANDRA          MISRA          Date of Execution          31/03/2022, , Admitted by:          Self, Date of Admission          01/04/2022, Place of          Admission of Executive Office</p> <p>PANCHGACHIA, GANDI NAGAR          Asansol, District:-Paschim Bardhaman,          Occupation: Business Citizen of: India          Representative, Representative of</p>	<p>Finger Print</p> 	<p>Signature</p>  <p>01/04/2022</p> <p>Asansol, P.O:- KANYAPUR, P.S:-          Bardhaman, West Bengal, India, PIN:-          713341, Sex: Male, By Caste: Hindu,          Occupation: Business Citizen of: India,          PAN No.:: AMxxxxxx9A, Aadhaar No: 45xxxxxxxx3942 Status :          REPRSENTATIVE OF DEVELOPERS LLP (as PARTNER)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Ms ANJURI GUPTA</b>            Daughter of Mr RAHUL RANJA GUPTA            S. B. GORAI ROAD, ASANSOL, P.S:-            Asansol, P.O:- ASANSOL, P.S:- Asansol,            District:-Paschim Bardhaman, West            Bengal, India, PIN:- 713301</p>			
<p>Identifier Of Mr GOUTAM SAHA, Mr DEBASIS MISRA</p>	<p>1/0</p>	<p>1/04/2022</p>	<p>1/04/2022 Mr DEBASIS MISRA</p>

**Transfer of property for LLP**

Sl.No	From	To	wit	Name Area
1	Mr GOUTAM SAHA	MS SHREE SUMUKHA	MS SHREE SUMUKHA	LP-4.95 Dec

**Transfer of property for S1**

Sl.No	From	To	wit	Name Area
1	Mr GOUTAM SAHA	MS SHREE SUMUKHA	MS SHREE SUMUKHA	LP-150.00000000 Sq Ft

## Land Details as per Land

District: Paschim Bardhaman (S) - A (Sol)  
(Road Width (20-30) (Road Width (20-30)))

Sch No	Plot & Khata Number
L1	LR Plot No. 11, LR Khata No:- 1321

rd

Plot No. 11, Road: Mohisila Colony No 1, Road Zone :  
As per Applicant's Declaration Code : 713303

Details of Land	Owner name in English as selected by Applicant
	Seller is not the recorded Owner as per Applicant.

**On 01-04-2022**

**Certificate of Admissibility**(Rule 43 W.B. Registration Rules 1962)  
Admissible under rule 21 of West Bengal Reg (g) of Indian Stamp Act 1899

Registration Rules 1962)

Rule, 1962) is admissible under schedule 1A, Article number : 48

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

(1) W.B. Registration Rules, 1962)

Presented for registration at 11-15 below on 01, Executant.

At of No. 28/11/2022 - D.S.R. ASANSOL by Mr GOUTAM SAHA

**Certificate of Market Value**(WB PUVA rules)

Certified that the market value of this property 26,37,562/-

The subject matter of the deed has been assessed at Rs

**Admission of Execution** ( Under Section 58

Registration Rules, 1962 )

Execution is admitted on 01-04-2022 by Mr G COLONY NO. 1, SAHA PARIASOL, P. Bardhaman, WEST BENGAL, India, PIN - 713301

Subj. Matter of the deed is: GOURANGA CHANDRA SAHA, MOHISHILA COLONY NO. 1, SAHA PARIASOL, City/Town: ASANSOL, Paschim Bardhaman, West Bengal, India, PIN - 713301, by profession Business

Identified by Ms ANJURI GORAI, A., Daughter ASANSOL, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by profession Business

At of No. 28/11/2022 - D.S.R. ASANSOL by Mr GOUTAM SAHA

**Admission of Execution** ( Under Section 58

Registration Rules, 1962 ) [Representative]

Execution is admitted on 01-04-2022 by M.D. LLP (LLP), HOLDING NO. 107, ETHORA, P.S. District:-Paschim Bardhaman, West Bengal, India, PIN - 713350

Subj. Matter of the deed is: MS SHREE SUMUKHA DEVELOPERS LLP, HOLDING NO. 107, ETHORA, P.S.-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN - 713350

Identified by Ms ANJURI GORAI, A., Daughter ASANSOL, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by profession Business

At of No. 28/11/2022 - D.S.R. ASANSOL by Mr GOUTAM SAHA

Execution is admitted on 01-04-2022 by M.D. LLP (LLP), HOLDING NO. 107, ETHORA, P.S. District:-Paschim Bardhaman, West Bengal, India, PIN - 713350

Subj. Matter of the deed is: MS SHREE SUMUKHA DEVELOPERS LLP, HOLDING NO. 107, ETHORA, P.S.-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN - 713350

Identified by Ms ANJURI GORAI, A., Daughter ASANSOL, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by profession Business

At of No. 28/11/2022 - D.S.R. ASANSOL by Mr GOUTAM SAHA

Execution is admitted on 01-04-2022 by M.D. LLP (LLP), HOLDING NO. 107, ETHORA, P.S. District:-Paschim Bardhaman, West Bengal, India, PIN - 713350

Subj. Matter of the deed is: MS SHREE SUMUKHA DEVELOPERS LLP, HOLDING NO. 107, ETHORA, P.S.-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN - 713350

Identified by Ms ANJURI GORAI, A., Daughter ASANSOL, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by profession Business

At of No. 28/11/2022 - D.S.R. ASANSOL by Mr GOUTAM SAHA

**Payment of Fees**

Certified that required fee of Rs 1,447/- (Rs 1,440/-, E = Rs 7/- ) and

Stamp Duty of Rs 1,447/- ( B = Rs 1,440/- ,E = Rs 7/- ) and

Registration Fees paid by the executant on 01-04-2022

Stamp

Description of Debit Account : State Bank of India, No

R. G. Saha, Joint Secretary (Finance Department, Govt. of WB

Online on 29/03/2022, Amount of Rs 1,447/-

on 29/03/2022, Amount Rs: 1,447/-, Bank: State Bank of India, No

State Bank of India, No

of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required stamp duty of Rs 5,000/- and Stamp Duty paid by Stamp Rs 5,000/-,  
by online = Rs 1/-  
Description of Stamp  
1. Stamp: Type: Impressed, Amount: Rs 5,000/-, Date: 28/03/2022, Vendor name: J P  
Shaw  
Description of Online Payment: Amount: Rs 1/-, Date: 28-03-2022, Finance Department, Govt. of WB  
Online on 29/03/2022 12:00 PM, Amount: Rs 1/-, Date: 28-03-2022, Amount Rs: 1/-, Bank:  
State Bank of India (SB INO), Branch: No. 40, Account No: 0030-02-103-003-02

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

Certificate of Registration under section 60 of Act No. 69.

Registered in Book - I

Volume number 2305-2022 Page from 80433 to 80520

being No 230503359 for the year 2022.



Digitized by HILLOL GHOSH  
Date: 2022/04/08 12:24:28 +05:30  
Registered at Office of Deed.

*Hillol*

(Hillol Ghosh) 2022/04/08 12:24:28 PM  
ADDITIONAL DISTRICT REGISTRAR  
OFFICE OF THE A.D.S. REGISTRAR  
West Bengal.