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পশ্চিমবঙ্গ পঞ্জিয়মালৰ বাল WEST BENGAL

AB 466427

11-52 a.m.  
03/11/2025

Certified that the Endorsement Sheet's and the Signature Sheet attached to this documents are part of the Document.

Additional District Sub-Registrar  
Raniganj, Paschim Bardhaman

03 NOV 2025

Query No. 200 2809599 / 2025  
GRN No. 19-202526-0319354168

## DEVELOPMENT AGREEMENT

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-:: 2 ::-

THIS AGREEMENT is made on this the 03<sup>rd</sup> day of November, 2025 (TWO THOUSAND TWENTY FIVE); BETWEEN (1) MR. RISHI GOENKA, Son of Late Kailash Kumar Goenka, (2) MRS. VISHAKHA GOENKA, Wife of Mr. Rishi Goenka, both are by faith Hindu, Indian Nationals, by Occupation Business, resident of N.S.B. Road, Raniganj, P.O. & P.S. Raniganj, A.D.S.R. Office Raniganj, Sub-division Asansol, Dist. Paschim Bardhaman (W.B), Pin Code-713347, herein-after jointly and severally referred to as the "OWNERS" (which term or expression shall unless repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the FIRST PART:

#### A N D

RKS & SONS, a Partnership Firm having its registered Office situated at N.S.B. Road, Raniganj, P.S. Raniganj, Sub-division Asansol, Dist. Paschim Bardhaman (W.B), Pin Code-713347, represented by its Partners, (1) MR. RISHI GOENKA, Son of Late Kailash Kumar Goenka, (2) MRS. VISHAKHA GOENKA, Wife of Mr. Rishi Goenka, (3) RISHI GOENKA (HUF) duly represented by its Karta MR. RISHI GOENKA, Son of Late Kailash Kumar Goenka, all are by faith Hindu, Indian Nationals, by Occupation Business, resident of N.S.B. Road, Raniganj, P.O. & P.S. Raniganj, A.D.S.R. Office Raniganj, Sub-division Asansol, Dist. Paschim Bardhaman (W.B), Pin Code-713347, hereinafter jointly and severally referred to as the "DEVELOPER" (which term or expression shall unless repugnant to the subject or context be deemed to mean and include its successors-in-office, nominee and assigns) of the SECOND PART:

A. WHEREAS the Owner No. (1) acquired the schedule mentioned property by virtue of two separate Regd. Deed of Gift being (i) Gift Deed No. 1132 for the year 2024 of A.D.S.R. Office Raniganj, duly gifted by Mrs. Ritu Agarwal, Wife of Sri Sandip Agarwal of Benachity Bazar, Nachan Road, Durgapur, & (ii) Gift Deed No. 2178 for the year 2023 of A.D.S.R. Office Raniganj, duly gifted by Mrs. Nila Jhunjhunwala & Others.

AND WHEREAS the Owner Nos. (1) & (2) jointly purchased the schedule mentioned property from its the then lawful owners Mrs. Shashi Goenka & Others, by virtue of a Regd. Deed of Sale being No. 2177 for the year 2023 of A.D.S.R. Office Raniganj for valuable consideration.

Cont., P/3.

-:: 3 ::-

AND WHEREAS the Owner No. (2) purchased the schedule mentioned property from its the then lawful owners Mrs. Shashi Goenka & Others, by virtue of a Regd. Deed of Sale being No. 2176 for the year 2023 of A.D.S.R. Office Raniganj for valuable consideration.

AND WHEREAS by virtue of such acquirement the name of the Owners have duly been recorded in the finally Published L.R. Record of Rights in separate L.R. Khatians as Rayats, and the Owner No. (1) converted the L.R. Plot No. 163 from Kanali to Commercial Bastu vide Conversion Case No. CN/2024/2309/654, Memo No. 723/BLLRO/RANI/24 Dated 07-08-2024 & Converted the L.R. Plot No. 166 from Bastu to Commercial Bastu vide Conversion Case No. CN/2025/2309/18, Memo No. 51/BLRO/RANI/25 Dated 14-01-2025 and the Owner No. (2) converted the L.R. Plot No. 163 from Kanali to Commercial Bastu vide Conversion Case No. CN/2024/2309/652, Memo No. 727/BLLRO/RANI/24 Dated 30-08-2024 & Converted the L.R. Plot No. 166 from Bastu to Commercial Bastu vide Conversion Case No. CN/2025/2309/17, Memo No. 50/BLRO/RANI/25 Dated 14-01-2025.

- B. The Owners are desirous of raising construction of multistoried building on the above of the said land altogether measuring an area of 0.16 Acre fully and particularly described in the Schedule hereunder written, but due to paucity of fund they could not do so and as such invited offer from the intending Developer for promotion of the said multistoried building thereon.
- C. The Developer being aware of the intention of the owners as aforesaid approached and/ or offered the owners to construct the multistoried building/buildings as per building plan to be sanctioned by the authority on the land/property and the owners believing and finding the Developer competent one has agreed to such offer on the stipulated terms and conditions.
- D. The Owners represent having good and marketable title of the said property free from all encumbrances, charges, liens and lis pendences attached to such promotions of the building and providing owners' allocation and advance money to the Owners and selling the flats of the premises to the intending purchaser(s) by the Developer, the Owners and the Developer have entered into an Agreement terms and conditions appended hereunder.

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-:: 4 ::-

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

ARTICLE-I : DEFINITIONS.

In these presents unless contrary and/or repugnant thereto the following expression shall have the following meaning;

- 1.1 **OWNERS** shall mean (1) MR. RISHI GOENKA, Son of Late Kailash Kumar Goenka, (2) MRS. VISHAKHA GOENKA, Wife of Mr. Rishi Goenka, and include their heirs, legal representatives, executors administrators and assigns.
- 1.2 **DEVELOPER** shall mean RKS & SONS a Partnership Firm having its registered Office situated at N.S.B. Road, Raniganj, P.S. Raniganj, Sub-division Asansol, Dist. Burdwan (W.B), successor-in-interest or assignee.
- 1.3 **LAND** shall mean All that the piece and parcel of land measuring 0.16 Acre or 16 Decimal (more fully and particularly mentioned and described in the Schedule hereunder written).
- 1.4. **NEW BUILDING / BUILDINGS** shall mean and include the proposed building or buildings to be constructed erected and completed by the Developer in accordance with the map or plan to be sanctioned by Asansol Municipal Corporation on the said land described in the **SCHEDULE** below.
- 1.5. **COMMON FACILITIES AND AMENITIES** shall mean and include all areas and utilities in the said Project which has not been specifically allotted or sold and shall be common for all the Unit holders and all its expenses including those in maintenance, operation, repairing, renovation, painting, rebuilding, reconstructing, decorating, replacing and administration shall be borne by the Owners of each individual unit in the complex proportionately.
- 1.6 **SALEABLE SPACE** shall mean the all constructed space of the entire area and right in size, location advantage and market value of the said Project and/or Building forming part of the said property available in such part of size or dimension for independent use and occupation and will included the undivided impenetrable proportionate share in all common parts, portion, land area and facilities and amenities.

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- 1.7. **OWNER'S ALLOCATION** shall mean entire Basement, 3<sup>rd</sup> & 4<sup>th</sup> floor & Roof area of the B+G+4 Storied Building to be constructed over the SCHEDULE property allocated to the Owners in terms of this Agreement comprised of the various units / flats / roof /shop/godown constructed spaces / open spaces / car-parking spaces, both open and covered TOGETHER WITH the undivided proportionate share in all the common parts / portion / areas / facilities, including location advantages.
- 1.8. **DEVELOPER ALLOCATION** shall mean entire Ground, 1<sup>st</sup> & 2<sup>nd</sup> floor of the B+G+4 Storied Building to be constructed over the SCHEDULE property allocated to the Owners in terms of this Agreement comprised of the various units / flats / roof /shop/godown constructed spaces / open spaces / car-parking spaces, both open and covered TOGETHER WITH the undivided proportionate share in all the common parts / portion / areas / facilities, including location advantages.
- 1.9. **ARCHITECT** shall mean the person or persons who may be appointed by the Developer for designing and Planing of the said Project.
- 1.10. **BUILDING PLAN** would mean such plan or plans prepared by the Architect for the construction of the said project to be sanctioned by the Asansol Municipal Corporation at Raniganj together with any modification and / or alterations which may be necessary and/or required.
- 1.11. **PROJECT** shall mean the project undertaken by the Developer on the said land to be constructed erected and completed in the buildings to have various self contained units apartments and Car parking spaces capable of held and/or enjoyed independently of each other as per aforesaid ratio.
- 1.12. **TRANSFER** with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of saleable space in a multi storied building to the intending purchasers / Lessee / Tenants.
- 1.13. **TRANSFEREE** shall mean a person, firm, limited company, association of persons or others to whom any saleable space in the said Project has been transferred.
- 1.14. Words importing singular shall include plural and vice versa.

-:: 6 ::-

- 1.15. Words importing masculine gender shall include Feminine and Neuter genders like wise words imparting feminine general shall include masculine and neuter genders and similarly words imparting Neuter gender shall include masculine and feminine genders.

#### ARTICLE-II (COMMENCEMENT)

- 2.1. This Agreement has commenced and / or shall be deemed to have commenced on and with effect from the date of execution hereof.
- 2.2. Unless terminated in the manner as hereinafter appearing or by mutual consent this agreement remain in full force and effect until such time the said project is completed or 60 months from the date of sanction of building Plan.

#### ARTICLE-III : OWNER'S RIGHT AND REPRESENTATION

- 3.1. At or before entering into this Agreement the Owners have assured and represented the developer as follows :-
  - (i) That the owners are the absolute owners having a clear marketable title of the entirety of the said property more fully described in the Schedule hereunder written.
  - (ii) That the said property more fully described in the Schedule is free from all encumbrances, charges, lien, lis pendens, attachments, trusts whatsoever or howsoever, and no notice of acquisition has been served on the Owners in respect of the said property from any authority, and the Owners have clear, marketable title to the same.
  - (iii) That the Owners are in uninterrupted and peaceful possession of the said property without any interruption or disturbance and/or claim from any person and / or persons in any part or portion thereof.
  - (iv) That the Owners have not entered into any agreement for sale transfer lease and/ or development nor has created any interest of a third party into or upon the said property or any part and portion thereof.

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- (v) That all municipal corporation rates taxes and other outgoings payable in respect of the said property up to the date of execution of this agreement have been paid and / or shall be paid by the owners and the owners have agreed to keep the Developer its successor and / or successors saved harmless and fully indemnified from all costs charges claims actions suits and proceedings in respect thereof from all authorities/ Department for the period prior to signing of this agreement.
- (vi) That there is no suit or legal proceeding pending before any of the courts nor there is any threat or any legal proceeding being initiated against the owners in respect of the entirety of the said property on any account whatsoever or howsoever.
- (vii) Soon after the execution of this Agreement the owners shall execute a Regd. General Power of Attorney in favour of the Developer or any other person(s) nominated by the Developer to approach all public authorities and to submit and obtain modification amendment, alteration and variation in sanction plan of lay out and the building and structures to be constructed on the said land or any portion thereof from the municipal corporation and all other concerned authorities and to sell out the property to any person(s) or authority.
- (viii) Relying on the aforesaid representations and believing the same to be true and acting on the good faith thereof the Developer have *prima facie* accepted the title of the Owners but in the event of any of the representations being found to be incorrect and / or false then and in that event it shall be the obligation of the Owners to cause the same to be remedied and / or rectified entirely at their own costs.
- (ix) That if any Govt. either Central or State shall acquisition the said properties, then the Developer shall get the compensation money as well as entire damage charges etc. from the aforesaid authority concerned and in that event the Owners shall help the developer for receiving the said compensation amount.

#### ARTICLE-IV : DEVELOPER'S RIGHTS

- 4.1. In pursuance of the mutual obligations and also subject to the various terms and conditions herein contained and on the part of the Developer to be paid performed and observed the Owners have agreed to grant the exclusive right of development

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and commercial exploitation in respect of the said properties up to and in favour of the Developer to undertake development of the said premises whereby the Developer shall be entitled to undertake the said project and construct erect and complete the building under their supervision and responsibility and management comprising of several self contained units, apartments and car parking spaces to be held and/or enjoyed independently by each other.

- 4.2. **NOTHING** in this presents shall be construed as a demise or assignment or conveyance in law by the owners of the premises or any part thereof to the Developer or as treating of anyright, title or interest in respect thereof of the Developer other than an exclusive license to the Developer to commercially develop the same in terms hereof and to deal with the Developer's allocation in the new building in the manner hereinafter contained.

#### ARTICLE-V : PLAN / PERMISSIONS

- 5.1. For the purpose of undertaking development of the said premises the Developer will cause a modified or revised or new map or plan to be prepared initially consisting of Ground floor and various upper floors subject to approval by the owner and will submit the same to Asansol Municipal Corporation for sanction in the name of the Owners and make construction of new building and / or buildings on the said premises as per the sanction building plan with such modification in accordance with law and the Developer shall engage and / or appoint Architect, Engineers, Contractors or Sub-Contractors and other agents for the said purpose and shall make payments of their fees and/or charges. The Developer shall undertakes that all future fees or other amounts payable in this connection will be paid by the Developer, and shall never make the owner responsible or liable for the same;
- 5.2. The Developer shall take all steps to obtain all permissions approvals and/or sanctions as may be necessary and/or required at their expense and the owners hereby agree and undertake to sign all papers and/or documents as may be necessary and / or required to enable the Developer to effectively comply with the said obligations.

ARTICLE VI : MISCELLANEOUS :

- 1.1. The Owners and the Developer shall be entitled to enter into agreements for sale transfer and / or long term in respect of their respective allocation but it shall be the obligation on the part of the Owners and Developer respectively to remain responsible whereby intending purchasers of their respective allocation of the parties hereto shall be liable to contribute various amounts on account of proportionate share or contribution towards transformer and electric connections, H.T. and L.T. Lines, deposits for electric meter, costs for stand by generator, capital cost for equipment and development, maintenance deposits and documentation charges and Municipal Corporation rates and taxes. In the event of the Owners and / or Developer deciding to retain for themselves any of the units, apartments, shops, godowns constructed spaces and car parking spaces, then and in that event they shall be liable to pay and contribute the proportionate amounts as stated hereinabove to the Developer.
- 1.2. The Developer are entitled to obtain loans from Banks and / or Financial Institution and / or Private Finances towards the cost of construction of the said project and if necessary can create a mortgaged of the said land and construction. However, it is the sole responsibility of the Developer to hand over the owners' allocation area to the Owners free of any charge or mortgage.

Similarly any intending purchasers / transferee can also create a charge or mortgage in respect of the area / Unit intended to be purchased to any Bank / financial Institution or private financiers to obtain loan and in both such cases the Owners will give full co-operation and sign such papers as may be required by the Bank or Financial Institution or Private Financiers. However, it is made clear that the owners will under no circumstances will be liable to pay such loans or any portion thereof to the bank / financial institution.

- 1.3. That any amenities like Generator power supply for common areas, Common Lights, Security Guards, Sweepers, maintenance costs, common electricity bills, drainage clearance etc. for extra charges shall be borne by owner, Developer proportionately and after selling the property it will be bear by the flat owners and their association.

-:: 10 ::-

- 1.4. All disputes, and differences arising out of or in relation with this agreement shall be referred to arbitration under the provision of The Arbitration and Conciliation Act, 1996 or any statutory modification thereof for the time being in force.
- 1.5. Courts having jurisdiction of Asansol alone shall have the jurisdiction to entertain try all actions, suits, proceedings arising out such arbitration.

#### ARTICLE-VII : TITLE DEEDS.

- 1.1. The Owners hereby agrees and undertakes that he shall hold the original Deeds of Conveyance in respect of the portions forming part of the said Entire Premises and shall keep the same in safe custody and shall offer the same for inspection and production as and when required by the Developer or the intending purchaser of any unit in Project.

#### ARTICLE-VIII : OWNER'S OBLIGATIONS

- 1.1. The Owners have agreed :
  - (i) To co-operate with the Developer in all respect for development of the said property in term of this agreement.
  - (ii) To execute all deeds documents and instruments as may be necessary and/or required from time to time.
  - (iii) For the purpose of obtaining all permissions approvals and/or sanctions to sign and execute all deeds documents and instruments as may be necessary and/or required to enable the Developer undertake construction of the project and/or Building in accordance with the said Plan.
  - (iv) To execute a General Power of Attorney in favour of the Developer or its nominee and / or nominees.
  - (v) To execute the Deed of Conveyance / Lease in respect of the Developers' allocation in favour of the intending purchaser(s) acquiring units apartments constructed spaces and car parking spaces forming part of the DEVELOPERS' ALLOCATION.

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#### ARTICLE- IX : PROCEDURE

- 1.1. The Owners shall execute and register an General Power of Attorney in favour of the Developer and/or its nominee and/or nominee(s) as may be required for the purpose of obtaining necessary permission / approvals and sanctions from different authorities in connection with the construction of the said new buildings upon the land described in the SCHEDULE and also for pursuing and following up the matter with the Asansol Municipal Corporation, Fire Department, authorities under West Bengal Building (Construction and Transfer) by Promoter Act, Pollution and Environment Control Authorities, Directorate of Electricity, for obtaining Lift Licence, Permission for Generator, for obtaining Sewerage Connection, Water, Electricity supply and/or modification and changes of the plan and for obtaining the completion and occupancy Certificates and other Authorities and for booking and / or entering into agreement for sale and sale out the property flats, godowns, units, shops etc. of saleable space out of Developers' allocation.

#### ARTICLE- X : BUILDING

- 1.1. The Developer shall at its own costs construct erect and complete the Project on the said property in accordance with the sanctioned plan as per the specifications described in the Schedule hereunder written and the common facilities and amenities hereinbefore mentioned with first class materials as may be certified by the Architect of the said Project and the same shall be completed within completion date.
- 1.2. Subject as aforesaid the decision of the Architect regarding the quality of the materials shall be final and binding between the parties hereto and the project will be constructed erected and completed in accordance with the specifications details whereof are mentioned in the schedule hereunder written.
- 1.3. The Owners shall deliver to the Developer Notorial Certified Copies of all the documents of title in his possession and exclusively relating to the said land within 30 days of execution of this agreement. It is also agreed that the Original of the Title Deeds and the relevant documents shall be available for inspection at the residence of owner on all working days with prior information to the intending buyers of flats, tenements, shops, godowns and/or premises that may be mentioned herein.

-:: 12 ::-

- 1.4. The Developer shall be authorized in so far as necessary to apply for and obtain quota entitlement and other allocation of or for cement, iron, bricks, sand other building materials allocable to the Owners for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity, power, drainage, sewerage and / or gas to the project and other inputs and facilities required for the construction or for the better enjoyment of the building for which purpose the Owners shall execute in favour of the Developer or its nominee or nominees as Power of Attorney and other authorities as shall be required by the Developer. Power of Attorney will remain in force until the Municipal Corporation or statutory authorities issues of completion Building Certificate and all the conveyances of the various Transferees are executed and registered.
- 1.5. The Developer shall at its own costs and expenses and without creating any financial and other liability on the Owners construct and complete the Project and various units and/ or apartments therein in accordance with the sanctioned building plan and any amendment thereto or modification thereof made or caused to be made by the Developer.
- 1.6. All costs charges and expenses including Architect's Structural Engineers' fee shall be discharged by the Developer and the Owners shall bear no responsibility in this context.
- 1.7. The Owners shall not cause any obstruction or interference in the Developer continuing with the construction erection and completion of the said Project as well as ensure that no one else claiming any right title interest through or on behalf of the Owners will obstruct or create any problem or difficulty in such construction.

ARTICLE- XI : TERMS & CONDITIONS :

- 1.1. The Developer enter into an agreement for sale or dwelling units, flats, tenements, shops and/or godowns of the said building or apartments on ownership basis at such price and on such terms and conditions to such persons as may be deemed fit without any interference from the owner hereto.

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-:: 13 ::-

1.2. The owners hereby agree that from and after the date hereof they shall not create any tenancy, sub-tenancy, lease or occupancy right or any other rights, title or interest in respect of the said property/land or the super-structure built thereon or any part thereof or concur in doing so and shall not do any act, deed, matter or things which may be prejudice the rights of the Developer under this agreement.

THE SCHEDULE REFERRED TO ABOVE :

**WITHIN** the Dist. of Paschim Bardhaman, Sub-division Asansol, under P.S. Raniganj, A.D.S.R. Office Raniganj, **Mouza Raniganj Municipality, J.L. No. 24**, all that piece and parcel of land, hereditaments and appurtenance with all easement rights attached thereto appertaining to;

(1) **L.R. Khatian No. 31079** bearing R.S. Plot No. 406 corresponding to L.R. Plot No. 163 of Kanali land at present fit for Commercial Bastu purpose, measuring an **Area 0.0246 Acre.**

(2) **L.R. Khatian No. 31079** bearing R.S. Plot No. 405 corresponding to L.R. Plot No. 166 of Bastu land at present fit for Commercial Bastu purpose, measuring an **Area 0.0165 Acre.**

(3) **L.R. Khatian No. 31089** bearing R.S. Plot No. 406 corresponding to L.R. Plot No. 163 of Kanali land at present fit for Commercial Bastu purpose, measuring an **Area 0.0714 Acre.**

(4) **L.R. Khatian No. 31089** bearing R.S. Plot No. 405 corresponding to L.R. Plot No. 166 of Bastu land at present fit for Commercial Bastu purpose, measuring an **Area 0.0475 Acre.**

In SL.No. (1) to (4) in Two Plots Total measuring an **Area 0.16 (Zero Point One) Six Decimal** of vacant land. The said property being butted and bounded On the North : Building of Bimal Gupta, On the South : Land of Patesaria & Brothes, On the East : Land of Patesaria and On the West : 35'ft. wide metal Road (N.S.B. Road). Road Zone Punjabi More to Tarbangla.

Cont..P/14.

4

-:: 14 ::-

IN WITNESS WHEREOF the parties hereto have set and subscribed their hands and seals on the day, month and year first above written.

*This Agreement has been Printed in 14 Pages and in Page No. 1(A) & (B), Photo & Ten Fingers Print given by the Parties duly attested, being the part of this Deed.*

WITNESSES:-

[1] Neilu Malakaj  
Smt. Renuka Malakaj  
Haldiram Bawali, Raniganj  
Post Post. Raniganj. Pin No. 713347  
Dist. Purulia, Bankura

[2] Sonita Mukherjee  
86/6 C.R. Mukherjee  
M.S.B. Road, Raniganj  
Post S. Raniganj - 713347  
Dist. Purulia, Bankura

Rishi Goenka

Vishakha Goenka

[SIGNATURE OF THE FIRST PARTY]  
OWNERS

RKS & SONS

Rishi Goenka,

Partner

RKS & SONS

Vishakha Goenka

Partner

Rishi Goenka (R.S.)

Rishi Goenka,

Karta Partner

[SIGNATURE OF THE SECOND PARTY]  
DEVELOPER

Drafted and prepared by me and  
readover & explained the contents  
of this deed to the parties by me :-

Sonita Mukherjee

Advocate,  
Asansol Court,  
Enrolment No. F-24/24/94.

Typed & Printed by me :-

Salil Sen  
(SALIL SEN)  
C.R. Road, RANIGANJ.



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



192025260319354168

**GRN Details**

<b>GRN:</b>	192025260319354168	<b>Payment Mode:</b>	SBI Epay
<b>GRN Date:</b>	31/10/2025 11:39:24	<b>Bank/Gateway:</b>	SBIePay Payment Gateway
<b>BRN :</b>	3739182151429	<b>BRN Date:</b>	31/10/2025 11:40:52
<b>Gateway Ref ID:</b>	0237668570	<b>Method:</b>	Kotak Mahindra Bank - Retail NB
<b>GRIPS Payment ID:</b>	311020252031935415	<b>Payment Init. Date:</b>	31/10/2025 11:39:24
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2002809599/3/2025

[Query No\*/Query Year]

**Depositor Details**

<b>Depositor's Name:</b>	Mr RISHI GOENKA
<b>Address:</b>	N S B Road Riddhi Siddhi Apartment Block B 3RD floor
<b>Mobile:</b>	9333642525
<b>EMail:</b>	goenka.11@gmail.com
<b>Period From (dd/mm/yyyy):</b>	31/10/2025
<b>Period To (dd/mm/yyyy):</b>	31/10/2025
<b>Payment Ref ID:</b>	2002809599/3/2025
<b>Dept Ref ID/DRN:</b>	2002809599/3/2025

**Payment Details**

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002809599/3/2025	Property Registration- Stamp duty	0030-02-103-003-02	74020
2	2002809599/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	600
3	2002809599/3/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300

Total 74920

IN WORDS: SEVENTY FOUR THOUSAND NINE HUNDRED TWENTY ONLY.

Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



311020252031935415

**GRIPS Payment Detail**

GRIPS Payment ID:	311020252031935415	Payment Init. Date:	31/10/2025 11:39:24
Total Amount:	74920	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3739182151429	BRN Date:	31/10/2025 11:40:52
Payment Status:	Successful	Payment Init. From:	Department Portal

**Depositor Details**

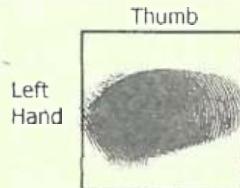
Depositor's Name: Mr RISHI GOENKA  
Mobile: 9333662525

**Payment(GRN) Details**

Sl. No.	GRN	Department	Amount (₹)
1	192025260319354168	Directorate of Registration & Stamp Revenue	74920
<b>Total</b>			<b>74920</b>

**IN WORDS:** SEVENTY FOUR THOUSAND NINE HUNDRED TWENTY ONLY.

**DISCLAIMER:** This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

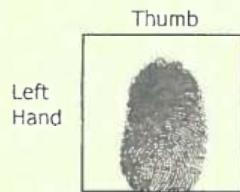


Little finger to forefinger

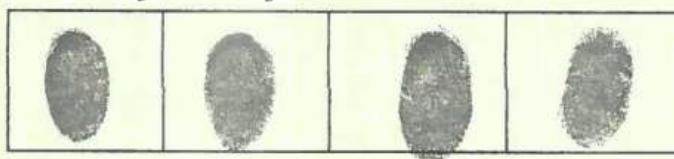


Finger Print & Photo attested by me : Lishi Gaenka

Lishi Gaenka



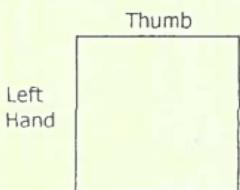
Little finger to forefinger



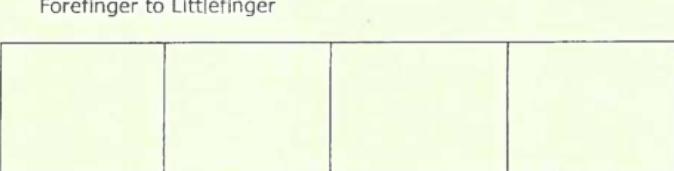
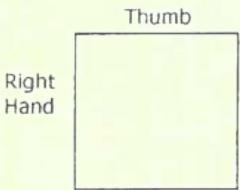
Finger Print & Photo attested by me :

Vishakha Gaenka

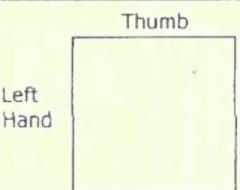
Vishakha Gaenka



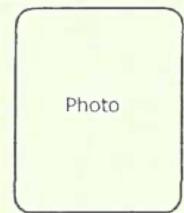
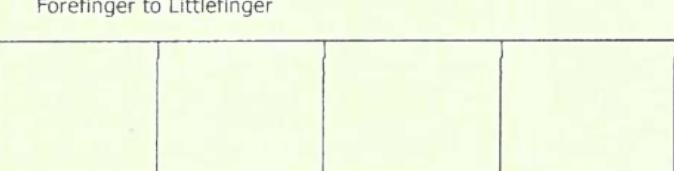
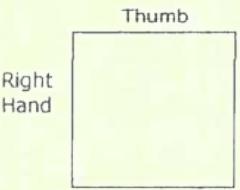
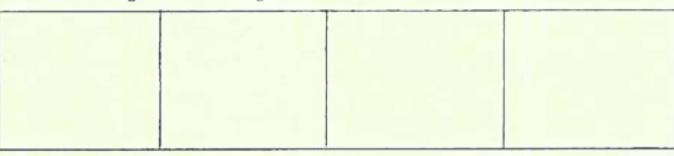
Little finger to forefinger



Finger Print & Photo attested by me :



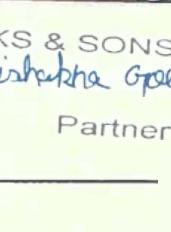
Little finger to forefinger



Finger Print & Photo attested by me :

Left Hand	Thumb	Little finger to forefinger				
Right Hand	Thumb	Forefinger to Littlefinger				

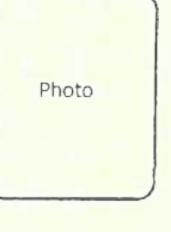
**RKS & SONS**  
*Rishi Goenka*  
Finger Print & Photo attested by me :

Left Hand	Thumb	Little finger to forefinger				
Right Hand	Thumb	Forefinger to Littlefinger				

**RKS & SONS**  
*Vishakha Goenka*  
Finger Print & Photo attested by me :

Left Hand	Thumb	Little finger to forefinger				
Right Hand	Thumb	Forefinger to Littlefinger				

**RKS & SONS**  
*Rishi Goenka (HUF)*  
Finger Print & Photo attested by me :

Left Hand	Thumb	Little finger to forefinger				
Right Hand	Thumb	Forefinger to Littlefinger				

Finger Print & Photo attested by me :

## DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Nile Malakan

2. FATHER/ HUSBAND NAME : Ranger Malakan  
(পিতা/স্বামীর নাম)

3. OCCUPATION (পেশা) : Law Clerk

4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)

VILLAGE /TOWN (গ্রাম) Halder Land, Raniganj

POST OFFICE (পোস্ট অফিস) Raniganj

POLICE STATION (ধানা) Raniganj PIN 713342

DISTRICT (জেল) P. Bishwanath STATE (রাজ্য) WB

5. RELATIONSHIP WITH SELLER/BYER (দলিলের বিক্রেতা / দাতা গনের সহিত সম্পর্ক) Uncle/Aun-

6. AADHAR NO 554412888796

PAN \_\_\_\_\_

EPIC NO \_\_\_\_\_

আমি ( শনাক্তকারী) Nile Malakan অ.এ দলিলের (Query No.)

২০২৮০৭৫৭৭২ - বিক্রেতা / দাতা গনকে শনাক্ত করিলাম।

I, Nile Malakan as identifier identifying the executants  
of the concerned deed (Query No.) ২০২৮০৭৫৭৭২/২০২৫

ছবি সহ দলিলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Nile Malakan

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)

### Major Information of the Deed

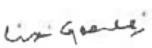
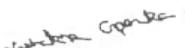
Deed No :	I-2304-05858/2025	Date of Registration	03/11/2025
Query No / Year	2304-2002809599/2025	Office where deed is registered	
Query Date	13/10/2025 8:14:49 AM	A.D.S.R. RANIGANJ, District: Paschim Bardhaman	
<b>Applicant Name, Address &amp; Other Details</b>		SOUMITRA MUKHERJEE RANIGANJ, Thana : Raniganj, District : Paschim Bardhaman, WEST BENGAL, PIN - 713347, Mobile No. : 9832117106, Status : Advocate	
Transaction		Additional Transaction	
<b>[0110] Sale, Development Agreement or Construction agreement</b>		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
		Rs. 3,96,66,656/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,020/- (Article:48(g))		Rs. 600/- (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:- Raniganj, Municipality: ASANSOL MC, Road: N.S.B Road, Road Zone : (N.S.B. Road from Punjabi More – Tarbangla) , Mouza: Raniganj Municipality, JI No: 24, Pin Code : 713347

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-163 (RS :-406 )	LR-31079	Commercial Use	Kanali	0.0246 Acre	60,98,748/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
L2	LR-166 (RS :-405 )	LR-31079	Commercial Use	Bastu	0.0165 Acre	40,90,624/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
L3	LR-163 (RS :-406 )	LR-31089	Commercial Use	Kanali	0.0714 Acre	1,77,01,245/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
L4	LR-166 (RS :-405 )	LR-31089	Commercial Use	Bastu	0.0475 Acre	1,17,76,039/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
	<b>TOTAL :</b>			16Dec	0/-	396,66,656/-	
	<b>Grand Total :</b>			16Dec	0/-	396,66,656/-	

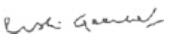
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
1	<b>Mr RISHI GOENKA</b> <b>(Presentant )</b> Son of Late KAILASH KUMAR GOENKA Executed by: Self, Date of Execution: 03/11/2025 , Admitted by: Self, Date of Admission: 03/11/2025 ,Place : Office	 03/11/2025	 Captured	 03/11/2025
N S B ROAD, RANIGANJ, City:- Raniganj, P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.: ACxxxxxxxx4F, Aadhaar No: 93xxxxxxxx0884, Status :Individual, Executed by: Self, Date of Execution: 03/11/2025 , Admitted by: Self, Date of Admission: 03/11/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
2	<b>Mrs VISHAKHA GOENKA</b> Wife of Mr RISHI GOENKA Executed by: Self, Date of Execution: 03/11/2025 , Admitted by: Self, Date of Admission: 03/11/2025 ,Place : Office	 03/11/2025	 Captured	 03/11/2025
N S B ROAD, RANIGANJ, City:- Raniganj, P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.: BKxxxxxxxx0G, Aadhaar No: 46xxxxxxxx4025, Status :Individual, Executed by: Self, Date of Execution: 03/11/2025 , Admitted by: Self, Date of Admission: 03/11/2025 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>RKS &amp; SONS</b> N S B ROAD, RANIGANJ, City:- Raniganj, P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Date of Incorporation:XX-XX-2XX4 , PAN No.: ABxxxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr RISHI GOENKA</b> Son of Late KAILASH GOENKA Date of Execution - 03/11/2025, , Admitted by: Self, Date of Admission: 03/11/2025, Place of Admission of Execution: Office	 Nov 3 2025 1:22PM	 Captured	 03/11/2025
N S B ROAD, RANIGANJ, City:- Raniganj, P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: ACxxxxxx4F, Aadhaar No: 93xxxxxxxx0884 Status : Representative, Representative of : RKS & SONS (as PARTNER)				
2	<b>Mrs VISHAKHA GOENKA</b> Wife of Mr RISHI GOENKA Date of Execution - 03/11/2025, , Admitted by: Self, Date of Admission: 03/11/2025, Place of Admission of Execution: Office	 Nov 3 2025 1:23PM	 Captured	 03/11/2025
N S B ROAD, RANIGANJ, City:- Raniganj, P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: BKxxxxxx0G, Aadhaar No: 46xxxxxxxx4025 Status : Representative, Representative of : RKS & SONS (as PARTNER)				
3	<b>RISHI GOENKA H U F As Karta</b> Son of Late KAILASH KUMAR GOENKA Date of Execution - 03/11/2025, , Admitted by: Self, Date of Admission: 03/11/2025, Place of Admission of Execution: Office	 Nov 3 2025 1:21PM	 Captured	 03/11/2025
N S B ROAD, City:- Raniganj, P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-2XX4 , PAN No.: AAxxxxxx5C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RKS & SONS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr NILU MALAKAR</b> Son of Late RAMESH MALAKAR HALDER BANDH, RANIGANJ, City:- Raniganj, P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347		 Captured	

	03/11/2025	03/11/2025	03/11/2025
Identifier Of Mr RISHI GOENKA, Mrs VISHAKHA GOENKA, Mr RISHI GOENKA, Mrs VISHAKHA GOENKA, RISHI GOENKA H U F As Karta			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs VISHAKHA GOENKA	RKS & SONS-2.46 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs VISHAKHA GOENKA	RKS & SONS-1.65 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr RISHI GOENKA	RKS & SONS-7.14 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr RISHI GOENKA	RKS & SONS-4.75 Dec

### Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Raniganj, Municipality: ASANSOL MC, Road: N.S.B Road, Road Zone : (N.S.B. Road from Punjabi More – Tarbangla) , Mouza: Raniganj Municipality, JI No: 24, Pin Code : 713347

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 163, LR Khatian No:- 31079	Owner:বিশাখা গোয়েন্কা, Gurdian:ঘৰি, Address:রামীগঞ্জ, Classification:কামালী, Area:0.02460000 Acre,	Mrs VISHAKHA GOENKA
L2	LR Plot No:- 166, LR Khatian No:- 31079	Owner:বিশাখা গোয়েন্কা, Gurdian:ঘৰি, Address:রামীগঞ্জ, Classification:বান্ত, Area:0.01650000 Acre,	Mrs VISHAKHA GOENKA
L3	LR Plot No:- 163, LR Khatian No:- 31089	Owner:ঘৰি লামেজা, Gurdian:কেলাশ কুমার লামেজা, Address:রামীগঞ্জ, Classification:কামালী, Area:0.07140000 Acre,	Mr RISHI GOENKA
L4	LR Plot No:- 166, LR Khatian No:- 31089	Owner:ঘৰি লামেজা, Gurdian:কেলাশ কুমার লামেজা, Address:রামীগঞ্জ, Classification:বান্ত, Area:0.04750000 Acre,	Mr RISHI GOENKA

Endorsement For Deed Number : I - 230405858 / 2025

On 03-11-2025

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1891.

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

Presented for registration at 11:52 hrs on 03-11-2025, at the Office of the A.D.S.R. RANIGANJ by Mr. RISHI GOENKA , 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 3,96,66,656/-

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

Execution is admitted on 03/11/2025 by 1. Mr RISHI GOENKA, Son of Late KAILASH KUMAR GOENKA, N S B ROAD, RANIGANJ, P.O: RANIGANJ, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Others, 2. Mrs VISHAKHA GOENKA, Wife of Mr RISHI GOENKA, N S B ROAD, RANIGANJ, P.O: RANIGANJ, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Others

Indentified by Mr NILU MALAKAR, , , Son of Late RAMESH MALAKAR, HALDER BANDH, RANIGANJ, P.O: RANIGANJ, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by profession Others

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

Execution is admitted on 03-11-2025 by Mr RISHI GOENKA, PARTNER, RKS & SONS (Partnership Firm), N S B ROAD, RANIGANJ, City:- Raniganj, P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347

Indentified by Mr NILU MALAKAR, , , Son of Late RAMESH MALAKAR, HALDER BANDH, RANIGANJ, P.O: RANIGANJ, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by profession Others

Execution is admitted on 03-11-2025 by Mrs VISHAKHA GOENKA, PARTNER, RKS & SONS (Partnership Firm), N S B ROAD, RANIGANJ, City:- Raniganj, P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347

Indentified by Mr NILU MALAKAR, , , Son of Late RAMESH MALAKAR, HALDER BANDH, RANIGANJ, P.O: RANIGANJ, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by profession Others

Execution is admitted on 03-11-2025 by RISHI GOENKA H U F As Karta, PARTNER, RKS & SONS (Partnership Firm), N S B ROAD, RANIGANJ, City:- Raniganj, P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347

Indentified by Mr NILU MALAKAR, , , Son of Late RAMESH MALAKAR, HALDER BANDH, RANIGANJ, P.O: RANIGANJ, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 600.00/- ( E = Rs 600.00/- ) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/10/2025 11:40AM with Govt. Ref. No: 192025260319354168 on 31-10-2025, Amount Rs: 600/-, Bank: SBI EPay ( SBEPay), Ref. No. 3739182151429 on 31-10-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by , by Stamp Rs 1,000.00/-, by online = Rs 74,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 39, Amount: Rs.1,000.00/-, Date of Purchase: 09/10/2025, Vendor name: A K Chand

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 31/10/2025 11:40AM with Govt. Ref. No: 192025260319354168 on 31-10-2025, Amount Rs: 74,020/-  
Bank: SBI EPay ( SBlePay), Ref. No. 3739182151429 on 31-10-2025, Head of Account 0030-02-103-003-02



**Sankha Bandyopadhyay**  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RANIGANJ  
Paschim Bardhaman, West Bengal

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I

Volume number 2304-2025, Page from 103308 to 103334

being No 230405858 for the year 2025.



Digitally signed by SANKHA BANDYOPADHYAY  
Date: 2025.11.04 15:45:42 +05:30  
Reason: Digital Signing of Deed.

(Sankha Bandyopadhyay) 04/11/2025  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RANIGANJ  
West Bengal.