

4902/24

I-5456/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

L 657435

L 657435

18/11/2024

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


DISTRICT SUB-REGISTRAR
Paschim Bardhaman

GRN No.19-202425-027790747-8

20 DEC 2024

20 DEC 2024

QUERY No.2002901787 / 2024

DEVELOPMENT OR CONSTRUCTION AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT

is made on this the 18th day of November, 2024.

Contd.....P/2.

No. 1493 Date 14/11/24 Value 5000/-

Purchaser's Name Utpal Kumar Ray

Address 0000 KolKata

Stamp Vender's Sign Ajoy Kumar Chand

AJOY KUMAR CHAND

STAMP VENDER

A. D. S. R. Office, Ranigani

Lic. No. 1 of 1989

Purchased On

from Asansol Treasury

14 NOV 2024

682432



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

18 NOV 2024

-: 2 :-

BETWEEN

(i) Shri **Utpal Kumar Ray** (PAN-ACKPR5427N) (Aadhaar No.865741842232) Son of Late Sudhakar Ray, resident of E C T P PH-IV, Flat No.B-7/8, VTC-Haltu, P.O.-Haltu, P.S.-Garfa, sub-District-Kolkata, PIN-700078, Dist-Kolkata, State-West Bengal, (ii) Shri **Tapan Kumar Ray** (PAN-ACKPR5426P) (Aadhaar No.612492661374), (iii) Shri **Sankar Prosad Ray**, PAN-ACRPR6825R) (Aadhaar No.638978233244), both are sons of Late Sudhakar Ray, residing at Khudiram Pally, Andal, P.O.- Andal, P.S.- Andal, PIN-713321, Dist-Paschim Bardhaman; all are by faith Hindu, by Occupation Doctor, by Nationality Indian; herein after referred to and called as the "**OWNER(S)/VENDOR(S)**"(which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective legal heirs, successors, legal representatives, administrators, executors and assigns) of the **FIRST PART**;

AND

R.J. DEVELOPERS (PAN-ABKFR0588F), a Partnership Firm, made under the Partnership Act,1932, and executed on 26th day of September, 2024 and having it's principal place of business at-16/11, Tetikhola, P.O.- Arrah, P.S.- New Town Ship, Durgapur 713212, Dist -Paschim Bardhaman, State-West Bengal; being represented by it's Partner(s) (1) Shri Raju Gorai (PAN-BHWPG4090C) (Aadhaar No.688993031123), Son of Late Nema Gorai, residing at 16/11, Tetikhola , P.O Arrah, P.S.- New Towh Ship, Durgapur 713212, Dist Paschim Bardhaman, State-West Bengal, (2) Shri Amarjit Roy (PAN-ASMPR3742G) (Aadhaar No. 938224590464), son of Shri Abhijit Roy,

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(Aadhy)



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

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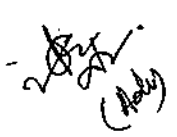
-:: 3 ::-

residing at Sanhati Nagar, 1No. Mohishila Colony, P.O.-Asansol-713303, P.S.-Asansol (South), Dist- Paschim Bardhaman, State-West Bengal, hereinafter referred to and called as the '**DEVELOPER**'(which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its Partners, Successors-in-Office, legal heirs/heiress, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS the above names First Party are the absolute owners of all that land and immovable property more fully stated in the schedule hereunder which they acquired by virtue of Registered Deed of Sale being Deed No.I-00853 for the year 2012 of the Office of the A.D.S.R., Raniganj on a valuable consideration from it's lawful owners namely (a) Kishore Kumar Dey (b) Barnali Dey and (c) Meghnath Dey all are Resident of Bhadur, P.O. and P.S.-Andal, Dist-Paschim Bardhaman, measuring more or less 15.26 Shataks (Fifteen point Two Six Shataks) equivalent to 9.25 Cuttahs (Nine point Two Five Cuttahs) situated within the District of Burdwan (Now Paschim Bardhaman) under Police Station- Andal, A.D.S.R. Office-Raniganj, B.L. & L.R.O.- Andal, Mouza-Bhadur, J.L. No. 42, comprising in Plot No.760 (Seven Hundred and Sixty) of L.R. Khatian No.606 (Six Hundred and Six), 1260 (One Thousand and Sixty), 1261 (One Thousand and Sixty One) butted and bounded by: -on the North and West :-12ft. Katcha Road, on the South and East :- Drain.

AND WHEREAS since the date of such acquisition of the schedule mentioned property the First Party have been jointly owning and possessing the same peacefully and uninterruptedly with all right, title and interest.

Contd.....P/4.


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AND WHEREAS the Second Party/Developer has proposed to the First Party /Owners to develop the property mentioned in the schedule below on Joint Venture basis.

AND WHEREAS the Second Party/Developer will hand over **40% area** of the newly constructed premises per floor to the First Parties/Owners after construction and the Developer will retain the **60%** per floor of the said premises in the proposed multistoried residential apartment/complex which will be constructed as per sanctioned building plan by and at the cost of the Second Party/Developer.

AND WHEREAS the First Party/Owners considering the said offer by the Second Party/Developer to be reasonable, best, fair and highest in the present market rate have agreed to develop the said land with building more fully mentioned in the schedule below.

AND WHEREAS the First Party/Owners have not created any encumbrances on the said property, or any part thereof, by way of sale, agreement, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave and license permission, rent, possession, charges, inheritance or any other encumbrances whatsoever with any person(s).

AND WHEREAS that no notice or notification for acquisition /requisition under any of the statutes of the past or presently in force, have been received, served or passed by the Competent Authority, Income Tax Department or any other (Government Authorities for Acquisition or Requisition the said property or any part thereof.

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20/11/14
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Paschim Bardhaman

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-:: 5 ::-

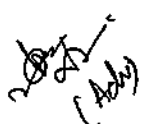
AND WHEREAS that there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, notice, petitions or adjudication orders affecting the said property or any part thereof.

AND WHEREAS that the land owners have not entered in the past in any agreement for sale or development of the said property or any part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.

NOW IN PURSUANCE of the said Agreement and in consideration of the payment detailed herein under, the parties hereinabove agree between themselves and bind themselves on the following terms and conditions and this indenture of development agreement witnesses as follows: -

- 1) That both parties and individual members shall ensure compliance of contract to its true spirit and content and in the event of failure to do so the party so responsible shall indemnify the other.
- 2) That the First Party/Owners shall have to execute the **Registered General Power of Attorney** in favour of the Second Party/Developer as and when required by the Developer to develop the property.
- 3) That as mutually agreed by both the parties the multistoried residential apartment/complex will be named as "**THE ROYAL ENCLAVE**".
- 4) That the Second Party (Developer) will use standard and ISI branded materials in the project.

Contd.....P/6.


(Adv)



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-:: 6 ::-

- 5) That the Second Party will give the extract of plan made by the Civil Engineer to the First Party within fifteen days from the date of execution of this agreement and after that both the parties will mutually finalize the areas given in the Plan of the said project between them before submitting the plan to Paschim Bardhaman Zilla Parishad and/or Andal Gram Panchayet Authorities.
- 6) That the Second Party (developer) will submit the plan to Paschim Bardhaman Zilla Parishad and/or Andal Gram Panchayet for sanctioning within 1 year from the date of receipt of the Mutation, A.D.D.A. NOC and conversion certificate of the schedule mentioned property.
- 7) That the common areas and shall include: corridors lobbies, stairs, and stair ways, entrance to the building, Installation of common service like water, sewerages etc. Electric Meter room near the stair case in the basement of the building, Septic tank, Underground water reservoir and the overhead water tank, one lift and some CCTV surveillance cameras will be installed as required.
- 8) That Electricity (installation of transformer and electric line in the said multistoried residential apartment/complex of the entire project will be borne by the Second Party.
- 9) The First Party/Owners jointly, entirely and fully will be responsible for any type of harassment, delay, problems created by their legal heirs, successors, relatives at the time of construction. The First Parties will have to solve the entire problems raised by the legal heirs, relatives. Adjacent

Contd.....P/7.

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20/11/19



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land owners, etc. for the smooth completion of the entire project. For the act of legal heirs of the First Parties and/or adjacent land owners of the schedule mentioned property if the Second Party suffers any financial or otherwise losses the First Parties jointly or severally will indemnify to the Second Party.

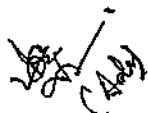
10) That entire Project will be completed within 04 (four) years from the date of commencement of foundation work by earth cutting for construction of the said project.

11) That time shall be the essence of the Contract,

12) The Second Party (developer) will be entitled to receive advances from the prospective buyers of flats, car parking garage/spaces etc. as they deem fit for their allotted **60% area** of the built up area of the newly constructed multistoried residential apartment/complex. Area and specifications shall be as per this Agreement as based on the sanctioned building and site plan approved by the Paschim Bardhaman Zilla Parishad and/or Andal Gram Panchayet Authority.

13) That the Second Party shall engage their men, materials, tools, machinery and equipments in the site and ensure its safety means and will be responsible and liable for the same.

14) That the cost for building plan, water connection, Electricity connection and any other cost relating to the construction of building will be borne by the Second Party/Developer and the First Party/Land Owners at the time of selling of the proposed units from their owner's allocation of 40%


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of built up area they are liable to pay the proportionate cost for building plan, water connection, Electricity connection and any other like D.G, Community hall, lift , extra interior exterior work cost relating to the construction of building to the Second Party/Developer.

15) That cutoff date for all liabilities/assets will be the date of handover of the total premises in vacant position, in regards to Electricity Dues (West Bengal State Electricity Distribution Co. Ltd.), Municipal/Panchayet Taxes and Khajna at B.L. & L.R.O, etc. and any other Statutory dues or other liabilities.

16) That the First Parties will hand over all the documents i.e., land Title Deeds, mother/chain deeds (if any), Mutation Certificate, Parcha (Record-of-Right), Khajnas (Ground Rent Receipts), Gram Panchayet Tax Receipt etc. related to the property mentioned in the schedule to the Second Party on the date of execution of the Registered Development Agreement and Registered General Power Of Attorney in favour of the Second Party at District Sub-Registrar Office at Asansol for due diligence and completion of all legal formalities.

17) The First Party will hand over the scheduled mentioned property in vacant condition to the Second Party within 01 (One) Month from the date of execution of this Development Agreement and/or Registered General Power of Attorney at D.S.R. Office, Asansol.

18) That if the property hereby contracted for construction be found to have been encumbered or has defect in title or matter referred to Court / pending at Court then the Second Party shall not be bound to complete the



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project on the scheduled property and the First Party shall refund all the advance money along with non-refundable amount, expenses, Government fees and other expenses, if any with interest. Similarly, if the Second Party fails to complete the project due to reasons on their part, the Second Party will be liable to indemnify the First Party with cost and damages as per the settlement by the appointed arbitrator(s) of both parties and the procedure of such appointment is morefully stated here in below.

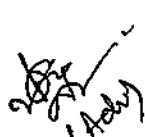
19) That the First Parties (Owners) shall not create any charge or encumber the property during the subsistence of this agreement.

20) That the First Parties will not be entitled to take any loan or mortgage the schedule mentioned property or any part thereof from the date of the execution of this agreement.

21) That the schedule mentioned property is free from all encumbrances whatsoever.

22) That the First Parties will not be entitled to enter into any agreement with any other person whatsoever after the execution of this agreement in respect of the schedule mentioned property.

23) That all terms and conditions of the agreement shall be equally binding upon the respective heirs, successors and legal representatives of the parties hereto. That the First Party confirms to the Second Party that no other agreement has been done with anyone by them against the schedule mentioned property.


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--: 10 :-

24) That the First Parties (Owners) shall produce all relevant documents of the said property at the time of Agreement and shall produce for inspection by the Second Party and/or their Advocate or any of the officials for any procedure and/or Building Plan matter and all inspection should be completed as soon as possible and information provided to the First Parties from the date of execution of this Agreement.

25) That this agreement is final and binding upon the parties and the parties shall be liable to sign and execute all the documents, papers etc. when required at the time of registration of flats, shops, garage and others except the portion of the first parties.

26) That all disputes and discords if any, shall be subject matter of adjudication before competent court of land having jurisdiction and in accordance with law.

27) That the First Parties will sign, execute and register Deed of General Power of Attorney empowering the Second Party to construct building on the said land and to sell and transfer the building of the Second Parties allocation in the proposed building on the said land. There is no monetary transaction in between the parties regarding this Agreement.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

Within the District of Paschim Bardhaman under Police Station- Andal, A.D.S.R. Office-Raniganj, B.L. & L.R.O.- Andal, Mouza - Bhadur, J.L. No. 42, all that land and immovable property situated in or upon R.S. & L.R. Plot No.760 (Seven Hundred and Sixty) under L.R. Khatian No.1925, measuring 5.13 Decimal, under L.R. Khatian No.1926, measuring 5.13 Decimal and under L.R. Khatian No.1927, measuring 5 Decimal i.e. total vacant land measuring 15.26 Decimal. There is no construction in the land.

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Butted and bounded by: -

On the North	:-	12ft. Katcha Road.
On the West	:-	12ft. Katcha Road.
On the South	:-	Drain.
On the East	:-	Drain.

LAND OWNERS ALLOCATION

OWNERS shall get 40% (Forty percent) of the built-up area as will be sanctioned by the concerned authorities in the said proposed multi storied residential apartment/complex to be constructed at the land more fully described in the schedule of the property hereinabove TOGETHER WITH proportionate undivided impartible share of land and common parts and common amenities of the proposed multi-storied building, to be constructed by the Developer at its cost and the Owners shall have the right to sell/transfer Owners' allocated portion to any intending purchaser/ purchasers. The building /apartment shall be completed and finished with standard ISI materials and only One No parking space will be provided by the developer to the first party /Owner.

DEVELOPERS ALLOCATION

DEVELOPER shall get 60% (Sixty percent) of the built-up area as will be sanctioned by the concerned authorities in the said proposed multi storied residential apartment/complex to be constructed at the land more fully described in the schedule of the property hereinabove TOGETHER WITH proportionate undivided impartible share of land and common parts and common amenities of the proposed multi-storied building to be constructed by the Developer at its cost and the Developer shall have right to sell/transfer Developer's allocated portion to any intending purchaser/purchasers except the Owners allotted property mentioned herein above. The building / apartment shall be finished with standard ISI materials.

Contd.....P/12.



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FOURTH SCHEDULE ABOVE REFERRED TO

(GENERAL SPECIFICATION)

1. FOUNDATION: R.C.C. Column foundation and R.C.C. Framed structure based on individual columns from ground to top floor.
2. WALL: 10" thick brickwork for outside and 5" thick Brick work all inside walls.
3. PLASTERING: Sand Cement Mortar Plaster on inside and outside walls, ceiling etc.
4. DOORS: on standard size fitting with handle and one household, one ring and one bolt for each of the inside flash door. The PVC frame with Pella will be fitted with each kitchen and toilet.
5. WINDOWS: Iron glass Panel including Glass of 3mm thick and M.S. Grill.
6. KITCHEN: Black stone over platform with a Black stone sink fitted with one Babcock point and 2'-0" height over oven platform also with white local glaze tiles finishing.
7. TOILET: Tiles on Floor and Dado up to door height finished with glaze tiles. One Indian Type water close white local pan for single toilet and one Extra English type commode only W.C.,. If provided, including P.V.C. Lowdown white cistern, one C.P. Babcock point one c.p. Shower point shall be provided in each toilet.



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8. FLOORING: In general flooring of Tiles with 4" skirting Dado on all sides in all bed rooms, drawing-cum-dining room, kitchen, toilet and etc.
9. DINNING/DRAWING: One white local washbasin.
10. PLUMBING SANITATION: P.V.C. pipe to be used for outer and inner water connection as concealed works and P.V.C. Hedonist sanitary pipes and Fittings will be provided.
11. ELECTRIC: All wiring will be concealed up to and two lights, one fan and one 5 amp plug points in each bed room and one light and one exhaust fan points in each kitchen and two lights, one fan, one **5 amp** plug in each Drawing-cum-dinning room and one light point in each Toilet will be provided.
12. PAINTING: Plaster of Paris will be provided on Inner sidewalls & ceiling of flats and to the outer walls of the building will be finished with snow Sem.
13. WATER SUPPLY: water supply will be provided by deep tube well with pumps through overhead reservoir.
14. COMMON FACILITIES: Septic Tank, Water Supply Arrangements, Path ways, Roof, meter space and other as stated hereinabove.

20/11/2017
20/11/2017
(20/11/2017)



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15. ELECTRIC METER: Charges of procurement of Main Electric Meter will be provided on separately by the individual flat owner and the landowner. In case of installation of Transformer, the costs of the same are also to be borne by all flat owner and all the charges for the same will be paid proportionately.
16. EXTRA WORK: Any extra work viz. difference costs of site Tiles and enable, 3/4th part of balcony grill, costs of collapsible gate and other works then our standard specification given, hereinabove shall be treated as extra work and such amount wall be paid by the landowner and/or all flat owner before the execution of the work. The rates of extra work will be at per prevailing market price to be decided by the Developer. No outside will be allowed for doing the said extra work (s).

It is hereby declared that the full name, colour passport size photograph and finger print of each finger of both the hands of Landowner and Developers are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

(Handwritten signature)
20/11/19



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

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

SIGNED SEALED AND DELIVERED

In the presence of the following

WITNESSES:-

1. Rajesh Bhattacharya

S/o - Bidwanath Bhattacharya
Aorah, Shantipur
P.O. - Aorah, P.S. - New Township
Dist - Paschim Bardhaman
Pin - 713212, W.B.

(i) Mital Kumar Ray

(ii) Tapas Kumar Ray

2. M. Tarun Pal

S/o Late Subal Chandra
Paul

(iii) Sanjay Prasad Ray
SIGNATURE OF THE OWNERS

Benachili, Durgapur 13
Dist - Paschim Bardhaman
W.B.

R. J. DEVELOPERS

Drafted by me as per instructions
of the Parties hereto Read over and
Explained by me and
Prepared in my office: -

Raj Gopal
R. J. DEVELOPERS
Smriti Ray

Partner

SIGNATURE OF THE DEVELOPER

Chiranjit Roy
(Chiranjit Roy)

Advocate
Asansol Court
Enrolment No.F/1071/995/2018

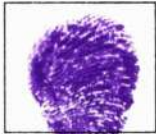


R. J. DEVELOPERS

DISTRICT SUB-REGISTRAR
Paschim Bardhaman

18 NOV 2024

Thumb Littlefinger to Forefinger

Left Hand  

Thumb Forefinger to Little Finger

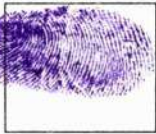
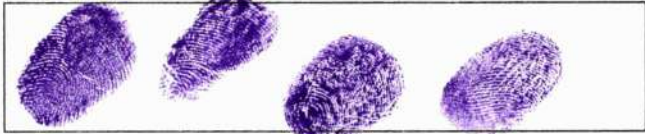
Right Hand  

Finger Print attested by me : Atul Kumar Ray



Atul Kumar Ray

Thumb Littlefinger to Forefinger

Left Hand  

Thumb Forefinger to Little Finger

Right Hand  

Finger Print attested by me : Tapen Kumar Ray



Tapen Kumar Ray

Thumb Littlefinger to Forefinger

Left Hand  

Thumb Forefinger to Little Finger

Right Hand  

Finger Print attested by me : Sankar Prosad Ray



Sankar Prosad Ray

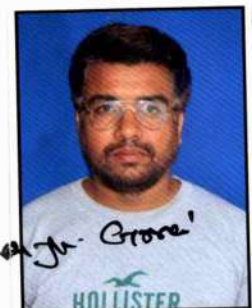
Thumb Littlefinger to Forefinger

Left Hand  

Thumb Forefinger to Little Finger

Right Hand  

Finger Print attested by me : Ragu Grover

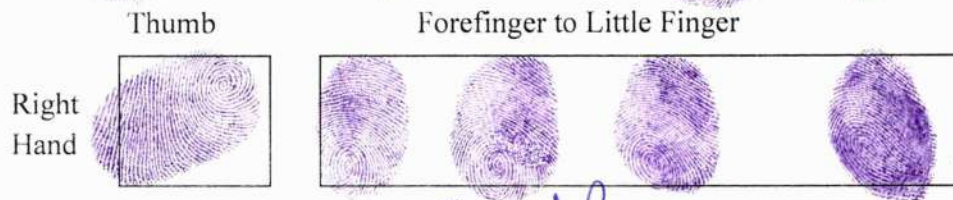


Ragu Grover



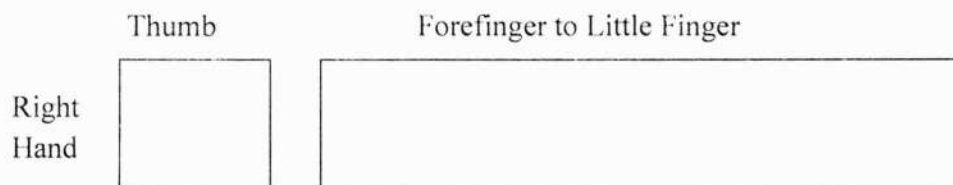
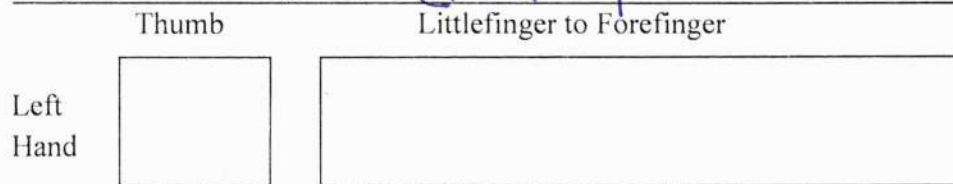
DISTRICT SUB-REGISTRAR
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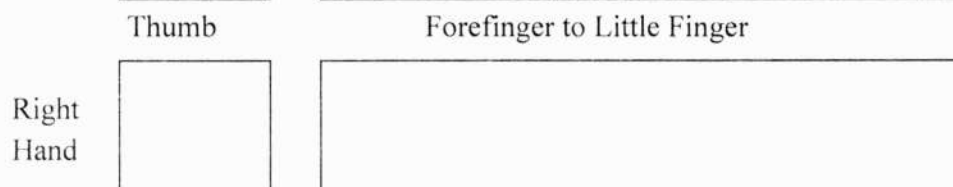
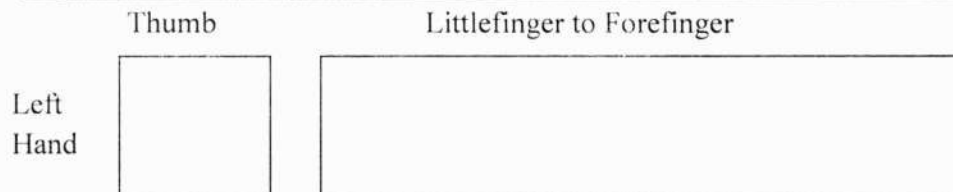


Finger Print attested by me :

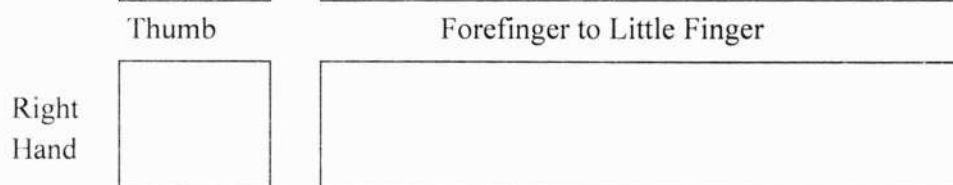
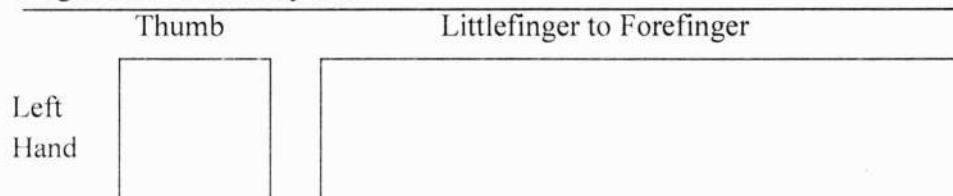
Amrjit Singh



Finger Print attested by me :



Finger Print attested by me :



Finger Print attested by me :



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

18 NOV 2024

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : RAJESH BHANDARY
2. FATHER/ HUSBAND NAME : BISWANATH BHANDARY
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : BUSINESS
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) ARRAH, SHANKARPUR
POST OFFICE (পোস্ট অফিস) ARRAH
POLICE STATION (থানা) NEW TOWNSHIP PIN 713212
DISTRICT(জেলা) Paschim Bardhaman STATE (রাজ্য) WEST BENGAL
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) FAMILY FRIEND
6. AADHAR NO _____
PAN BNTPB5591E
EPIC NO _____

আমি (শনাক্তকারী) _____ অত্র দলিলের (Query No.)

2002901787/2024 বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, RAJESH BHANDARY as identifier identifying the executants
of the concerned deed (Query No.) 2002901787/2024

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND					
RIGHT HAND					



Rajesh Bhandary

Rajesh Bhandary

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)



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



192024250277907478

GRN Details

GRN: 192024250277907478 Payment Mode: SBI Epay
GRN Date: 16/11/2024 17:14:08 Bank/Gateway: SBIEpay Payment Gateway
BRN : 1051611332555 BRN Date: 16/11/2024 17:14:44
Gateway Ref ID: 432196402155 Method: State Bank of India UPI
GRIPS Payment ID: 161120242027790746 Payment Init. Date: 16/11/2024 17:14:08
Payment Status: Successful Payment Ref. No: 2002901787/1/2024
[Query No*/Query Year]

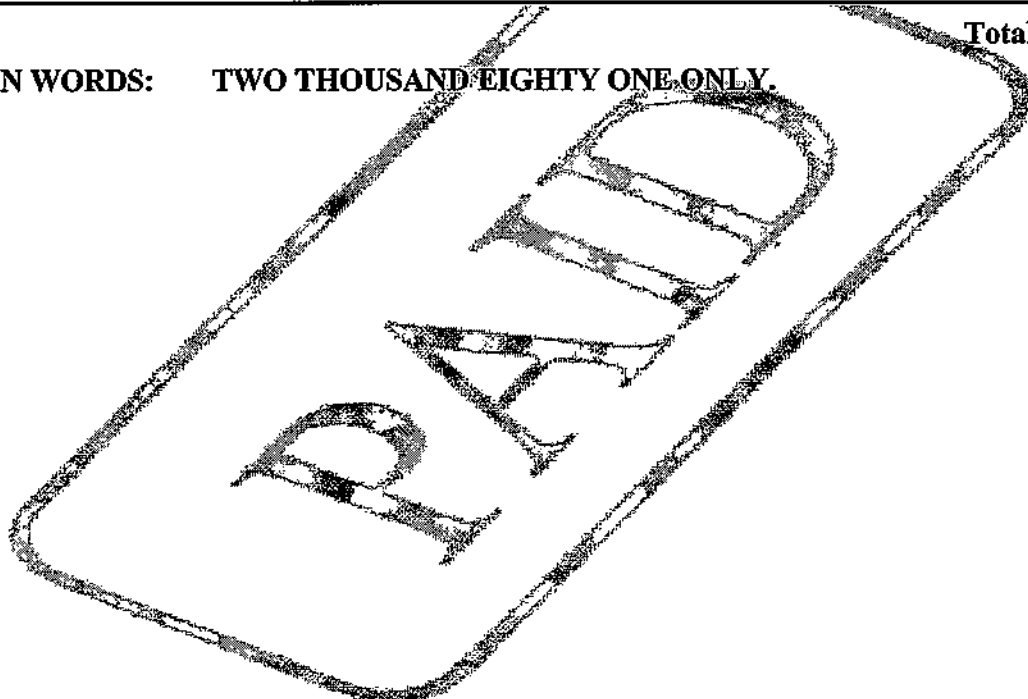
Depositor Details

Depositor's Name: Mr Nirman Ghosh
Address: Asansol
Mobile: 9434253408
Period From (dd/mm/yyyy): 16/11/2024
Period To (dd/mm/yyyy): 16/11/2024
Payment Ref ID: 2002901787/1/2024
Dept Ref ID/DRN: 2002901787/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002901787/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	2060
2	2002901787/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				2081

IN WORDS: TWO THOUSAND EIGHTY ONE ONLY.





DISTRICT SUB-REGISTRAR
Paschim Bardhaman

18 NOV 2024

Major Information of the Deed

Deed No :	I-2301-05456/2024	Date of Registration	20/12/2024
Query No / Year	2301-2002901787/2024	Office where deed is registered	
Query Date	16/11/2024 5:01:25 PM	D.S.R. Paschim Bardhaman, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Nirman Ghosh Asansol Court,Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 9434253408, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4002] Power of Attorney, General Power of Attorney [Rs : 50/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 1]	
Set Forth value		Market Value	
Rs. 3/-		Rs. 43,94,880/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,060/- (Article:48(g))		Rs. 53/- (Article:E, E, E)	
Remarks			

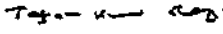
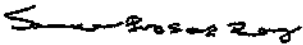
Land Details :

District: Paschim Bardhaman, P.S:- Andal, Gram Panchayat: ANDAL, Mouza: Bhadur, JI No: 42, Pin Code : 713321

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-760 (RS :-760)	LR-1925	Other Commercial Usage	Baid	5.13 Dec	1/-	14,77,440/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L2	LR-760 (RS :-760)	LR-1926	Other Commercial Usage	Baid	5.13 Dec	1/-	14,77,440/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L3	LR-760 (RS :-760)	LR-1927	Other Commercial Usage	Baid	5 Dec	1/-	14,40,000/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
		TOTAL :			15.26Dec	3 /-	43,94,880 /-	
	Grand Total :				15.26Dec	3 /-	43,94,880 /-	



Land Lord Details :

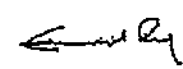
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Utpal Kumar Ray (Presentant) Son of Late Sudhakar Ray Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office	 18/11/2024	 Captured LTI 18/11/2024	 18/11/2024
	ECTP PH-IV, Flat No.B-7/8, VTC Haltu, City:- , P.O:- Haltu, P.S:-Girish Park, District:-Kolkata, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: ACxxxxxx7N, Aadhaar No: 86xxxxxxxx2232, Status :Individual, Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mr Tapan Kumar Ray Son of Late Sudhakar Ray Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office	 18/11/2024	 Captured LTI 18/11/2024	 18/11/2024
	Khudiram Pally, Andal, City:- , P.O:- Andal, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: ACxxxxxx6P, Aadhaar No: 61xxxxxxxx1374, Status :Individual, Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	Mr Sankar Prosad Ray Son of Late Sudhakar Ray Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office	 18/11/2024	 Captured LTI 18/11/2024	 18/11/2024
	Khudiram Pally, Andal, City:- , P.O:- Andal, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: ACxxxxxx5R, Aadhaar No: 63xxxxxxxx3244, Status :Individual, Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office			



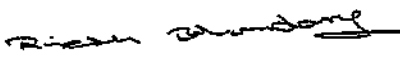
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	R.J. DEVELOPERS 16/11, Tetikhola, City:- , P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Date of Incorporation:XX-XX-2XX4 , PAN No.:: ABxxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Raju Gorai Son of Late Nema Gorai Date of Execution - 18/11/2024, , Admitted by: Self, Date of Admission: 18/11/2024, Place of Admission of Execution: Office	Photo  Nov 18 2024 2:48PM	Finger Print  Captured LTI 18/11/2024	Signature  18/11/2024
16/11, Tetikhola, City:- , P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: BHxxxxxx0C, Aadhaar No: 68xxxxxxxx1123 Status : Representative, Representative of : R.J. DEVELOPERS (as Partner)				
2	Name Mr Amarjit Roy Son of Mr Abhijit Roy Date of Execution - 18/11/2024, , Admitted by: Self, Date of Admission: 18/11/2024, Place of Admission of Execution: Office	Photo  Nov 18 2024 2:49PM	Finger Print  Captured LTI 18/11/2024	Signature  18/11/2024
Sanhati Nagar, 1 No. Mohishila Colony, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: ASxxxxxx2G, Aadhaar No: 93xxxxxxxx0464 Status : Representative, Representative of : R.J. DEVELOPERS (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rajesh Bhandary Son of Mr Biswanath Bhandary Arrah, Shankarpur, City:- , P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212		 Captured	
	18/11/2024	18/11/2024	18/11/2024

Identifier Of Mr Utpal Kumar Ray, Mr Tapan Kumar Ray, Mr Sankar Prosad Ray, Mr Raju Gorai, Mr Amarjit Roy



Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr Sankar Prosad Ray	R.J. DEVELOPERS-5.13 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mr Utpal Kumar Ray	R.J. DEVELOPERS-5.13 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Mr Tapan Kumar Ray	R.J. DEVELOPERS-5 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Andol, Gram Panchayat: ANDAL, Mouza: Bhadur, JI No: 42, Pin Code : 713321

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 760, LR Khatian No:- 1925	Owner:শঙ্কর প্রসাদ রায়, Gurdian:স্বাকর , Address:বিজ , Classification:বাইদ, Area:0.05000000 Acre,	Mr Sankar Prosad Ray
L2	LR Plot No:- 760, LR Khatian No:- 1926	Owner:উৎপল কুমার রায়, Gurdian:স্বাকর , Address:বিজ , Classification:বাইদ, Area:0.05000000 Acre,	Mr Utpal Kumar Ray
L3	LR Plot No:- 760, LR Khatian No:- 1927	Owner:তপন কুমার রায়, Gurdian:স্বাকর , Address:বিজ , Classification:বাইদ, Area:0.05000000 Acre,	Mr Tapan Kumar Ray



Endorsement For Deed Number : I - 230105456 / 2024

On 18-11-2024

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

Presented for registration at 14:38 hrs on 18-11-2024, at the Office of the D.S.R. Paschim Bardhaman by Mr Utpal Kumar Ray , 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 43,94,880/-

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

Execution is admitted on 18/11/2024 by 1. Mr Utpal Kumar Ray, Son of Late Sudhakar Ray, ECTP PH-IV, Flat No.B-7/8, VTC Haltu, P.O: Haltu, Thana: Girish Park, , Kolkata, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Others, 2. Mr Tapan Kumar Ray, Son of Late Sudhakar Ray, Khudiram Pally, Andal, P.O: Andal, Thana: Andal, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Others, 3. Mr Sankar Prosad Ray, Son of Late Sudhakar Ray, Khudiram Pally, Andal, P.O: Andal, Thana: Andal, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Others

Indetified by Mr Rajesh Bhandary, , , Son of Mr Biswanath Bhandary, Arrah, Shankarpur, P.O: Arrah, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

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

Execution is admitted on 18-11-2024 by Mr Raju Gorai, Partner, R.J. DEVELOPERS (Partnership Firm), 16/11, Tetikhola, City:- , P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Rajesh Bhandary, , , Son of Mr Biswanath Bhandary, Arrah, Shankarpur, P.O: Arrah, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

Execution is admitted on 18-11-2024 by Mr Amarjit Roy, Partner, R.J. DEVELOPERS (Partnership Firm), 16/11, Tetikhola, City:- , P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Rajesh Bhandary, , , Son of Mr Biswanath Bhandary, Arrah, Shankarpur, P.O: Arrah, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/11/2024 5:14PM with Govt. Ref. No: 192024250277907478 on 16-11-2024, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 1051611332555 on 16-11-2024, Head of Account 0030-03-104-001-16

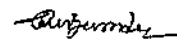
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,060/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,060/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1493, Amount: Rs.5,000.00/-, Date of Purchase: 14/11/2024, Vendor name: Ajoy Kumar Chand

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/11/2024 5:14PM with Govt. Ref. No: 192024250277907478 on 16-11-2024, Amount Rs: 2,060/-, Bank: SBI EPay (SBlePay), Ref. No. 1051611332555 on 16-11-2024, Head of Account 0030-02-103-003-02



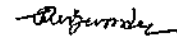
Subodh Kumar Majumder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
Paschim Bardhaman, West Bengal



On 20-12-2024

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.



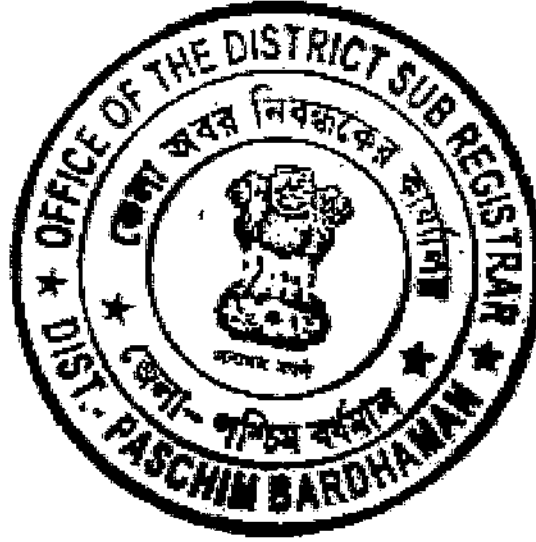
Subodh Kumar Majumder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
Paschim Bardhaman, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 2301-2024, Page from 111566 to 111592
being No 230105456 for the year 2024.**



Subodh Kumar Majumder

Digitally signed by SUBODH KUMAR MAJUMDER
Date: 2024.12.20 16:26:56 +05:30
Reason: Digital Signing of Deed.

**(Subodh Kumar Majumder) 20/12/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
West Bengal.**

