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I - 5984/2024

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

K 485235

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

GRN:-19-202425- 012927909-8 24 JUL 2024

Query No. 2001750038/2024

**DEVELOPMENT AGREEMENT
OR CONSTRUCTION AGREEMENT**

(Agreement between Landowners and Developer)

THIS AGREEMENT is made on this the day of 24th July, 2024

BETWEEN 1) SRI SUBRATA BHOWMICK,

(PAN- AEDPB0283R) son of Sri Harendra Kumar Bhowmick, by
caste Hindu, Nationality Indian, resident of Purnashree Pally, S.B.

Gorai Road, Post Office - Asansol-713301, Addl. Dist. Sub-Registry
Office Asansol, Police Station - Asansol (South), District - Paschim

Bardhaman, West Bengal, 2) SMT. AANKHI GHATAK,

(PAN - AHNPG6892L), daughter of Bibhuti Bhusan Banerjee and

Contd...p/2

Asansol

Asansol

wife of Sri Ranjit Ghatak, by caste Hindu, by occupation housewife, Nationality Indian, resident of Upper Chelidanga, Debashis Ghatak Sarani, Beside Chalandika Hotel, Post Office-Asansol-713304, Addl. Dist. Sub-Registry Office Asansol Police Station - Asansol (South), District - Paschim Bardhaman, West Bengal, **3) SMT. AVA KARMAKAR**, (PAN-AEUPK7066G) D/o Fatik Karmakar and wife of Gurudas Karmakar, by caste Hindu, by occupation housewife, Nationality Indian, resident of West Apcar Garden, Asansol, Post Office- Asansol - 713304, Addl. District Sub-Registry Office Asansol Police Station - Asansol (South), District - Paschim Bardhaman, West Bengal, **4) SMT. MADHUMITA GHOSH** alias **MADHUMITA GHOSH ROY**, (PAN - AISPG8877B), daughter of Mihir Ghosh and wife of Rudra Shankar Roy, by caste Hindu, by occupation housewife, Nationality Indian, resident of Mollahazi Bagan, Chandannagar, Post Office - Chandannagar - 712136, Police Station - Chandannagar, District - Hooghly, West Bengal, hereinafter called the **LAND OWNERS / FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context include their respective heirs, executors, administrators, representatives and assigns) of the **ONE PART;**

A N D

NARAYANAM PROJECTS PVT. LTD., (PAN-AA1CN4050E), a private limited company having its office at West Apcar Garden, Near Kolkata Sweets, Asansol, P.O. Asansol - 713304, P.S. Asansol (South), Addl. Dist. Sub-Registry Office Asansol, District - Paschim Bardhaman, West Bengal, represented by its Directors **1) SRI SUBRATA BHOWMICK**, (PAN - AEDPB0283R) son of Sri Harendra Kumar Bhowmick, by caste Hindu, Nationality Indian,

Contd...p/3

24.5.2014
Asansol

resident of Purnashree Pally, S.B. Gorai Road, Post Office - Asansol-713301, Addl. Dist. Sub - Registry Office Asansol, Police Station - Asansol (South), Dist. Paschim Bardhaman, West Bengal, **2) SRI RANJIT GHATAK**, (PAN - AECPG7061B) son of Late Bidhu Bhusan Ghatak, by caste Hindu, by occupation Advocate, Nationality Indian, resident of Debashis Ghatak Sarani, Upper Chelidanga, Post Office-Asansol-713304, P.S. Asansol (South), Addl. District Sub-Registry Office Asansol, Dist. Paschim Bardhaman, West Bengal, **3) SRI GURUDAS KARMAKAR**, (PAN - AGDPK0159P) son of Late Basanta Karmakar, by caste Hindu, Nationality Indian, resident of West Apcar Garden, Near Kali Mandir, P.O. Asansol-713304, P.S. Asansol (South), Addl. Dist. Sub-Registry Office Asansol, Dist. Paschim Bardhaman, West Bengal and **4) SRI RUDRA SANKAR ROY** (PAN - AERPR4410G) son of Kamala Kanta Roy, by caste Hindu, Nationality Indian, resident of Samdi, Pahargara, Post Office - Samdi - 713359, Addl. District Sub - Registry Office Asansol, Police Station - Salanpur, Dist. Paschim Bardhaman, West Bengal, hereinafter called **DEVELOPER/ SECOND PARTY'** (which expression unless repugnant to the context shall always mean and include its successor-in-interest, executors, administrators, assigns and representatives) of the **'OTHER PART'**

WHEREAS 1) Sri Gurudas Karmakar and 2) Sri Tarun Kanti Karmakar, both sons of Late Basanta Karmakar, residents of West Apcar Garden, Asansol, were the lawful and rightful owners of 'Bastu' land measuring 10 (ten) decimals with a forty years old pucca one storied building having covered area 800 sq.ft. comprised in C.S., R.S. & L.R. Plot No. 234 (two hundred thirty four) under C.S.

Khatian No. 65, R.S. Khatian No. 113 and L.R. Khatian No. 1892 of Mouza- Kumarpur, J.L. No. 19, P.S. Asansol (South), by purchasing the same under a registered Deed of Sale bearing Deed No. I-2305-06185 for the year 2021 of the office of the A.D.S.R., Asansol ;

AND WHEREAS the aforesaid Sri Tarun Kanti Karmakar while owning and possessing his share in the above noted property, he sold, transferred and conveyed the 'Bastu' land measuring 3 (three) Cottahs or 2160 sq.ft. with a tiled shed house having covered area 100 (one hundred) sq.ft. in favour of 1) Sri Subrata Bhowmick, the Land Owner/ First Party No. 1 hereof and 2) Smt. Aankhi Ghatak, the Land Owner/First Party No. 2 hereof under a registered Deed of Sale bearing Deed No. I-2305-10154 for the year 2022 of the office of the A.D.S.R., Asansol ;

AND WHEREAS the aforesaid Sri Gurudas Karmakar while owning and possessing his share in the above noted property, he transferred and conveyed the 'Bastu' land measuring 3 (three) Cottahs or 2160 sq.ft. with a tiled shed house having covered area 100 (one hundred) sq.ft. in favour of his wife Smt. Ava Karmakar, the Land Owner/First Party No. 3 hereof by a registered Deed of Gift bearing Deed No. I-2305-10586 for the year 2022 of the office of the A.D.S.R., Asansol ;

AND WHEREAS the names of the Land Owners/First Party nos. 1, 2 and 3 have been recorded under L.R. Khatian nos. 2028, 2029 and 2030 respectively in respect of the said land ;

AND WHEREAS the abovenamed Sri Subrata Bhowmick, Smt. Aankhi Ghatak and Smt. Ava Karmakar, the Land Owners/ First Party

nos. 1, 2 and 3, with the intention to raise and construct a multi-storied (B+G+3 storied) building over and upon the said land obtained a building plan duly sanctioned by the authority of Asansol Municipal Corporation vide its Building Permit No. SWS-OBPAS/1101/ 2023/ 1488 dt. 09.10.2023 and in this regard had already obtained a Development permission for development of land under Land Use Compatibility Certificate u/s 46 of the West Bengal Town & Country (Planning & Development) Act., 1979 from Asansol Durgapur Development Authority under its Memo No. ADDA/ASN/DP /2023/ 0872 dt. 11.04.2023 and also obtained Fire Safety Recommendation from Divisional Fire Officer, Paschim Bardhaman, West Bengal Fire & Emergency Services vide its Memo No. FSR/0125186239100095 dt. 13.04.2023 and permission for conversion of the said land from 'Baid' classification to commercial Bastu has been allowed by the office of the SDL & LRO (EP-1), Asansol ;

AND WHEREAS thereafter the Land Owner/First Party no.3 while owning and possessing her aforesaid land measuring 3 (three) Cottahs or 2160 sq.ft., she sold, transferred and conveyed 1 (one) Cottah 8 (eight) Chhitaks or 1080 sq.ft. of land with a tiled shed house having covered area 100 sq.ft. in favour of Smt. Madhumita Ghosh alias Madhumita Ghosh Roy, the Land Owner/First Party No. 4 hereof under a registered Deed of Sale bearing Deed No. I-2305-03513/2023 of the office of the A.D.S.R., Asansol ;

AND WHEREAS in the above circumstances the Land Owner / First Party nos. 1 & 2 are the joint owners of the undivided 50% share and each of the Land Owner/First Party no. 3 and 4 are the absolute owners of undivided 25% in the said property which is morefully

described in the schedule 'A' below and the same is free from all encumbrances, charges and/or mortgages ;

AND WHEREAS the Land Owners/First Party intend to develop the 'A' schedule land by constructing a multistoried (B+G+3 storied) building upon the said land through a builder/developer, Narayanam Projects Pvt. Ltd., the Developer/Second Party being a builder/developer offered to raise a multistoried (B+G+3 storied) building at their own costs and expenses upon the 'A' schedule land and have further offered to allot 40% (forty percent) share of total construction area of the said proposed multistoried building for and in lieu of the 'A' schedule land and considering the said offer the Land Owners/First Party engaged the Developer/Second Party in regard to promote/develop the schedule 'A' property by raising multistoried building upon the 'A' schedule land. Be it mentioned here that if the area of the allocation of property of the Land Owners/First Party shall increase/decrease, then the Developer/Second Party shall collect/pay the consideration amount of the said area from/to the Land Owners/First Party as per ratio of allotted property in accordance to the prevailing market value ;

AND WHEREAS the Land Owners/First Party agreed to provide all sorts of assistance to the Developer/Second Party by signing all papers and documents as and when required, in the matter of erection of such multistoried building upon the 'A' schedule land by the Developers/Second Party.

AND WHEREAS in terms of such mutual agreement, the Land Owners / First Party engaged the said 'NARAYANAM

Contd...p/7

Advocate

PROJECTS PVT. LTD.' authorizing to erect the said multistoried project/construction upon the schedule mentioned land ;

AND WHEREAS the parties enter into this agreement on the following terms and conditions as mutually settled and decided between the parties which are to be strictly followed and observed by the parties.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS

1. That the First Party with the execution of this Development Agreement engaged the Second Party so as to enable the Second Party to raise the proposed multistoried construction/building upon the said land.
2. That the Second Party shall raise/erect the said constructions of the multistoried project / building upon the schedule mentioned land with the help of good quality of building materials at their own costs and expenses and by taking assistance of engineering expert and the Second Party shall remain fully responsible and liable for any loss or damage caused in the said building at any time for any constructional defect. If any mishap be occurred at the time of constructions of the said building, the Second Party shall remain liable for such accident/ mishap and the First Party shall be in no way held responsible for the same.
3. That the Second Party shall erect the said multistoried building in accordance with and in due compliance with the sanctioned building plan as well as of the provisions of West Bengal Apartment (Regulation of Construction & Transfer) Act 1972 and the Rules framed thereunder.

In this connection the First Party shall provide all sorts of assistance to the Second Party by signing all necessary papers, documents, plan, application, forms etc. as and when required.

4. That the Second Party shall also be responsible for any constructions raised/made illegally in deviation of the site plan or of the building plan or of the said Act and the First Party shall have nothing to do with the same.

5. That the Second Party shall have right to sell and transfer all flats/shops/parking space etc. (save and except the allotted property of the First Party) of the said proposed multistoried building to the intending purchasers/transferees at such price or prices as will be settled between the Second Party and the intending transferee/s and the Second Party shall have absolute right to collect, receive, enjoy and appropriate the entire sale proceeds/consideration money/advance money etc. thereof exclusively and the First Party shall have no right to claim any share in the said amount/s accrued from such sale/advance.

In this connection the Second Party shall be able to cause advertisement inviting the attention of interested person in regard to sale of the flats/shop/parking space and to enter into any agreement for such sale by receiving advance and/or booking money.

In the matter of such sale or transfer of any such flat or flats/ shops/ parking space of the proposed building the Second Party shall execute all such Sale Deed/s on behalf of the First Party as their constituted attorney and/or as a co-seller with the First Party landlord if required and shall get the said Deed/s registered by presenting the same before

the appropriate registering authority. It is hereby made clear that if required, the First Party shall remain bound to execute the said Sale Deed/s being the land owner of the said land.

6. That the Second Party shall take all steps and measures for having electric meter, line, connection and municipal water connection in the said proposed multistoried building from the authority concerned.

7. That the Second Party may complete the constructions of the said multistoried building within 18 (eighteen) months from the date of execution of this agreement.

8. That if there is any defect in the title and ownership of the First Party relating to the said property or there be any criminal or civil cases pending in respect of the said property in that event that agreement will automatically be dissolved or the First Party shall be fully responsible for settle all such disputes relating to the said property.

9. That it has been specifically settled between the parties that the developer shall have no right or authority to create any mortgage, lien or charge or encumbrance in respect of the said property before handing over owner's allocation in total finished condition and to the full satisfaction of the owners.

10. That for the sake of convenience in erecting the said construction upon the schedule mentioned land as also to perform the acts, deeds and things in terms and the conditions embodied in this agreement the First Party shall execute a Deed of General Power of Attorney in favour of the Second Party conferring upon them all such powers and authority as will be found essential which will be freely exercised by the Second Party as constituted attorney of the First Party. *And the Schedule property is not transferred by this deed.*

*Car. Subrahmaniam
Advocate*

Contd...p/10

Subrahmaniam

SCHEDULE 'A' ABOVE REFERRED TO:-

In the District of Paschim Bardhaman, Police Station Asansol (South), Sub-Division and Addl. District Sub-Registry Office Asansol, J.L. No. 19, Mouza - Kumarpur, under the limits of Asansol Municipal Corporation, Ward No. 2 (previous), 55 (present), ALL THAT piece and parcel of land being recorded in :-

- i) L.R. Khatian No. 2028 (two thousand twenty eight), under L.R. Plot No. 234 (two hundred thirty four), measuring an area of 0.03 (zero point zero three) Acre. The class of land is 'Baid'.
- ii) L.R. Khatian No. 2029 (two thousand twenty nine), under L.R. Plot No. 234 (two hundred thirty four), measuring an area of 0.02 (zero point zero two) Acre. The class of land is 'Baid'.
- iii) L.R. Khatian No. 2030 (two thousand thirty), under L.R. Plot No. 234 (two hundred thirty four), measuring an area of 0.05 (zero point zero five) Acre. The class of land is 'Baid'.

Total measuring an area of 10 (ten) Decimals of land together with one storied tiles shed residential building aged about 2 (two) years with cemented floor standing thereon measuring covered area 200 (two hundred) sq.ft..

Butted and bounded by :-

On the North :- House of S. Roy.

On the South :- 18'- 0" (eighteen feet) wide Road, Apear Garden Bye Road.

On the East :- House of Sanat Bhattacharya.

On the West :- House of Maokow Fang.

SCHEDULE - 'B'

(Land Owners Allocation Property)

- i) All That 40% right in roof, land and common area of the proposed multi-storied building.
- ii) All That 40% constructed area finished in all respect as per the annexed specification in the western side of proposed multi-storied building alongwith water and electrical connection.

SCHEDULE - 'C'

(Developer's Allocation Property)

- i) All That 60% right in roof, land and common area of the proposed multi-storied building.
- ii) All That 60% constructed area finished in all respect as per the annexed specification in the remaining sides of proposed multi-storied building alongwith water and electrical connection.

List of Brand/Quality of Building Materials to be used in flat :-

1. Rods :- Good quality (ISI 550) Durgapur.
2. Cement :- Konark/Dalmia/Ultratech.
3. Bricks :- RAMCO/DDB/RKB.
4. Stone Chips :- Good quality (size : $\frac{3}{4}$, $\frac{5}{8}$, $\frac{1}{2}$).
5. Sand :- Medium quality of Damodar River.
6. Floor tiles : $02' \times 02'$ size good quality brands in entire floor.
7. Bathroom, kitchen wall tiles (size $1' \times 1\frac{1}{2}'$) will be used of good quality brands. Wash Basin, sanitary fittings with tap and shower in bathroom and sink in kitchen.
8. Door frame standard size Malaysia Sal wood of thickness $04'' \times 2\frac{1}{2}'' \times 7'$.

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9. Inside doors : Flush door 30 mm thick factory made medium quality.
10. Main door : Laminated good quality.
11. Bathroom doors : PVC door and frame of medium quality.
12. M.S. Grill for window of 10 mm sq. bar with standard gap and approved design.
13. Windows : Aluminium section sliding frame : 1.1 mm, palla : 1 mm, glass : 3.5 mm.
14. Electrical fittings : concealed electrical fittings with required number of points 1 bedroom will be fitted with 2 light point, 1 no. fan point, 1 plug point of medium quality.
15. Electrical wires : Finolex/Havells Brand.
16. Electrical switcher : Pritam/Preity/Anchor brand including stair room and corridor.
17. Inside wall putty : three coat wall putty with primer.
18. Outside plaster : wall putty Gholi one coat, primer one coat and colour one coat.
19. Plumbing : Ashirbad/D, Sons/Calcutta/Parryware brands, Inside : CPVC/Outside : UPVC, fittings : medium quality.
20. All other materials not specified shall be of ISI quality/marked and must be approved by the Engineer.

List of Brand/Quality of Building Materials to be used in shop :-

1. Shutter.
2. White Wash.
3. Plain Cemented Floor.

Contd...p/13



Subrata Shoudmick

Finger print attested by me : Subrata Shoudmick



Anurag Chakrabarti

Finger print attested by me : Anurag Chakrabarti



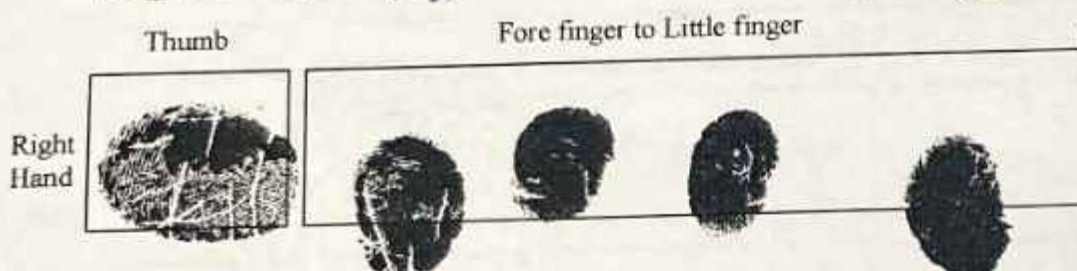
Aya Karmakar

Finger print attested by me : Aya Karmakar



Madhumita Ghosh Ray

Finger print attested by me : Madhumita Ghosh Ray.



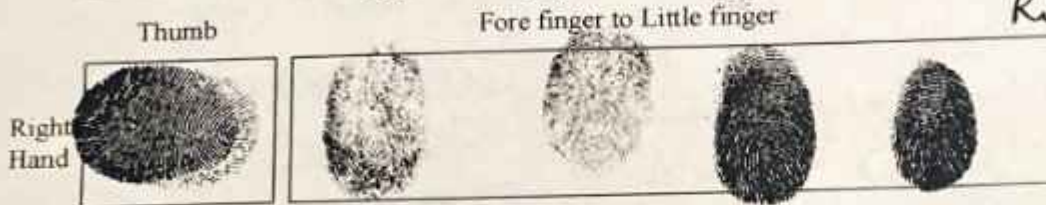
Rajit Ghatak

Finger print attested by me : Rajit Ghatak



Gunidas Naha

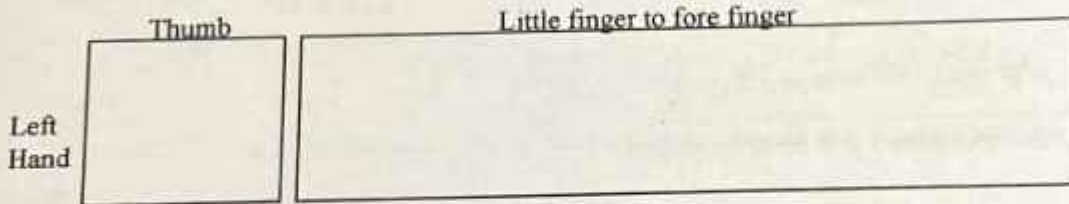
Finger print attested by me : Gunidas Naha



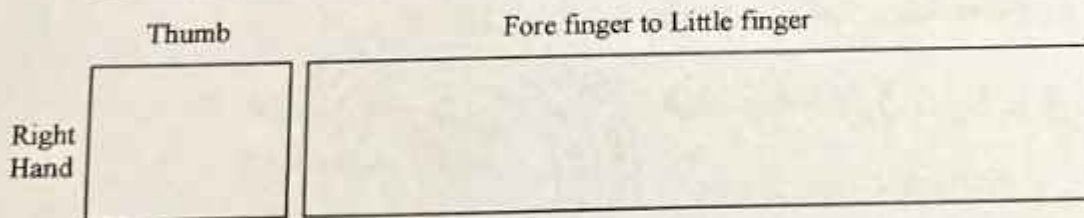
Rudra Samkar Roy

Rudra Samkar Roy

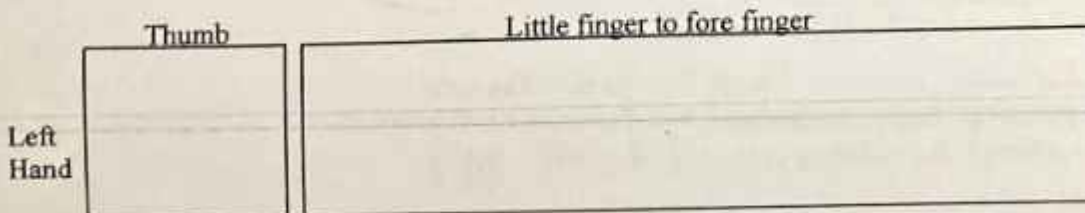
Finger print attested by me : _____



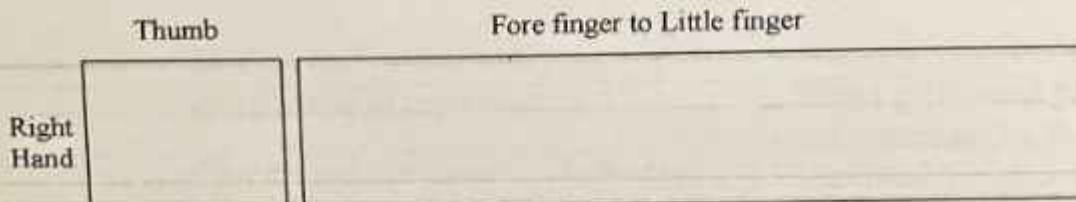
Photo



Finger print attested by me : _____



Photo



Finger print attested by me : _____

INWITNESS WHEREOF the parties named above signed and executed this Development Agreement on the day, month and year first above written.

WITNESSES :-

1. Goutam Sen
S/o Late Samir Sen
Ambagan, Dakshinapuri
PO - Burdwan
Pin 713325
Dist. Paschim Bardham

Subrata Sharmick
Soukai Chakrabarti.

Asa Karmakar

Madhumita Ghosh Roy.

Signature of the Land Owners/First Party

Subrata Sharmick

2. Mistry Usha
S/o - Rajag Khan
Azad Nagar,
Burdwan.

Ranjit Chakrabarti.

Gurun das Khan

Rudra Samanta Roy

Signature of the Developer/Second Party

NARAYANAM PROJECTS PRIVATE LIMITED

Subrata Sharmick

DIRECTOR

Drafted and prepared by me
and printed in my office.

Anand Kumar Subodha

(Anand Kumar Subodha)
Advocate, Asansol Court.
Enrol No. F/106/102/89
(WB/217/1989)

Note : A sheet containing the
finger prints and photographs
duly attested by the parties co-
ncerned is also annexed in
between page No. 12 & 13.



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



192024250129279098

GRN Details

GRN:	192024250129279098	Payment Mode:	SBI Epay
GRN Date:	19/07/2024 20:02:24	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	4515390131736	BRN Date:	19/07/2024 20:03:16
Gateway Ref ID:	420172268120	Method:	State Bank of India UPI
GRIPS Payment ID:	190720242012927908	Payment Init. Date:	19/07/2024 20:02:24
Payment Status:	Successful	Payment Ref. No:	2001750038/2/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Saroj Sulodia
Address:	1C, Mahalaxmi Apartment, Tagore Road, Asansol
Mobile:	9832124851
Contact No:	9832124851
Depositor Status:	Others
Query No:	2001750038
Applicant's Name:	Mr Anand Kumar Sulodia
Identification No:	2001750038/2/2024
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	19/07/2024
Period To (dd/mm/yyyy):	19/07/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001750038/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	5010
2	2001750038/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	14

Total 5024

IN WORDS: FIVE THOUSAND TWENTY FOUR ONLY.

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : GAUTAM SEN
2. FATHER/ HUSBAND NAME : LATE SAMIR SEN
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Service
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) HIRAPUR, AMBAGAN
POST OFFICE (পোস্ট অফিস) BURNPUR
POLICE STATION (থানা) HIRAPUR PIN 713325
DISTRICT(জেলা) PASCHIM BARDHAMAN STATE (রাজ্য) WEST BENGAL
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Other
6. AADHAR NO 428221104309
PAN BFGPS8026G
EPIC NO MUF0455999

আমি (শনাক্তকারী) _____ অএ দলিলের (Query No.) _____
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Gautam Sen as identifier identifying the executants
of the concerned deed (Query No.) 2001750038/2024.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Gautam Sen

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Mobile No. 8900166941

Major Information of the Deed

Deed No :	I-2305-05984/2024	Date of Registration	24/07/2024
Query No / Year	2305-2001750038/2024	Office where deed is registered	
Query Date	05/07/2024 9:23:17 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Anand Kumar Sulodia Asansol Court, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 9434243913, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 55,60,000/-	Rs. 61,20,610/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,010/- (Article:48(g))	Rs. 14/- (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:- Asansol, Municipality: ASANSOL MC, Road: Apcar Garden West, Road Zone : (Off Road – Off Road) , Mouza: Kumarpur, JI No: 19, Pin Code : 713304

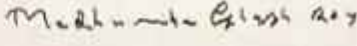
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-234 (RS :-)	LR-2028	Bastu	Baid	0.03 Acre	16,50,000/-	18,18,183/-	Width of Approach Road: 18 Ft.,
L2	LR-234 (RS :-)	LR-2029	Bastu	Baid	0.02 Acre	11,00,000/-	12,12,122/-	Width of Approach Road: 18 Ft.,
L3	LR-234 (RS :-)	LR-2030	Bastu	Baid	0.05 Acre	27,50,000/-	30,30,305/-	Width of Approach Road: 18 Ft.,
		TOTAL :			10Dec	55,00,000 /-	60,60,610 /-	
		Grand Total :			10Dec	55,00,000 /-	60,60,610 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	200 Sq Ft.	60,000/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	200 sq ft	60,000 /-	60,000 /-	

Land Lord Details :

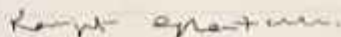
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri Subrata Bhowmick (Presentant) Son of Sri Harendra Kumar Bhowmick Executed by: Self, Date of Execution: 24/07/2024 , Admitted by: Self, Date of Admission: 24/07/2024 ,Place : Office	 24/07/2024	 Captured LTI 24/07/2024	 24/07/2024
Purnashree Pally, S.B. Goral Road, City:- Asansol, P.O:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.: AExxxxxx3R, Aadhaar No: 65xxxxxxxx3907, Status :Individual, Executed by: Self, Date of Execution: 24/07/2024 , Admitted by: Self, Date of Admission: 24/07/2024 ,Place : Office				
2	Smt Aankhi Ghatak Daughter of Bibhuti Bhusan Banerjee Executed by: Self, Date of Execution: 24/07/2024 , Admitted by: Self, Date of Admission: 24/07/2024 ,Place : Office	 24/07/2024	 Captured LTI 24/07/2024	 24/07/2024
Upper Chelidanga, Debashis Ghatak Sarani, Beside Chalantika Hotel, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: AHxxxxxx2L, Aadhaar No: 82xxxxxxxx2440, Status :Individual, Executed by: Self, Date of Execution: 24/07/2024 , Admitted by: Self, Date of Admission: 24/07/2024 ,Place : Office				
3	Smt Ava Karmakar Daughter of Fatik Karmakar Executed by: Self, Date of Execution: 24/07/2024 , Admitted by: Self, Date of Admission: 24/07/2024 ,Place : Office	 24/07/2024	 Captured LTI 24/07/2024	 24/07/2024
West Apcar Garden, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.: AExxxxxx6G, Aadhaar No: 73xxxxxxxx2738, Status :Individual, Executed by: Self, Date of Execution: 24/07/2024 , Admitted by: Self, Date of Admission: 24/07/2024 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Smt Madhumita Ghosh, (Alias: Madhumita Ghosh Roy) Daughter of Mihir Ghosh Executed by: Self, Date of Execution: 24/07/2024 , Admitted by: Self, Date of Admission: 24/07/2024 ,Place : Office	 24/07/2024	 Captured LTI 24/07/2024	 24/07/2024
Mollahazi Bagan, Chandannagar, City:- , P.O:- Chandannagar, P.S:-Chandannagar, District:- Hooghly, West Bengal, India, PIN:- 712136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: AIxxxxxx7B, Aadhaar No: 34xxxxxxxx6414, Status :Individual, Executed by: Self, Date of Execution: 24/07/2024 , Admitted by: Self, Date of Admission: 24/07/2024 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NARAYANAM PROJECTS PVT. LTD. West Apcar Garden, Near Kolkata Sweets, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Subrata Bhowmick Son of Harendra Kumar Bhowmick Date of Execution - 24/07/2024, , Admitted by: Self, Date of Admission: 24/07/2024, Place of Admission of Execution: Office	 Jul 24 2024, 4:31PM	 Captured LTI 24/07/2024	 24/07/2024
Purnashree Pally, S.B. Gorai Road, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: AExxxxxx3R, Aadhaar No: 65xxxxxxxx3907 Status : Representative, Representative of : NARAYANAM PROJECTS PVT. LTD. (as Director)				
2	Name	Photo	Finger Print	Signature
	Shri Ranjit Ghatak Son of Late Bidhu Bhusan Ghatak Date of Execution - 24/07/2024, , Admitted by: Self, Date of Admission: 24/07/2024, Place of Admission of Execution: Office		 Captured	

Debashis Ghatak Sarani, Upper Chelidanga, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713304, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Date of Birth:XX-XX-1XX9, PAN No.:: AExxxxxx1B, Aadhaar No: 62xxxxxxx7473 Status : Representative, Representative of : NARAYANAM PROJECTS PVT. LTD. (as Director)

3	Name	Photo	Finger Print	Signature
	Shri Gurudas Karmakar Son of Late Basanta Karmakar Date of Execution - 24/07/2024, , Admitted by: Self, Date of Admission: 24/07/2024, Place of Admission of Execution: Office	 Jul 24 2024 4:38PM	 LT1 24/07/2024	 24/07/2024
	West Apcar Garden, Near Kali Mandir, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX0, PAN No.:: AGxxxxxx9P, Aadhaar No: 75xxxxxxx0086 Status : Representative, Representative of : NARAYANAM PROJECTS PVT. LTD. (as Director)			
4	Name	Photo	Finger Print	Signature
	Shri Rudra Sankar Roy Son of Kamala Kanta Roy Date of Execution - 24/07/2024, , Admitted by: Self, Date of Admission: 24/07/2024, Place-of Admission of Execution: Office	 Jul 24 2024 4:39PM	 LT1 24/07/2024	 24/07/2024
	Samdi, Pahargara, City:- , P.O:- Samdi, P.S:-Salanpur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX2, PAN No.:: AExxxxxx0G, Aadhaar No: 95xxxxxxx3873 Status : Representative, Representative of : NARAYANAM PROJECTS PVT. LTD. (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Sri Gautam Sen Son of Late Sri Samir Sen Ambagan, Dakhin Para, Bampur, City:- Asansol, P.O:- Bampur, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325	 24/07/2024	 24/07/2024	 24/07/2024
Identifier Of Shri Subrata Bhowmick, Smt Aankhi Ghatak, Smt Ava Karmakar, Smt Madhumita Ghosh, Shri Subrata Bhowmick, Shri Ranjit Ghatak, Shri Gurudas Karmakar, Shri Rudra Sankar Roy			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Subrata Bhowmick	NARAYANAM PROJECTS PVT. LTD.-0.75 Dec
2	Smt Aankhi Ghatak	NARAYANAM PROJECTS PVT. LTD.-0.75 Dec
3	Smt Ava Karmakar	NARAYANAM PROJECTS PVT. LTD.-0.75 Dec
4	Smt Madhumita Ghosh	NARAYANAM PROJECTS PVT. LTD.-0.75 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Subrata Bhowmick	NARAYANAM PROJECTS PVT. LTD.-0.5 Dec
2	Smt Aankhi Ghatak	NARAYANAM PROJECTS PVT. LTD.-0.5 Dec
3	Smt Ava Karmakar	NARAYANAM PROJECTS PVT. LTD.-0.5 Dec
4	Smt Madhumita Ghosh	NARAYANAM PROJECTS PVT. LTD.-0.5 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri Subrata Bhowmick	NARAYANAM PROJECTS PVT. LTD.-1.25 Dec
2	Smt Aankhi Ghatak	NARAYANAM PROJECTS PVT. LTD.-1.25 Dec
3	Smt Ava Karmakar	NARAYANAM PROJECTS PVT. LTD.-1.25 Dec
4	Smt Madhumita Ghosh	NARAYANAM PROJECTS PVT. LTD.-1.25 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Subrata Bhowmick	NARAYANAM PROJECTS PVT. LTD.-50.00000000 Sq Ft
2	Smt Aankhi Ghatak	NARAYANAM PROJECTS PVT. LTD.-50.00000000 Sq Ft
3	Smt Ava Karmakar	NARAYANAM PROJECTS PVT. LTD.-50.00000000 Sq Ft
4	Smt Madhumita Ghosh	NARAYANAM PROJECTS PVT. LTD.-50.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Apcar Garden West, Road Zone :
(Off Road -- Off Road), Mouza: Kumarpur, JI No: 19, Pin Code : 713304

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 234, LR Khatian No:- 2028	Owner: শ্রী সূর্য্য ভৌমিক, Gurdian: হরেন্দ্র কুমার ভৌমিক, Address: নিজ, Classification: বাইদ, Area: 0.03000000 Acre,	Shri Subrata Bhowmick
L2	LR Plot No:- 234, LR Khatian No:- 2029	Owner: স্মি অঙ্কি ঘটক, Gurdian: রঞ্জিত ঘটক, Address: নিজ, Classification: বাইদ, Area: 0.02000000 Acre,	Smt Aankhi Ghatak
L3	LR Plot No:- 234, LR Khatian No:- 2030	Owner: স্মি আভা কর্মকার, Gurdian: গুরুদাস কর্মকার, Address: নিজ, Classification: বাইদ, Area: 0.05000000 Acre,	Smt Ava Karmakar

Endorsement For Deed Number : I - 230505984 / 2024

On 24-07-2024

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 16:03 hrs on 24-07-2024, at the Office of the A.D.S.R. ASANSOL by Shri Subrata Bhowmick, 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 61,20,610/-

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

Execution is admitted on 24/07/2024 by 1. Shri Subrata Bhowmick, Son of Sri Harendra Kumar Bhowmick, Purnashree Pally, S.B. Gorai Road, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession Others, 2. Smt Aankhi Ghatak, Daughter of Bibhuti Bhusan Banerjee, Upper Chelidanga, Debashis Ghatak Sarani, Beside Chalantika Hotel, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession House wife, 3. Smt Ava Karmakar, Daughter of Fatik Karmakar, West Apcar Garden, Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession House wife, 4. Smt Madhumita Ghosh, Alias Madhumita Ghosh Roy, Daughter of Mihir Ghosh, Mollahazi Bagan, Chandannagar, P.O: Chandannagar, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession House wife

Indetified by Sri Gautam Sen, , Son of Late Sri Samir Sen, Ambagan, Dakhin Para, Burnpur, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Business

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

Execution is admitted on 24-07-2024 by Shri Subrata Bhowmick, Director, NARAYANAM PROJECTS PVT. LTD. (Private Limited Company), West Apcar Garden, Near Kolkata Sweets, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Indetified by Sri Gautam Sen, , Son of Late Sri Samir Sen, Ambagan, Dakhin Para, Burnpur, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Business

Execution is admitted on 24-07-2024 by Shri Ranjit Ghatak, Director, NARAYANAM PROJECTS PVT. LTD. (Private Limited Company), West Apcar Garden, Near Kolkata Sweets, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Indetified by Sri Gautam Sen, , Son of Late Sri Samir Sen, Ambagan, Dakhin Para, Burnpur, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Business

Execution is admitted on 24-07-2024 by Shri Gurudas Karmakar, Director, NARAYANAM PROJECTS PVT. LTD. (Private Limited Company), West Apcar Garden, Near Kolkata Sweets, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Indetified by Sri Gautam Sen, , Son of Late Sri Samir Sen, Ambagan, Dakhin Para, Burnpur, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Business

Execution is admitted on 24-07-2024 by Shri Rudra Sankar Roy, Director, NARAYANAM PROJECTS PVT. LTD. (Private Limited Company), West Apcar Garden, Near Kolkata Sweets, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Indetified by Sri Gautam Sen, , Son of Late Sri Samir Sen, Ambagan, Dakhin Para, Burnpur, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/07/2024 8:03PM with Govt. Ref. No: 192024250129279098 on 19-07-2024, Amount Rs: 14/-, Bank: SBI
EPay (SBlePay), Ref. No. 4515390131736 on 19-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2407, Amount: Rs.5,000.00/-, Date of Purchase: 15/07/2024, Vendor name: J P SHAW

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 19/07/2024 8:03PM with Govt. Ref. No: 192024250129279098 on 19-07-2024, Amount Rs: 5,010/-, Bank: SBI
EPay (SBlePay), Ref. No. 4515390131736 on 19-07-2024, Head of Account 0030-02-103-003-02



Manoj Kumar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Paschim Bardhaman, West Bengal

ificate of Registration under section 60 and Rule 69.

gistered in Book - I

/olume number 2305-2024, Page from 130015 to 130041

being No 230505984 for the year 2024.



(Signature)

Digitally signed by MANOJ KUMAR MANDAL
Date: 2024.08.01 13:55:26 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 01/08/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.