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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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01/04/22

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

[Signature]
Addl. District Sub-Registrar
Asansol, Dist - Paschim Bardhaman

01 APR 2022

Utpal Kumar Saha
Dibakar Purohit
Surbala Maji
Abhishek Mishra

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32/1

GRN No. 19-202122-021355420-2

Query No. - 2000984465 for 2022

A. D. S. R., Asansol.

AGREEMENT FOR DEVELOPMENT AND CONSTRUCTION OF PROPERTY

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Utpal Kumar Saha
Dibakar Patar
Subrata Maji
Kobasi Thakur

THIS AGREEMENT FOR DEVELOPMENT AND CONSTRUCTION
OF PROPERTY IS MADE

BY AND BETWEEN :

SRI. UTPAL KUMAR SAHA (PAN No. AJUPS 8538 A) & (Aadhar No. 5520 1354 3582)
son of Late Gour Chandra Saha, aged about 59 years, Citizen of India, by faith
Hindu, by occupation Business, resident of No. 1, Mohishila Colony, Saha Para,
near Western Club, Asansol, Post 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, Asansol, Post
Office Ethora 713359, Police Station Asansol, District Paschim Bardhaman,
(PAN No. BMHPP 0225 J) & (Aadhar No. 7500 8066 2362)

Uttal Kumar Saha
3 :- Dibakar Patar
Subrata Maji
Debasis Misra

(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 Asansol, 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. 111 of the Relief & Rehabilitation Department of the Government of West Bengal, was leased unto Gour Chandra Saha son of Braja Kishore Saha as an Allotee, as a displaced person/refugee from erstwhile East Pakistan (now Bangladesh) by virtue of a Deed of Lease dated 07.11.1975 by the said Department, which lease was eventually terminated after a period of 15 years and a Deed of Gift, which stands registered in Book No. II, Volume No. II in Pages 969 to 972 for the year 1990 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

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with full transferable rights unto and in favour of above named Gour Chandra Saha and the said property has been recorded in the Record of Rights of the State of West Bengal under R. S. Khatian No. 211 in respect of the said R. S. Plot No. 87 of Mouza Asansol, in the name of said Gour Chandra Saha as an Allottee.

That by virtue of such gift, above named Gour Chandra Saha, peacefully and absolutely came to own and possess the aforesaid property and thereafter built and constructed a R. C. C. Brick Built Two Storied Building vide a Building Plan duly sanctioned by the then Asansol Municipality under their Memo No. 155/B dated 04.03.1992 and the said property further came to be assessed in the name of said Gour Chandra Saha in Holding No. 30 (43), Mohishila Colony, B/5, within the then Ward No. 18 of Asansol Municipal Corporation.

That above named Gour Chandra Saha subsequently for natural love and affection absolutely conveyed the aforesaid property unto his son Utpal Kumar Saha by virtue of a Deed of Gift which stands registered as Being or Deed No. 7882 for the year 2013 of the Additional District Sub Registry Office, Asansol.

That after his such acquisition, above named Utpal Kumar Saha, the FIRST PARTY absolutely came to own and possess the aforesaid property and premises, consisting of the said land, measuring an area of 6 (SIX) Cottahs standing upon R. S. Plot No. 87 of Mouza Asansol, J. L. No. 35, Police Station Asansol, District Burdwan, together with the Two Storied R. C. C. Brick Built Building standing thereon, which presently stands assessed in his name in Holding No. 30 (43), Mohishila Colony, B/5, Asansol by exercising various acts of possession therein, without any interruption or intervention, liens, mortgages and further free from all encumbrances.

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Debasis Misra
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That the above named FIRST PARTY/OWNER intends to raise and construct a multi-storied building upon his aforesaid land measuring an area of 3 (Three) Cottahs out of 6 (Six) Cottahs but owing to his being engaged in his other pre-occupations and other personal problems, 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 owner's allocation to be provided by the said Developer, that are, more fully described below :-

NOW THIS AGREEMENT WITNESSETH :

- a) That the FIRST PARTY/OWNER do hereby admits and accepts the SECOND PARTY as the Developers in respect of his 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 or as that may be sanctioned by the Authority of Asansol Municipal Corporation by engaging its 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 its entire costs and expenses :

- (a) Preparation of Site Plan, Structural Building Plan through a competent and reputed Architect/Engineer.

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- (b) Sanction of the Site Plan and Building Plan from the Authority of Asansol Municipal Corporation on payment of required fees and office expenses.
- (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/OWNER 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 building 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 DEVELOPER.
- c) That the FIRST PARTY/OWNER shall shift his residence elsewhere of his choice and handover vacant possession of the property mentioned in schedule below unto the developer until such time the FIRST PARTY/OWNER is delivered his residential flats and the parking spaces in the proposed building to be constructed by the developer as per Owner's Allocation, that are mentioned below.
- d) That the DEVELOPERS before accepting handover of vacant possession of the property mentioned in schedule below for the proposed construction shall provide unto the Owner a rented accommodation elsewhere at a maximum limit of monthly rent of about Rs. 6000/- (Rupees Six Thousand) only

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per month to be paid by 5th day of every month and such rent each month shall be payable only by the Developers for at least around 24 (Twenty Four) months or for the entire period of the Owner's stay in the said tenanted premises until and unless the property allocated to the above named owner 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.

- 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 Units/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.
- 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 consultation of the FIRST PARTY/OWNER and the decision of the SECOND PARTY/DEVELOPERS in this regard shall be final and binding.

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- 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 said residential cum commercial Apartment/Building such as choice or brand of materials such as putty with primer, floor tiles/marbles, water taps, flush or toilet and sanitary articles, electrical equipment, shall be exclusively and solely decided by the SECOND PARTY/DEVELOPERS only.
- h) Apart from owners allocation premises, the Developer can take loan for the rest part of the property, that would be only Home Loan.
- i) That, Before the owner leaves the property, all payment clearances should be made of amount promised by the Developer
- j) That, the Developer shall provide the Owner, Floor Plan for both the Flat and the Shop Room which is to be delivered under the owner's allocation.
- k) That, the Developer shall be responsible for all the mishaps related to the property, however, if any entitlement encumbrance is found, that should beared by the owner only.
- l) Electric and generator cost shall be borne by the Developer only.
- m) That, after the project completion of the (G+5) Ground Plus Five Storied Residential Cum Commercial Building, the Developer shall hand over Deed, Khajna, R. S. or L. R. Parcha and tax receipts related to the property in original to the owner.

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n) **OWNER'S ALLOCATION :-**

- i. That the FIRST PARTY/OWNER shall be provided and shall get One 3-BHK Residential Flat, measuring a Covered Area of 925 (Nine Hundred Twenty Five) square feet corresponding to a Super Built Up Area of 1200 (One Thousand Two Hundred) square feet, situated on FIRST FLOOR, on the North Western side facing the Colony Road of the proposed multi-storied building/apartment to be erected on the lands mentioned in schedule below.

The aforesaid flat must not be less than a Super Built Up Area of 1200 (One Thousand Two Hundred) square feet and shall consist of Three Bed Room, Two toilets with English Commodes, Geyser and water connection and its outlets, One Kitchen with Exhaust and Kutchina Points with inverter and Aqua Guard Points. If however, the Super-Built Up Area exceeds 1200 (One Thousand Two Hundred) square feet, then the owner shall be liable to pay a sum of Rs. 1800/- (Rupees One Thousand Eight Hundred) only per Square feet only.

- ii. That the FIRST PARTY/OWNER shall further get One Shop Room with 3 sides having wall and front side having shutter gate, having a Built Up of 200 (Two Hundred) square feet on the North-Western side of the Ground Floor and just under the flat to be provided during owner's allocation of the proposed building.
- iii. That the period of completion of the proposed project shall be 24 (TWENTY) months from the date of sanction of the Building Plan, subject to terms mentioned in this agreement and could be extended upto maximum of 6 (SIX) months only.

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That the FIRST PARTY/OWNER 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 Flat and the Parking Space so allocated in his favour in the proposed Building along with proportionate share of land, that falls under the Owner Allocation.

iv. That the DEVELOPER, as has been mutually settled, besides the above mentioned "Owner's Allocation", shall further pay a sum of Rs. 30,00,000/- (Rupees Thirty Lacs) only unto the FIRST PARTY/ OWNER as share of expected profits from the proposed project, which shall be payable by the DEVELOPER in the following manner :-

- a. A sum of Rs. 15,00,000/- (Rupees Fifteen Lacs) only shall be paid by the Developer unto the Owner on the day of Registration on this Document vide Bank Cheque No. 604228 dated 04.11.2021 drawn upon the Indian Bank, Ramakrishna Ashram Branch, Asansol.
- b. A sum of Rs. 15,00,000/- (Rupees Fifteen Lacs) only shall be paid by the Developer unto the Owner on the day of Registration on this Document vide Bank Cheque No. 604229 dated 08.11.2021 drawn upon the Indian Bank, Ramakrishna Ashram Branch, Asansol.

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o) **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 Owner's Allocation, described above.
- b. That the SECOND PARTY/DEVELOPER 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.

p) **OWNER'S 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 his own initiatives and costs.
- (b) That further, if any local litigation or disputes arises during construction, the same shall be cleared and solved by the FIRST PARTY also at his own initiatives and costs.

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- (c) That it be specifically mentioned that after execution and registration of this Development Agreement, the FIRST PARTY/OWNER shall further grant and execute a General Power of Attorney for Development, in respect of the property mentioned in schedule below, both of which shall be duly and compulsorily 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 OWNER 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 Owner's Allocation and execute and register Deeds of Sale on behalf of the FIRST PARTY/OWNER in respect of the units falling under the DEVELOPERS ALLOCATION.
- (d) That soon after execution and registration of this Agreement and the General Power of Attorney, the SECOND PARTY/DEVELOPER shall apply for sanction of Building Plan from the Authority of Asansol Municipal Corporation in respect of the property mentioned in schedule below.
- (e) That during the continuance of this agreement, the FIRST PARTY/ OWNER 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.

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(f) It shall be the responsibility and liability of the FIRST PARTY/ OWNER to deliver in originals the title/ownership papers, link or previous deeds, up to date clear *khajna*/revenue and municipal tax receipt along with other documents in respect of the property in schedule, unto the SECOND PARTY/ DEVELOPERS whenever the need for the same so arises.

(g) 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.

(h) 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 apartment within the period mentioned above then the said period shall be reasonably extended.

q) **DEVELOPERS LIABILITIES :-**

13. 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.

14. That therefore, any negligence and disregard of such responsibilities, subject to reasonable and accidental causes, shall be the accountability of the SECOND PARTY/DEVELOPER only.

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15. That in course of any stage of the proposed construction, if any mishaps, including collapse of any scaffolding or occurrence of any freak accidents, including death of any mason, labour etc., takes place, the same shall be fully tackled, negotiated and compensated by the SECOND PARTY/ DEVELOPERS only and the FIRST PARTY/OWNER shall have no concern or liability over such matters and the DEVELOPER agrees to keep indemnified the FIRST PARTY/OWNER in this regard.

r) **GENERAL TERMS** :-

- (a) That the Developer for successful completion of this project may take another partner/s of his choice for which the owner has no objection.
- (b) 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.
- (c) That the rights upon the last roof space or terrace of the proposed Multi-storied Building shall belong to the Owner and the other occupiers of the proposed multi-storied building.
- (d) That the First Party shall always remain bound to sign and execute all papers and documents found to be necessary 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.

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Subrata Maji
Abasis Mishra

: 15 :-

- (e) That 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 the date of commencement of work till the completion of the entire project shall be borne by the Second Party.
- (f) 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 always be proportionately shared by all the owner/s, occupiers of the building or the Association/Society of the building, whensoever formed, including the Owner and the Developers, if they occupy any portion of the building.
- (g) 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.
- (h) That the First Party shall render and extend all manners 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.

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Subrata Maji
Abhishek Misra

-: 16 :-

- (i) That the Second Party shall be entitled to raise or receive loan or advance money from any person/institution/banking or non-banking institutions by mortgaging any part or whole of the scheduled property below without any objection and with consent of the First Party for the purpose of completion of the project.
- (j) That the FIRST PARTY/OWNER 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 falls under the owner's allocation) and accept all the advance/earnest money towards the settled consideration price and shall give effectual discharge for the same unto its intending purchaser/s.
- (l) That the FIRST PARTY/OWNER declares that he is the absolute owner 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.

Utpal Kumar Saha
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Subrata Maji
Abasin Misra
:- 17 :-

- (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.

Utpal Kumar Saha
Dibakur Pandey
Subrata Maji
Debasin Misra
:- 18 :-

SCHEDULE

(above referred to)

In the District of Paschim Bardhaman, Post Asansol 713303, 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, comprised upon LOP No. 111 of the R. R. Department of Government of West Bengal situated on C. S. Plot No. 30 corresponding to R. S. Plot No. 87 (Eighty Seven) under R. S. Khatian No. 211, corresponding to L. R. Plot No. 150 (One Hundred Fifty) under L. R. Khatian No. 4104 together with the Two Storied old building standing thereon measuring a Covered Area of 900 (Nine Hundred) square feet on each floor, bearing Holding No. 30 (43), House No. 0180320, Mohishila Colony B/5, Asansol, with all fittings, fixtures, electric service connection, a part of water well, along with all easements, rights, privileges etc., appurtenant or attached thereto.

That the aforesaid property and premises stands within Old Ward No. 18 and New Ward No. 85 of Asansol Municipal Corporation.

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Utpal Kumar Saha
Dibakar Puroh
Subrata Maji
Abhisin Mishra
-: 19 :-

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

ON THE NORTH : By House of Late Bisseswar Saha.

ON THE SOUTH : By House of Late Gouranga Chandra Saha.

ON THE EAST : By House of Late Shivapada Saha.

ON THE WEST : By 30 (Thirty) feet wide Mohishila Colony Road.

That a multi-storied (G+5) Ground Plus Five Storied residential cum commercial building is proposed to be built in accordance to a Building Plan that shall be sanctioned by the Authority of Asansol Municipal Corporation.

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-: 20 :-

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

WITNESSES :-

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

Atpal Kumar Saha,
SIGNATURE OF THE FIRST PARTY/OWNER

2.
Manoj KV Bhowal
S/o Sri Hariharan Bhowal
ASL-1

Dibakar Kumar Putar
Subrata Maji
Abhishek Mishra

SIGNATURE OF THE SECOND PARTY/
DEVELOPERS

Drafted by :-

Shefali Banerjee
Advocate, Asansol. NB-430/197

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 20 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: 192021220213554202 Payment Mode: Counter Payment
GRN Date: 28/03/2022 20:55:19 Bank/Gateway: State Bank of India
BRN : 90112415 BRN Date: 29/03/2022 00:03:00
Payment Status: Successful Payment Ref. No: 2000984465/1/2022
[Query No*/Query Year]

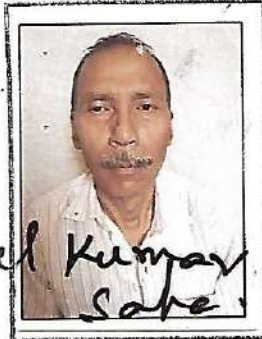
Depositor Details

Depositor's Name: ANJURI GUPTA
Address: 21, S. B. GORAI ROAD, ASANSOL
Mobile: 6296340608
Depositor Status: Others
Query No: 2000984465
Applicant's Name: Mr S BANERJEE
Identification No: 2000984465/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000984465/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	2001
2	2000984465/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	31447
			Total	33448

IN WORDS: THIRTY THREE THOUSAND FOUR HUNDRED FORTY EIGHT ONLY.



Atpal Kumar Saha

Atpal Kumar Saha

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



Dibakar Raha

Dibakar Raha

	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					



Subasin Mishra

Subasin Mishra

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

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

2409/2021

निगमन / गठन की तारीख
Date of Incorporation/Formation
08/09/2021

Subrata Maji

नाम

श्री सुमुखा डेवलपर्स एलपी

आयकर विभाग

एनएसए 4565D

एलपी

08/09/2021

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DIBAKAR PATAR

UMAPADA PATAR

09/05/1973

Permanent Account Number
BMHPP0225J

Dibakar Patar

Signature



18012011

Dibakar Patar

भारत सरकार
Government of India

डा. बाकर पटार
DIBAKAR PATAR
Date of Birth/DOB: 09/05/1973
Male/ MALE

Download Date: 21/09/2021

Issue Date: 13/09/2021

7500 8066 2362
VID : 9107 9275 9691 0667

मेरा आधार, मेरी पहचान

Dibakar Patar

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

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



7500 8066 2362
VID : 9107 9275 9691 0667

1947 | help@uidai.gov.in | www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUBRATA MAJI

SANTOSH MAJI

25/07/1974

Permanent Account Number
ALJPM2559A

Subrata Maji

Signature



08022013

SUBRATA MAJI

ALJPM2559A

Subrata

यदि कार्ड के खाने / पाने पर कृपया सूचित करें / लोटए :
आयकर पैन सेवा इकाई, एन एन डी एल
तीरथी मंजरील, सफायर चेंबर्स,
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: timinfo@nsdl.co.in

Subrata Maji



भारत सरकार
Government of India



Subrata Maji
DOB: 25/07/1974
Male

11/11/2012

7546 8495 4160

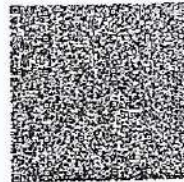
मेरा आधार, मेरी पहचान



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



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www.uidai.gov.in

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



28122015

Debasis Misra

आयकर विभाग
INCOME TAX DEPARTMENT
DEBASIS MISRA
DULAL CHANDRA MISRA
16/07/1976
AMVPM4944N


भारत सरकार
Government of India


Dulal Misra
DOB : 15/07/1976
Male






4518 2190 3942

मेरा आधार, मेरी पहचान

 आधार
भारत सरकार
Unique Identification Authority of India

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

4518 2190 3942

 1947
 help@uidai.gov.in
 www.uidai.gov.in

4518 2190 3942

Dulal Misra

Dulal Misra



भारत सरकार
Government of India

Anjuri Gupta



DOB: 31/12/1992
FEMALE



4826 4502 7635

मेरा आधार, मेरी पहचान

Anjuri Gupta

PERMANENT ACCOUNT NUMBER
AJUP5538A

NAME
UTTAL KUMAR SAHA

FATHER'S NAME
GOUR CHANDRA SAHA

DATE OF BIRTH
24-05-1980

SIGNATURE
UTTAL KUMAR SAHA

COMMISSIONER OF INCOME TAX, N.S. - 1

Uttal Kumar Saha,


भारत सरकार
Government of India




UTPAL KUMAR SAHA
Date of Birth/DOB: 24/09/1960
Male/ MALE

5520 1354 3582

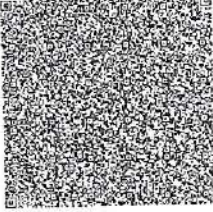
मेरा आधार, मेरी पहचान






भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O Gour Chandra Saha, Saha Katra, Near
Western Club, 1 No Mohishila Colony,
Asansol (In Corp.), Barddhaman,
West Bengal - 713303

5520 1354 3582

 QR Code with Photograph

  
help@uidai.gov.in www.uidai.gov.in

utpal kumar saha

Major Information of the Deed

Deed No :	1-2305-03360/2022	Date of Registration	01/04/2022
Query No / Year	2305-2000984465/2022	Office where deed is registered	
Query Date	28/03/2022 6:10:25 PM	A.D.S. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	SHANDEE ASANSOL COURT, Thana : Asansol Pin : 713041 Mobile No. : 6296840608	District : Paschim Bardhaman, WEST BENGAL, PIN Status : Associate	
Transaction		Addition of Transaction	
[0110] Sale, Development Agreement or Construction agreement		[431] Other than Immovable Property, Receipt [Rs : 14,000/-]	
Set Forth value		Market Value	
		Rs. 31,249/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,001/- (Article:48(g))		Rs. 2147/- (Article:E, B)	
Remarks	I have received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban		

Land Details :



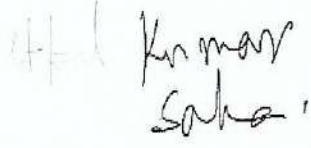
District: Paschim Bardhaman, P.S:- Asansol, Municipality : ASANSOL MC, Mouza : Morisila Colony No 1, Road Zone :
(Road Width (20-30) – Road Width (20-30)), Mouza: Asansol, Pin : 713035, P.O. Code : 713303

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Setforth Value (Rs.)	Market Value (In Rs.)	Other Details	
L1	LR-150 (RS :-87)	LR 4104, (RS:-21110)	Bastu	Bastu	1950 Katha	0/-	25,51,499/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,	
Grand Total :							0/-	25,51,499 /-	

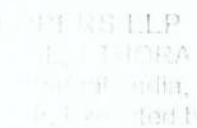

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1900 Sq Ft	0/-	10,51,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 1900 Sq Ft., Residential Use, Completed Floor, Pucca, Extent of Completion: Complete					Age of Structure: 30 Years, Roof Type:
Floor No: 1, Area of floor : 900 Sq Ft., Residential Use, Completed Floor, Pucca, Extent of Completion: Complete					Age of Structure: 30 Years, Roof Type:
Total :		1900 sq Ft	0/-	10,51,750/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr UTPAL KUMAR SAHA (Presentant) Son of Late SAUR CHANDRA SAHA Executed by Self, Date of Execution: 31/03/2022 , Admitted by Self, Date of Admission: 01/04/2022, Place of Admission: Office			 01/04/2022
	City:- Asansol, P.O:-ASANSOL PIN:- 713301, Executed by AJxxxxxx8A, Aadhaar No: 55 Executed by: Self, Date of Admission: 01/04/2022, Place of	City:- Asansol, P.O:-Asansol District:- Bardhaman, West Bengal, India, Occupation: Business, Aadhaar No: xxxxx3582, Status: Representative, Executed by: Self, Date of	City:- Asansol, P.O:-Asansol District:- Bardhaman, West Bengal, India, Occupation: Business, Aadhaar No: xxxxx3582, Status: Representative, Executed by: Self, Date of	City:- Asansol, P.O:-Asansol, District:- Bardhaman, West Bengal, India, Occupation: Business, Aadhaar No: xxxxx3582, Status: Representative, Executed by: Self, Date of

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	MS SHREE ANMUKH DEVELOPERS LLP HOLDING NO: 17, SHREE VILAS District: Paschim Bardhaman, West Bengal, India, PIN:- 75xxxxxx23, Status: Representative, Executed by:			P.O:- ETHORA, P.S:-Asansol, District:- Bardhaman, West Bengal, India, PIN:- 75xxxxxx5D, Aadhaar No:

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DIBAKAR PATAR Son of Mr. HANU PATAR Date of Execution: 31/03/2022, Executed by: Self, Date of Admission: 01/04/2022, Place of Admission of Execution: Office			 01/04/2022
	DAKHIN PATAR, ETHORA, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, Occupation: Business, Citizen of: India, PAN No.: BXXXXXX2362 Status : Representative, Representative of: MS SHREE ANMUKH DEVELOPERS LLP (PARTNER)	DAKHIN PATAR, ETHORA, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, Occupation: Business, Citizen of: India, PAN No.: BXXXXXX2362 Status : Representative, Representative of: MS SHREE ANMUKH DEVELOPERS LLP (PARTNER)	DAKHIN PATAR, ETHORA, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, Occupation: Business, Citizen of: India, PAN No.: BXXXXXX2362 Status : Representative, Representative of: MS SHREE ANMUKH DEVELOPERS LLP (PARTNER)	DAKHIN PATAR, ETHORA, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, Occupation: Business, Citizen of: India, PAN No.: BXXXXXX2362 Status : Representative, Representative of: MS SHREE ANMUKH DEVELOPERS LLP (PARTNER)

2	Signature
Mr SUBRAJ MAJI Son of Mr. B. K. MAJI Date of Birth: 31/03/2001 Self, Date of Birth: 01/04/2001 Admission No.: 1603	 01/04/2022
H-079, RAJAN KANYAPUR, ASANSOL, P.O:- KANYAPUR, P.S:- KANYAPUR, District:- Paschim Medinipur, West Bengal, India, PIN:- 713341, Sex: Male, By Caste: Hindu, Aadhaar No: 45xxxxxxxx3942 Status: MS SHREE SUMUKHA DEVELOPERS LLP (as PARTNER)	 01/04/2022

3	Signature
Mr DEBASIS MISRA Son of Mr. S. B. GORAI MISRA Date of Birth: 31/03/2001 Self, Date of Birth: 01/04/2001 Admission No.: 1603	 01/04/2022
PANCHAJANYA, RAJAN KANYAPUR, ASANSOL, P.O:- KANYAPUR, P.S:- KANYAPUR, District:- Paschim Medinipur, West Bengal, India, PIN:- 713341, Sex: Male, By Caste: Hindu, Aadhaar No: 45xxxxxxxx3942 Status: MS SHREE SUMUKHA DEVELOPERS LLP (as PARTNER)	 01/04/2022

Identifier Details

Name	Signature
Ms ANJURITA GUPTA Daughter of Mr. S. B. GORAI Asansol, P.O:- KANYAPUR, District:- Paschim Medinipur, West Bengal, India, PIN:- 713341, Sex: Female, By Caste: Hindu, Aadhaar No: 45xxxxxxxx3942 Status: MS SHREE SUMUKHA DEVELOPERS LLP (as PARTNER)	 01/04/2022
Identifier Of Mr.	S. B. GORAI DEBASIS MISRA

Transfer of property

SI.No	From	To	Area
1	Mr. Subraj Maji	Ms. Anjuri Gupta	1000000000 Sq Ft

Land Detail as per Land

District: Paschim Bardhaman - Asan
(Road Width) 20.00' Road No. n (20

Sch No		& K	1
L1	LR	0, 1	atian
No			

Maha Colony No 1, Road Zone :
No. 13303

Owner name in English as selected by Applicant
Self is not the recorded Owner as per Applicant.

Payment of Stamp Duty

Certified that registration fee is paid
by online = Rs 2,001/-

Description of Stamp

1. Stamp: Type: ...
Shaw

Description of Certificate

Online on 29/03/2022 with

State Bank of India

Stamp Duty paid by Stamp Rs 5,000/-,

Date: 3/2022, Vendor name: J P

), Finance Department, Govt. of WB
3-0-2022, Amount Rs: 2,001/-, Bank:
Account 0030-02-103-003-02

Hillol Ghosh

NON-DISTRICT SUB-REGISTRAR

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

Chhatrapati Sardhaman, West Bengal

Certificate of Registration and **Registration No.** 17/04/2014-17/04/2014

Registered in the name of **Dr. Hillol Ghosh**

Volume number 17/04/2014-17/04/2014 **Page** 17/04/2014-17/04/2014

being No 23054 of the year **2014**



Hillol

Dr. Hillol Ghosh
24/04/2014
of 17/04/2014

(Hillol Ghosh) 24/04/2014 15:26
ADDITIONAL DISTRICT REGISTRAR
OFFICE OF THE REGISTRAR
West Bengal.