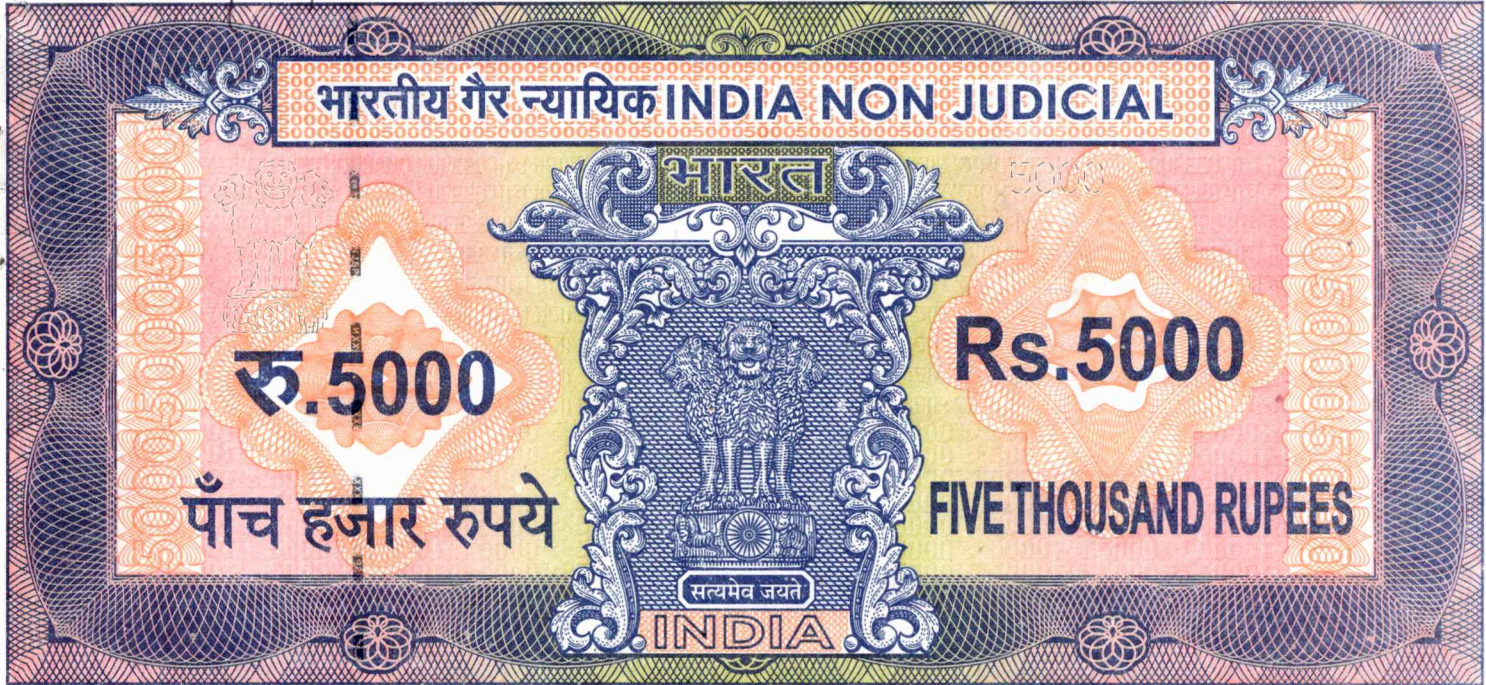


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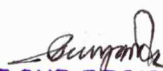
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

L 657450

L 657450

22/11/2024

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

22 NOV 2024

GRN No.19-202425-028121081-8

QUERY No.2002933710 / 2024

DEVELOPMENT OR CONSTRUCTION AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT

is made on this the 22nd day of November, 2024.

Contd.....P/2.


(Adm)

18

1599 18/11/24 5000/-

Sl. No. 1599 Date 18/11/24 Value 5000/-
Purchaser's Name 0003 Rajarshi Ghatak
Address Durgapur

Stamp Vender's Sign Ajoy Kumar Chand

AJOY KUMAR CHAND
STAMP VENDER
A. D. S. R. Office, Raniganj
Lic. No. 1 of 1989



Purchased On
from Asansol Treasury

14 NOV 2024

054750 J



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

22 NOV 2024

-:: 2 ::-

BETWEEN

Shri **RAJARSHI GHATAK** (PAN-AVYPG1984C) (Aadhaar No.472598778913), date of birth 03/01/1975, Son of Shri Santosh Kumar Ghatak, resident of 16/3, Einstein Avenue, Near Durga Mandir, B-Zone, P.O.- Durgapur, PIN-713205, Dist-Paschim Bardhaman; by faith Hindu, by Occupation- service, by Nationality-Indian; herein after referred to and called as the **"OWNER/VENDOR"**, (which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his 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 26thday of September, 2024and 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 Nemai Gorai , residing at 16/11, Tetikhola, P.O Arrah, P.S.-N.T.S., Durgapur 713212, Dist Paschim Bardhaman, State-West Bengal, (2) Shri Amarjit Roy (PAN-ASMPR3742G) (Aadhaar No. 938224590464) son of Shri Abhijit Roy,

Contd.....P/3.

2/8/24
(Ady)



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

22 NOV 2021

-:: 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/heirss, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS the above names First Party is the absolute owner 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-00865 for the year 2012 of the Office of the A.D.S.R., Raniganj on a valuable consideration from it's lawful owner thereof measuring more or less 3.45 Cuttaks (Three point four five Cuttaks) equivalent to 5.7Shataks (Five point seven shataks) of land out of total 16Shataks of land 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.717/1499 (Seven Hundred and Seventeen bata fourteen hundred and nineteen) of L.R. Khatian No.435 (Four hundred thirty five), butted and bounded by: -on the North : 12ft. katcha road, on the east : Property of Utpal Roy, On the South : Drain, On the West : Sadhana Ghosh;

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.

(Adv)



DISTRICT SUB-REGISTRAR
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-:: 4 ::-

ANDWHEREAS the Second Party/Developer has proposed to the First Party/Owner 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 Party/Owner 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/Owner 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/Owner 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.

Contd.....P/5.


(Adv)



DISTRICT SUB-REGISTRAR
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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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Paschim Bardhaman

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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 ease 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

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(Achy)



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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%

Contd.....P/8.

(Handwritten signature)
(Adv)



DISTRICT SUB-REGISTRAR
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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.

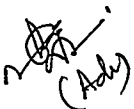
20) That the First Parties will not be entitled to take any loan or mortgage the schedule mentioned property or any part thereof from the date of the execution of this agreement.

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.

Contd.....P/10.


(Adv)



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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 vacant land and immovable property situated in or upon R.S. & L.R. Plot No.717/1499, under L.R. Khatian No.1938, measuring an area of 5.7 (Five point Seven) Decimal. There is no construction in the land.

Contd.....P/11.

2/2/24
(Adv)



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-:: 11 ::-

Butted and bounded by: -

On the North : 12ft. katcha road,
On the east : Property of Utpal Ray,
On the South : Drain,
On the West : Property of Sadhana Ghosh;

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.

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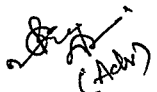
DISTRICT SUB-REGISTRAR
Paschim Bardhaman

22 NOV 2024

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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DISTRICT SUB-REGISTRAR
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8. FLOORING: In general flooring of Tiles with 4" skirting Dado on all sides in all bed rooms, drawing-cum-dinning 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.

Contd.....P/14.

20/11/14
C. Adams



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

22 NOV 2021

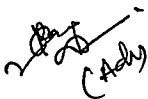
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15. ELECTRIC METER: Charges of procurement of Main Electric Meter will be provided on separately by the individual flat owner and the landowner. In case of installation of Transformer, the costs of the same are also to be borne by all flat owner and 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 will 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.

Contd.....P/15.


(Aady)



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

22 NOV 2024

-:: 15 ::-

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. *Rojesh Bhattacharya*
S/o ^{SRE} *Biswamath Bhattacharya*
Arroh, Shankarpur,
P.O. - Arroh,
R.S. - N.T.P.S.,
Dist - Paschim Bardhaman
Pin - 713212
W.B.,

2. *Manik Roy*
S/o *late Bhut Nath Roy*
VILL & P.O. - *Breerampur* *Rajarshi Ghatak*
Dist - *Paschim Bardhaman* **SIGNATURE OF THE OWNER**
Pin - 713321
W.B.,

R. J. DEVELOPERS

Ragu Gores

Partner

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

R. J. DEVELOPERS

Anuraj Roy

Partner

Chiranjit Roy

(Chiranjit Roy)

Advocate

Asansol Court

Enrolment No.F/1071/995/2018

SIGNATURE OF THE DEVELOPER



DEVELOPERS
DISTRICT SUB-REGISTRAR
Paschim Bardhaman

22 NOV 2024



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



192024250281210818

GRN Details

GRN:	192024250281210818	Payment Mode:	SBI Epay
GRN Date:	19/11/2024 16:27:15	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3916935495833	BRN Date:	19/11/2024 16:27:32
Gateway Ref ID:	432459322130	Method:	State Bank of India UPI
GRIPS Payment ID:	191120242028121080	Payment Init. Date:	19/11/2024 16:27:15
Payment Status:	Successful	Payment Ref. No:	2002933710/2/2024

[Query No*/Query Year]

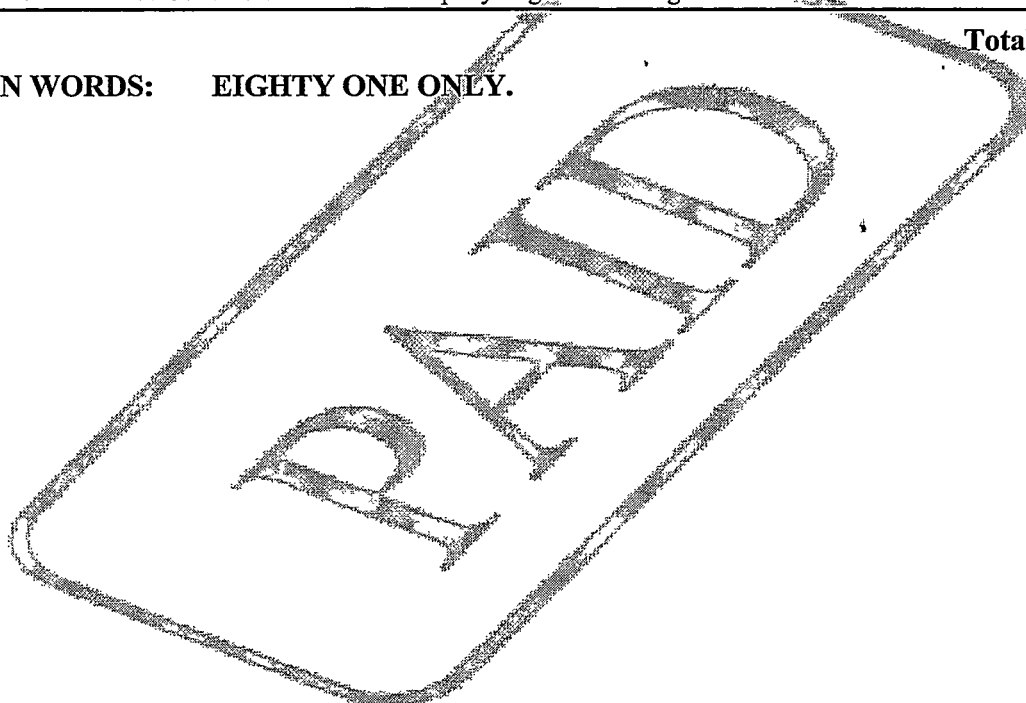
Depositor Details

Depositor's Name: Mr Nirman Ghosh
Address: Asansol
Mobile: 9434253408
Period From (dd/mm/yyyy): 19/11/2024
Period To (dd/mm/yyyy): 19/11/2024
Payment Ref ID: 2002933710/2/2024
Dept Ref ID/DRN: 2002933710/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002933710/2/2024	Property Registration-Stamp duty	0030-02-103-003-02	60
2	2002933710/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				81

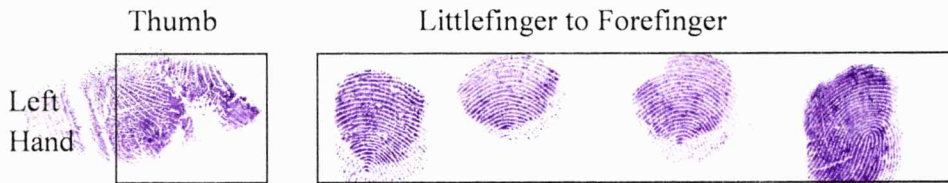
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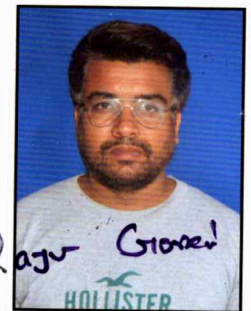
DISTRICT SUB-REGISTRAR
Paschim Bardhaman

22 NOV 2024



Rajarshi Ghatak

Finger Print attested by me : Rajarshi Ghatak



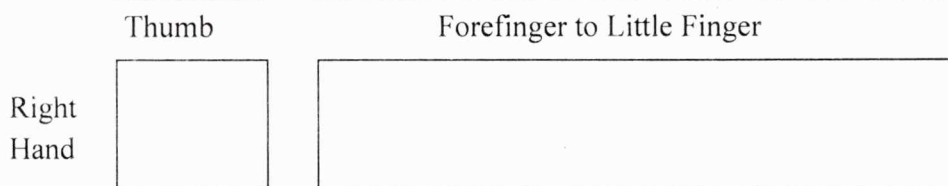
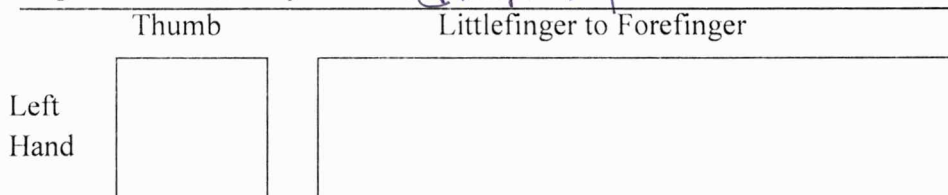
Raju Gorai

Finger Print attested by me : Raju Gorai



Anirudh Singh

Finger Print attested by me : Anirudh Singh



Finger Print attested by me : _____



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

22 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
POST OFFICE (পোস্ট অফিস) ARRAH
POLICE STATION (থানা) NEW TOWNSHIP PIN 713212
PASCHIM BARDHAMAN
DISTRICT (জেলা) PASCHIM BARDHAMAN STATE (রাজ্য) WEST BENGAL
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গণের সঙ্গী সম্পর্ক) FAMILY FRIEND
6. AADHAR NO 742105511373
PAN BNTPB5591E
EPIC NO NSX1182476

আমি (শনাক্তকারী) _____ অত্র দলিলের (Query No.) _____
বিক্রেতা/দাতা গণকে শনাক্ত করিলাম।

I, RAJESH BHANDARY as identifier identifying the executants
of the concerned deed (Query No. 2002933710/2024)

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND					
RIGHT HAND					



Rajesh Bhandary

Rajesh Bhandary

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)

1-2. 3. 4. 5. 6. 7. 8. 9. 10.

11. 12. 13. 14. 15. 16. 17. 18. 19. 20.

21. 22. 23. 24. 25. 26. 27. 28. 29. 30.

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Major Information of the Deed

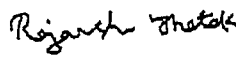
Deed No :	I-2301-04987/2024	Date of Registration	22/11/2024
Query No / Year	2301-2002933710/2024	Office where deed is registered	
Query Date	19/11/2024 4:19:43 PM	D.S.R. Paschim Bardhaman, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Nirman Ghosh Asansol Court,Thana : Asansol, 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. 1/-	Rs. 12,82,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,060/- (Article:48(g))	Rs. 53/- (Article:E, E, E, M(b), H)		
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 Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-717/1499 (RS :- 717/1499)	LR-1938	Bastu Baid	5.7 Dec	1/-	12,82,500/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :				5.7Dec	1 /-	12,82,500 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Rajarshi Ghatak (Presentant) Son of Mr Santosh Kumar Ghatak Executed by: Self, Date of Execution: 22/11/2024 , Admitted by: Self, Date of Admission: 22/11/2024 ,Place : Office	Photo  22/11/2024	Finger Print  Captured LTI 22/11/2024	Signature  22/11/2024

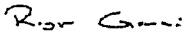
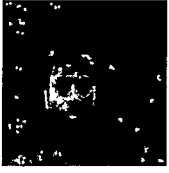


16/3, Einstein Avenue, Near Durga Mandir, B-zone, City:- Durgapur, P.O:- Durgapur, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: AVxxxxxx4C, Aadhaar No: 47xxxxxxxx8913, Status :Individual, Executed by: Self, Date of Execution: 22/11/2024
 , Admitted by: Self, Date of Admission: 22/11/2024 ,Place : Office

Developer Details :

SI 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 :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Raju Gorai Son of Late Nemai Gorai Date of Execution - 22/11/2024, , Admitted by: Self, Date of Admission: 22/11/2024, Place of Admission of Execution: Office	 Nov 22 2024 12:21PM	 Captured LTI 22/11/2024	 22/11/2024
	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	Photo	Finger Print	Signature
	Mr Amarjit Roy Son of Mr Abhijit Roy Date of Execution - 22/11/2024, , Admitted by: Self, Date of Admission: 22/11/2024, Place of Admission of Execution: Office	 Nov 22 2024 12:21PM	 Captured LTI 22/11/2024	 22/11/2024
	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	
	22/11/2024	22/11/2024	22/11/2024
Identifier Of Mr Rajarshi Ghatak, Mr Raju Gorai, Mr Amarjit Roy			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Rajarshi Ghatak	R.J. DEVELOPERS-5.7 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Andai, 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:- 717/1499, LR Khatian No:- 1938	Owner:রাজর্ষী ঘটক, Gurdian:সত্তাৰ , Address:লিঙ্গ , Classification:বইদ, Area:0.06000000 Acre,	Mr Rajarshi Ghatak



Endorsement For Deed Number : I - 230104987 / 2024

On 22-11-2024

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.

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

Presented for registration at 12:16 hrs on 22-11-2024, at the Office of the D.S.R. Paschim Bardhaman by Mr Rajarshi Ghatak ,Executant.

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 12,82,500/-

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

Execution is admitted on 22/11/2024 by Mr Rajarshi Ghatak, Son of Mr Santosh Kumar Ghatak, 16/3, Einstein Avenue, Near Durga Mandir, B-zone, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713205, 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 22-11-2024 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 22-11-2024 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 19/11/2024 4:27PM with Govt. Ref. No: 192024250281210818 on 19-11-2024, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 3916935495833 on 19-11-2024, Head of Account 0030-03-104-001-16

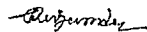
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,060/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 60/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1599, Amount: Rs.5,000.00/-; Date of Purchase: 18/11/2024, Vendor name: Ajoy Kumar Chand

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/11/2024 4:27PM with Govt. Ref. No: 192024250281210818 on 19-11-2024, Amount Rs: 60/-, Bank: SBI EPay (SBlePay), Ref. No. 3916935495833 on 19-11-2024, Head of Account 0030-02-103-003-02



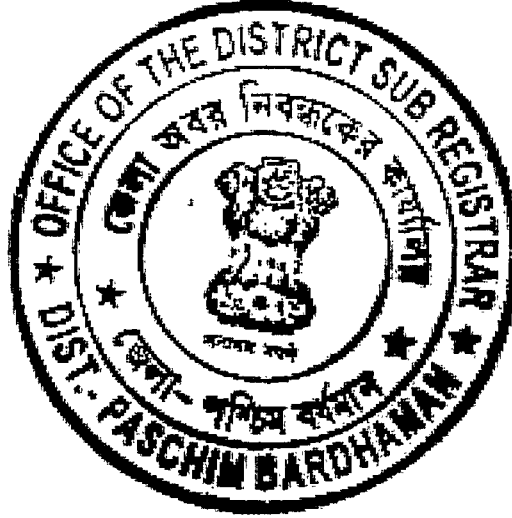
Subodh Kumar Majumder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
Paschim Bardhaman, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 2301-2024, Page from 102062 to 102085
being No 230104987 for the year 2024.**



Subodh Kumar Majumder

Digitally signed by SUBODH KUMAR MAJUMDER
Date: 2024.11.27 12:35:22 +05:30
Reason: Digital Signing of Deed.

**(Subodh Kumar Majumder) 27/11/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
West Bengal.**

