

3930/23

1-3871/2023



पश्चिम बंगाल WEST BENGAL

AN 613710

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

GRN: 19-202324-0 246004538

Ref : Query No. 2002411018/2023

P. S. Sanyal
DISTRICT SUB-REGISTRAR
Paschim Bardhaman

05 OCT 2023

DEVELOPMENT OR CONSTRUCTION AGREEMENT

THIS AGREEMENT IS MADE on this 05th day of October, 2023

17

Sl. No. 4438 Date 29/9/23 Value Rs. 1m

Purchaser's Name M/S. Plamre Bentley

Address

Purchased from Asansol Treasury on

Stamp Vender

27 SEP 2023

(Sri Joy Prakash Shaw

A.D.S.R. Office: Asansol

Dist. - Paschim Bardhaman (W.B.)

Licence No. - 3/1989



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

06 OCT 2023

BY and BETWEEN:

(1) SMT JHUMA CHATTERJEE (PAN - ACSPC9009M), wife of Late Subrata Chatterjee, by faith Hindu, by occupation Business, by citizenship Indian, resident of 'Mayanir', Silicate Factory Road, P. O. Ushagram, Asansol - 713303, PS Asansol South, Dist. Paschim Bardhaman,

(2) SRI SHANKAR CHATTERJEE (PAN - AYDPC8770A), son of Late Subrata Chatterjee, by faith Hindu, by occupation Business, by citizenship Indian, resident of 'Mayanir', Silicate Factory Road, P. O. Ushagram, Asansol - 713303, PS Asansol South, Dist. Paschim Bardhaman,

(3) DR. ABRITA CHATTERJEE (PAN - ARYPC3674K), daughter of Late Subrata Chatterjee, by faith Hindu, by occupation Medical Practitioner, by citizenship Indian, resident of 'Mayanir', Silicate Factory Road, P. O. Ushagram, Asansol - 713303, PS Asansol South, Dist. Paschim Bardhaman and

(4) SRI SUTRIPTA BANERJEE (PAN - ATBPB0510C), son of Late Kanti Prakash Banerjee, by faith Hindu, by occupation Service, by citizenship Indian, resident of Kachhari Road, Court More, Asansol - 713304, P. S. Asansol South, Dist. Paschim Bardhaman,

hereinafter jointly called the "**LAND OWNER/FIRST PARTY**" (which expression shall unless excluded by or repugnant to the context include all their heirs, successors, legal representatives and assigns) of **ONE PART.**

AND

M/S. CLASSIC REALTORS (PAN - AAPFC1905K), a partnership firm having its office at 'P. C. Chatterjee Market', G. T. Road, Rambandhu Tala, Asansol - 3, P. S. Asansol South, Dist. Paschim Bardhaman, being represented by its partners **(1) SRI SHANKAR CHATTERJEE**, son of Late Subrata Chatterjee and **(2) SMT JHUMA CHATTERJEE**, wife of Late Subrata Chatterjee, hereinafter called the "**DEVELOPER/SECOND PARTY**" (which expression shall unless repugnant to and contrary to the



context include its heirs, successors, representatives and assigns) of
OTHER PART.

WHEREAS the landed property measuring 0.138 Acres along with one storied dilapidated residential house comprised in R. S. Plot Nos. 2167, 2169 & 2170 under R. S. Khatian Nos. 388, 572 & 14815 L. R. Plot Nos. 2258, 2260 & 2261 within Mouza Asansol Municipality, JL No. 20, PS Asansol South, Dist. Paschim Bardhaman, more particularly described in the Part - I of First Schedule written hereunder purchased by Subrata Chatterjee (since deceased), son of Late P. C. Chatterjee of Mayanir, Silicate Factory Road, Asansol - 713303 from its previous lawful owners vide several Regd. Deed of Sale bearing Deed Nos. 258/2003, 2446/2017, 4669/2017 and 7371/2017 all of A. D. S. R., Asansol.

AND WHEREAS above named Subrata Chatterjee died intestate leaving behind his wife, Smt Jhuma Chatterjee (the Owner No. 1), only son Sri Shankar Chatterjee (the Owner No. 2) and only daughter, Dr. Abrita Chatterjee (the Owner No. 3), as his legal heirs and successors to inherit the said property described in the Part - I of First Schedule written hereunder left by Late Subrata Chatterjee in equal undivided shares (i.e., 1/3rd share each) as per Hindu Succession Act, 1956.

AND WHEREAS by way of such inheritance above named Smt Jhuma Chatterjee (the Owner No. 1), only son Sri Shankar Chatterjee (the Owner No. 2) and only daughter, Dr. Abrita Chatterjee (the Owner No. 3) jointly owned and possessed the said property described in the Part - I of First Schedule written hereunder.

AND WHEREAS the land admeasuring 740 sq. ft. equivalent to 0.017 Acres alongwith building structure standing thereupon appertaining to R. S. Plot No. 2169 under R. S. Khatian No. 572 L. R. Plot No. 2260 within Mouza Asansol Municipality, J. L. No. 20, PS Asansol South, Dist. Paschim Bardhaman more particularly described in the Part - II of First Schedule written hereunder belonged to Kanti Prakash Banerjee (since deceased) by virtue of a regd. Deed of Sale bearing Deed No. 4227/1970 of ADSR, Asansol.

AND WHEREAS above named Kanti Prakash Banerjee and his wife Smt Lakshmi Banerjee died intestate leaving behind their only son, viz. Sri

Sutripta Banerjee and only daughter, viz. Smt Suvraja Chatterjee (Banerjee), wife of Sri Arup Chatterjee as his legal heirs and successors in respect of the aforesaid property left by Late Kanti Prakash Banerjee as per Hindu Succession Act, 1956 and by way of such inheritance above named Sri Sutripta Banerjee and Smt Suvraja Chatterjee (Banerjee) jointly acquired right, title, interest and possession of the said property mentioned in the First Schedule below having equal share (50% each) and subsequently Smt Suvraja Chatterjee (Banerjee) gifted her 50% share over the said property to his brother, Sri Sutripta Banerjee vide a regd. Gift Deed bearing **Deed No. 6899/2018** of ADSR, Asansol.

AND WHEREAS by way of such inheritance and gift above named Sri Sutripta Banerjee (the Owner No. 4) owned and possessed the said property described in the Part - II of First Schedule written hereunder and his name already mutated in the office of S.D.L. & L.R.O, Asansol vide Mutation Case No. 755/2015 and also got his name assessed in the Assessment Register of Asansol Municipal Corporation vide holding No. 140, Kachhari Road, ward No. 03 (old)/53 (new) in respect of the same.

AND WHEREAS the Second Party/Developer has vast experience in developing lands and constructing multi- storied building and the First Party intend to develop their said property mentioned in the First Schedule hereunder by constructing multi-storied building thereupon and for the same the First Party approached to the Second Party to develop their said property mentioned in the First Schedule hereunder.

AND WHEREAS the Second Party has agreed to construct /develop the said land of the owner/first party after demolishing the existing structures thereon for the purpose of construction a Multi- storied building by amalgamating with his adjacent property with apartments or flats, commercial/semi-commercial spaces, offices, shops. Etc. with the object of selling, lease, transfer, whatsoever such apartments or flats, commercial, semi-commercial spaces, offices shops. etc. to the intending purchasers.

AND WHEREAS the parties herein further required to 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 building upon the said land comprising various self contained flats/shops/parking space etc.
2. The owners would hand over vacant possession of the said land and building to the developer and entrust the work and the right to develop the said property.
3. The owners hereby gives license and permission to the developer to enter upon the land with full right and authority with men and material to commence carry on and complete development and construction thereon of the multi - storied building in accordance with sanctioned building plan.
4. In consideration of the owners having agreed to entrust to the developer for development of the said land and construction of the said multi- storied building on and over the schedule mentioned land and property and in connection therewith, authorizing the developer to exercise the rights, powers, privileges on behalf of the owner on the basis of a registered Development General Power of Attorney to be executed by the owner/first party in favour of the Second Party (Developer), and the developer has agreed and covenanted to allot/provide to the owners, the following contents mentioned in below:

OWNERS' ALLOCATION:

- (i) **PART - I (Owners' Allocation in favour of Owner No. 1 to 3 (Jointly) : One Flat Premises (2 BHK) measuring super built up area of 1060 sq. ft. (the measurement may vary according to the building plan sanctioned by AMC) on the Fourth floor (south-west) facing Kachhari Road and one Car Parking Space at ground floor of newly constructed building alongwith**



proportionate undivided share of interest in First Schedule land and common facilities attached thereto, detail mention in Second Schedule given below.

(ii) **PART - II (Owners' Allocation in favour of Owner No. 2) :** One Hall Room measuring super built up area of 1788 sq. ft. on Ground Floor, One Hall Room measuring super built up area of 2000 sq. ft. on First Floor and Second Floor each and one Hall Room measuring super built up area of 2040 sq. ft. on Third Floor (south-west) facing Kachhari Road and basement measuring covered area 1600 sq. ft. and Basement measuring covered area of 1600 sq. ft. of newly constructed building alongwith proportionate undivided share of interest in First Schedule land and common facilities attached thereto, detail mention in Second Schedule given below.

(iii) **PART - III (Owners Allocation in favour of Owner No. 4) :** One **Flat Premises** (3 BHK) measuring super built up area of 1130 sq. ft. (the measurement may vary according to the building plan sanctioned by AMC) on the Fourth floor (north-west) facing Kachhari Road and one **Car Parking Space** at ground floor of newly constructed building alongwith proportionate undivided share of interest in First Schedule land and common facilities attached thereto, detail mention in Second Schedule given below.

Be it mention here with covered area means built up area plus proportionate area of stair, lift & all passage, and built up area means carpet area plus wall of the units. Super built up area means covered area plus thirty percent for residential area and twenty-five percent for commercial area.

Project will be complete within THIRTY SIX month from the date of sanction the building plan or date of starting the propose multi storied building.

Be it specially mention second party shall not provide electricity connection and cost of A.M.C. water connection.

OK



That the Second Party shall raise/erect the said constructions of the multistoried building upon the First Schedule mentioned land with the help of good quality of building materials at its 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.

Be it further mentioned here that the second party shall also responsible for any kind of local dispute, political litigation/demand and for any other demand, claim, subscriptions etc, if raise by any person/s, outsider. The first Party shall only responsible for the disputes regarding the right, title and interest of the said landed properties nothing else.

5. That the Second Party shall raise/erect the said constructions of the proposed multistoried building as per sanctioned building plan, approved/sanctioned by the authority of Asansol Municipal Corporation or of any other authority by its own fund and thereafter 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.
6. That the Second Party shall have right to sell and transfer all flats / shops /parking space etc. (save and except owner allocation which is mentioned in the Second Schedule) 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.

7. 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 his 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.
8. 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.
9. That the Second Party shall complete the constructions of the said multistoried building within 36 (thirty six) months from the date of sanction of the building plan or stating the construction, which ever is later.
10. That the First Party shall pay and clear all arrear of Govt Rent(Khajna) electric Bill, Municipal Tax etc upon signing of this document.
11. In developing the said land and constructing the said multi- storied building the developer shall obtain the requisite sanctions, permissions, clearance and authority from the competent authorities.
12. The developer will develop the said land and construct the multi- storied building and complete the same in every respect at it owns costs, expenses and risks.
13. The developer shall be entitled to make advertisement, hung up advertisement boards upon the said property and do such other things as might be required for the purpose of sale of the flats in the said premises to be constructed without in any way prejudicing the interest of the owner.



14. The developer shall be at liberty to sell, lease, transfer, whatsoever or allot flats/garage/shop/space etc or units of the developer's allocated portion on the said building to be constructed on the said land at its own choice excluding owners allocated portion and to enter into agreements with the prospective buyers/transferees or allottees individually on such terms and conditions as developer might think fit and proper without affecting any right or interest to the owner.
15. It will be the sole responsibility of the developer to deal with the authorities concerned and to comply with the rules and regulations of the said multi-storied building and transfer thereof to the intending purchaser/s of the flats at its own costs and expenses.
16. The Stamp Duty and Registration charges and all formalities in connection therewith will be paid and borne by the developer and /or the Purchaser/s of the flats as may be agreed upon by and between the developer and the intending purchaser/s of the flats and that the owners shall have no responsibility whatsoever in respect thereof.
17. The agreement to sell, lease, transfer, whatsoever or allot flats or units that might be entered into by the developer with the intending purchasers/transferees shall be in accordance with the laws applicable and the rules and regulations governing the said building and flats and allow any of the parties to occupy any of the flats or dwelling units without affecting any right of the owner.
18. Without causing prejudice to the rights of owner, the developer will be at liberty to enter into separate contracts in developer name with a building contractor, architect and others including the prospective purchaser/s.
19. The owner agrees to sign and execute from time to time plans, applications for lay-outs, sub-division, construction of the building and other applications necessary to be submitted to the authorities concerned at the request of and at the cost of the developer.



20. That after handover the possession, the developer shall pay and discharge all taxes, outgoings, rates, cess and all other levies by the Municipality or Public Body or any authority in relation to the said premises.

21. That the second party shall complete the construction of the said building which agreed to the first party and shall make the same ready for the delivery of the possession within three years from the date of sanctioning the building plan or starting the construction.

But the second party shall not be held responsible for any delay regarding completion as such construction of the flat and shop if cause due to some occurrence/force major like natural calamity earthquake, and any prohibitory order from the government or statutory body etc, which are beyond the control, in that event the terms and conditions of this agreement shall automatically stand extended for a reasonable period of time.

22. The owner /first party do hereby agrees to answer all reasonable requisitions on title to be made by the second party and shall hand over original copy of all deeds and documents which are related to under mentioned schedule property unto the second party till completion of project.

23. In developing the said land and constructing the said multi- storied building the developer shall obtain the requisite sanctions, permissions, clearance from the competent authorities and the other relevant Central and State Act and the rules and regulations in force at his own cost and expenses.

24. In accordance with law and as required by the authorities concerned including the Municipal Corporation the developer shall bear all costs, charges and expenses, carry out the work of development of the said property and construction and completion to the said multi-storied building, including the drainage system, laying of cables, water pipes and obtaining connections for electricity as might be necessary and required under the plans, sanctions, permissions of the authorities concerned and would make the said property for occupation and use.



25. That the top roof, common toilet(s) and care-taker room at ground floor of the said newly construction building shall always remain as the property of the Developer and they have right to use the same as they think fit and proper.
26. That all electricity charges of existing electric meter shall be borne by the second party during the said construction and development work.
27. That the terms and conditions of this agreement shall always remain same in case of execution of Development Power or any such deeds.
28. That the meaning of:
BUILT UP AREA: Carpet area plus all sides wall of the units.
COVERED AREA: Built up area plus proportionate area of stair, life & passage of the units.
SUPER BUILT UP AREA: Covered area plus thirty percent for residential area and twenty-five percent for commercial area.
29. Name of the Building to be constructed: "ABRITA ARCADE".

FIRST SCHEDULE PROPERTY ABOVE REFERRED TO:

PART - I

In the district of Paschim Bardhaman (erstwhile part of Burdwan), P. S. Asansol South, Sub-Division and Addl. Dist. Sub-Registry Office Asansol, Mouza Asansol Municipality, J. L. No. 20, all that land **total measuring 0.138 Acres** along with building structure standing thereupon having covered area of 500 sq. ft. comprised in R. S. Plot/L. R. Plot Numbers as follows:

RS Plot No.	RS Khatian No.	LR Plot No.	LR Khatian No.	Area (in Acres)
2167	572	2258	17293	0.052
2169	388	2260	17293	0.052
2170	14815	2261	17294	0.034

The property lying under Asansol Municipal Corporation vide holding No. 47 (40), Kachhari Road, ward No. 3 (old) 53 (new).

PART - II

In the district of Paschim Bardhaman (erstwhile part of Burdwan), P. S. Asansol South, Sub-Division and Addl. Dist. Sub-Registry Office Asansol, Mouza Asansol Municipality, J. L. No. 20, all that land comprised in R. S. Plot No. 2169 corresponding to L. R. Plot No. 2260 under R. S. Khatian No. 572, L.R. Khatian No. 17293 measuring 740 sq. ft. equivalent to **0.017 Acres** alongwith building structure standing thereupon having covered area of 100 sq. ft.

The property lying under Asansol Municipal Corporation vide holding No. 140, Kachhari Road, ward No. 3 (old) 53 (new).

TOTAL LAND MEASURING (PART I + PART II) = 0.155 ACRES, i.e. 15.5 Decimal.

The property is butted and bounded as follows:

On the North: Shukla Apartment.

On the South: 26 feet wide Road (Kachhari Road).

On the East: Property of the Owners No. 2.

On the West: Property of Mr. Santosh Ghosh.

SECOND SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:
(Owner's Allocation in the Proposed Building)

PART - I

(Owners' Allocation in favour of Owner No. 1 to 3 (Jointly))

One **Flat Premises** (2 BHK) measuring super built up area of 1060 sq. ft. (the measurement may vary according to the building plan sanctioned by AMC) on the Fourth floor (south corner) facing Kachhari Road and one **Car Parking Space** at basement/ground floor of newly constructed building alongwith proportionate undivided share of interest in First Schedule land and common facilities attached thereto.



PART - II

(Owners' Allocation in favour of Owner No. 2)

One Hall Room measuring super built up area of 1788 sq. ft. on Ground Floor, One Hall Room measuring super built up area of 2000 sq. ft. on First Floor and Second Floor each and one Hall Room measuring super built up area of 2040 sq. ft. on Third Floor (south-west) facing Kachhari Road and basement measuring covered area 1600 sq. ft. of newly constructed building alongwith proportionate undivided share of interest in First Schedule land and common facilities attached thereto.

PART - III

(Owners Allocation in favour of Owner No. 4)

One **Flat Premises** (3 BHK) measuring super built up area of 1130 sq. ft. (the measurement may vary according to the building plan sanctioned by AMC) on the Fourth floor (west corner) facing Kachhari Road and one **Car Parking Space** at basement/ground floor of newly constructed building alongwith proportionate undivided share of interest in First Schedule land and common facilities attached thereto.

THIRD SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

(Developer's Allocation in the Proposed Building)

Four Nos. **Flat Premises** (3 BHK) each measuring super built up area of 1380 sq. ft. on the First Floor to Fourth Floor (north corner) and Four Nos. **Flat Premises** (2 BHK) each measuring super built up area of 870 sq. ft. on the First Floor to Fourth Floor (east corner) and ten Nos. **Car Parking Space** at ground floor of newly constructed building alongwith proportionate undivided share of interest in First Schedule land and common facilities attached thereto.

(the measurement may vary according to the building plan sanctioned by AMC).



IN WITNESSES WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

WITNESSES:

1. ~~Bulbul Banerjee~~
W/o Subipta Banerjee
Kachari Road
P.O. Asansol.
P.S. Asansol.
Dist: Paschim Bardhaman
Pin - 713304

1. Thuma Chatterjee

2. Shuman Chatterjee

3. Abhite Chatterjee

4. Subipta Banerjee
Signature of the First Party/

Land Owners

2. Anup Banerjee
S/o Loknath Banerjee
Molinsile, Ushagram
Asansol - 713303.

CLASSIC REALTORS CLASSIC REA

Shuman Chatterjee
Partner

Thuma Chatterjee
Partner

Signature of the Second Party/

Developer.

Drafted and prepared by me
And printed in my office.

Arindam Anand
Deed Writer - Asansol
A.D.S.R. office
L.No - 37

Note: A sheet containing the
finger prints and photograph
duly attested by the parties
concerned attached here with.

Left
Thumb



Little finger to Fore finger

Right
Thumb



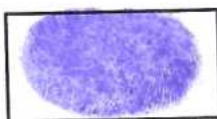
Fore finger to Little finger



Therna Chatterjee

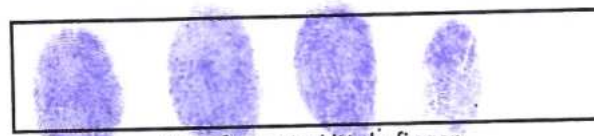
Finger print Attested by me: Therna Chatterjee

Left
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Little finger to Fore finger

Right
Thumb



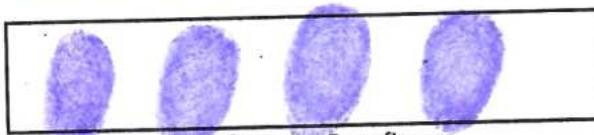
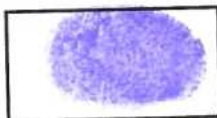
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Shubh Chatterjee

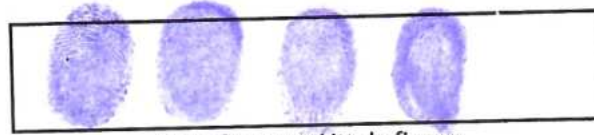
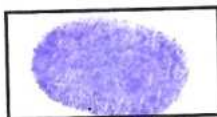
Finger print Attested by me: Shubh Chatterjee

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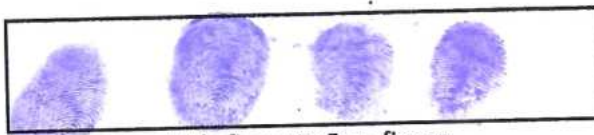
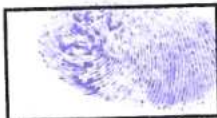
Fore finger to Little finger



Abhita Chatterjee

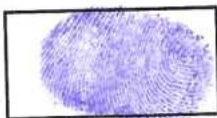
Finger print Attested by me: Abhita Chatterjee

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Fore finger to Little finger



Sutripta Banerjee

Finger print Attested by me: Sutripta Banerjee

DETAILS OF IDENTIFIER WITH PHOTO

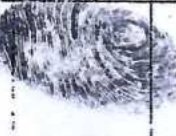
(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Bulbul Banerjee
2. FATHER/ HUSBAND NAME : Sutipta Banerjee
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : House wife
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Kacheri Road
POST OFFICE (পোস্ট অফিস) Asansol
POLICE STATION (থানা) Asansol PIN 73304
DISTRICT(জেলা) West Bengal STATE (রাজ্য) India
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Well wisher
6. AADHAR NO 7843 4590 7358 and husband
PAN _____
EPIC NO _____

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

I, Bulbul Banerjee as identifier identifying the executants
of the concerned deed (Query No.) 2002411018/2023

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Bulbul Banerjee

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)



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



192023240246004538

GRN Details

GRN:	192023240246004538	Payment Mode:	SBI Epay
GRN Date:	05/10/2023 08:09:03	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6788269798037	BRN Date:	05/10/2023 08:09:37
Gateway Ref ID:	IGAQGSFY3	Method:	State Bank of India NB
GRIPS Payment ID:	051020232024600452	Payment Init. Date:	05/10/2023 08:09:03
Payment Status:	Successful	Payment Ref. No:	2002411018/5/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr A AZIZ
Address:	ASANSOL
Mobile:	9732054462
Period From (dd/mm/yyyy):	05/10/2023
Period To (dd/mm/yyyy):	05/10/2023
Payment Ref ID:	2002411018/5/2023
Dept Ref ID/DRN:	2002411018/5/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002411018/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	39910
2	2002411018/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				39924

IN WORDS: THIRTY NINE THOUSAND NINE HUNDRED TWENTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-2301-03871/2023	Date of Registration	05/10/2023
Query No / Year	2301-2002411018/2023	Office where deed is registered	
Query Date	21/09/2023 1:50:23 PM	D.S.R. Paschim Bardhaman, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	A AZIZ ADSR ASANSOL, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 9732054462, Status :Deed Writer		
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. 6/-		Rs. 2,03,90,624/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,010/- (Article:48(g))		Rs. 46/- (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: Kachari Road, Mouza: Asansol Municipality, JI No: 20, Pin Code : 713304

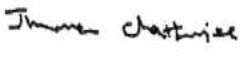
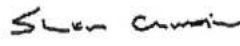
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2258 (RS :-)	LR-17293	Other Commercial Usage	Bastu	0.052 Acre	1/-	65,52,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L2	LR-2260 (RS :-)	LR-17293	Other Commercial Usage	Bastu	0.052 Acre	1/-	65,52,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L3	LR-2261 (RS :-)	LR-17294	Other Commercial Usage	Bastu	0.034 Acre	1/-	42,84,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L4	LR-2260 (RS :-)	LR-17293	Other Commercial Usage	Bastu	0.017 Acre	1/-	21,42,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
TOTAL :					15.5Dec	4 /-	195,30,000 /-	
Grand Total :					15.5Dec	4 /-	195,30,000 /-	

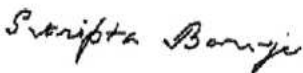
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	500 Sq Ft.	1/-	7,17,187/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					

S2	On Land L4	100 Sq Ft.	1/-	1,43,437/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		600 sq ft	2 /-	8,60,624 /-	

Land Lord Details :

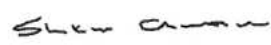
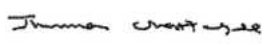
SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt JHUMA CHATTERJEE (Presentant) Wife of Late SUBRATA CHATTERJEE Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Office		 Captured	
	05/10/2023	05/10/2023	LTI	05/10/2023
	MAYANIR, SILICATE FACTORY ROAD, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx9M, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Shri SHANKAR CHATTERJEE Son of Late SUBRATA CHATTERJEE Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Office		 Captured	
	05/10/2023	05/10/2023	LTI	05/10/2023
	MAYANIR, SILICATE FACTORY ROAD, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AYxxxxxx0A, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Office			

3	Name	Photo	Finger Print	Signature
	Dr ABRITA CHATTERJEE Daughter of Late SUBRATA CHATTERJEE Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Office		 Captured	
	05/10/2023	05/10/2023	LTI 05/10/2023	05/10/2023
	MAYANIR, SILICATE FACTORY ROAD, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.: ARxxxxxx4K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Office			
4	Name	Photo	Finger Print	Signature
	Shri SUTRIPTA BANERJEE Son of Late KANTI PRAKASH BANERJEE Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Office		 Captured	
	05/10/2023	05/10/2023	LTI 05/10/2023	05/10/2023
	KACHHARI ROAD, COURT MORE, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ATxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Office			

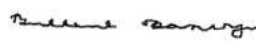
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	CLASSIC REALTORS P C CHATTERJEE MARKET, G T ROAD, ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 , PAN No.: AAxxxxxx5K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SHANKAR CHATTERJEE Son of Late SUBRATA CHATTERJEE Date of Execution - 05/10/2023, , Admitted by: Self, Date of Admission: 05/10/2023, Place of Admission of Execution: Office	Photo  Oct 5 2023 12:40PM	Finger Print  Captured LTI 05/10/2023	Signature  05/10/2023
MAYANIR, S F ROAD, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx0A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CLASSIC REALTORS (as PARTNER)				
2	Name Smt JHUMA CHATTERJEE Wife of Late SUBRATA CHATTERJEE Date of Execution - 05/10/2023, , Admitted by: Self, Date of Admission: 05/10/2023, Place of Admission of Execution: Office	Photo  Oct 5 2023 12:41PM	Finger Print  Captured LTI 05/10/2023	Signature  05/10/2023
MAYANIR, S F ROAD, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx9M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CLASSIC REALTORS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
BULBUL BANERJEE Wife of SUTRIPTA BANERJEE KACHARI ROAD ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304	 05/10/2023	 Captured 05/10/2023	 05/10/2023
Identifier Of Smt JHUMA CHATTERJEE, Shri SHANKAR CHATTERJEE, Dr ABRITA CHATTERJEE, Shri SUTRIPTA BANERJEE, Shri SHANKAR CHATTERJEE, Smt JHUMA CHATTERJEE			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt JHUMA CHATTERJEE	CLASSIC REALTORS-1.73368 Dec
2	Shri SHANKAR CHATTERJEE	CLASSIC REALTORS-1.73316 Dec
3	Dr ABRITA CHATTERJEE	CLASSIC REALTORS-1.73316 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt JHUMA CHATTERJEE	CLASSIC REALTORS-1.73368 Dec
2	Shri SHANKAR CHATTERJEE	CLASSIC REALTORS-1.73316 Dec
3	Dr ABRITA CHATTERJEE	CLASSIC REALTORS-1.73316 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt JHUMA CHATTERJEE	CLASSIC REALTORS-1.13356 Dec
2	Shri SHANKAR CHATTERJEE	CLASSIC REALTORS-1.13322 Dec
3	Dr ABRITA CHATTERJEE	CLASSIC REALTORS-1.13322 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri SUTRIPTA BANERJEE	CLASSIC REALTORS-1.7 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt JHUMA CHATTERJEE	CLASSIC REALTORS-166.70000000 Sq Ft
2	Shri SHANKAR CHATTERJEE	CLASSIC REALTORS-166.65000000 Sq Ft
3	Dr ABRITA CHATTERJEE	CLASSIC REALTORS-166.65000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Shri SUTRIPTA BANERJEE	CLASSIC REALTORS-100.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Kachari Road, Mouza: Asansol
Municipality, JI No: 20, Pin Code : 713304

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2258, LR Khatian No:- 17293	Owner:সুভ্রত চাটোপাধ্যায়, Gurdian:পি. সি. চাটোপাধ্যায়, Address:নিজ , Classification:ভিটি, Area:0.05200000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 2260, LR Khatian No:- 17293	Owner:সুভ্রত চাটোপাধ্যায়, Gurdian:পি. সি. চাটোপাধ্যায়, Address:নিজ , Classification:বাড়, Area:0.05200000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 2261, LR Khatian No:- 17294	Owner:সুভ্রত চাটোপাধ্যায়, Gurdian:ফকির চন্দ্র, Address:নিজ , Classification:বাড়, Area:0.03400000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 2260, LR Khatian No:- 17293	Owner:সুভ্রত চাটোপাধ্যায়, Gurdian:পি. সি. চাটোপাধ্যায়, Address:নিজ , Classification:বাড়, Area:0.05200000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 230103871 / 2023

On 05-10-2023

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 12:31 hrs on 05-10-2023, at the Office of the D.S.R. Paschim Bardhaman by Smt JHUMA CHATTERJEE , 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 2,03,90,624/-

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

Execution is admitted on 05/10/2023 by 1. Smt JHUMA CHATTERJEE, Wife of Late SUBRATA CHATTERJEE, MAYANIR, SILICATE FACTORY ROAD, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business, 2. Shri SHANKAR CHATTERJEE, Son of Late SUBRATA CHATTERJEE, MAYANIR, SILICATE FACTORY ROAD, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business, 3. Dr ABRITA CHATTERJEE, Daughter of Late SUBRATA CHATTERJEE, MAYANIR, SILICATE FACTORY ROAD, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Professionals, 4. Shri SUTRIPTA BANERJEE, Son of Late KANTI PRAKASH BANERJEE, KACHHARI ROAD, COURT MORE, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Service

Indetified by BULBUL BANERJEE, , SUTRIPTA BANERJEE, KACHARI ROAD ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession House wife

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

Execution is admitted on 05-10-2023 by Shri SHANKAR CHATTERJEE, PARTNER, CLASSIC REALTORS (Partnership Firm), P C CHATTERJEE MARKET, G T ROAD, ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by BULBUL BANERJEE, , SUTRIPTA BANERJEE, KACHARI ROAD ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession House wife

Execution is admitted on 05-10-2023 by Smt JHUMA CHATTERJEE, PARTNER, CLASSIC REALTORS (Partnership Firm), P C CHATTERJEE MARKET, G T ROAD, ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by BULBUL BANERJEE, , SUTRIPTA BANERJEE, KACHARI ROAD ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession House wife

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46.00/- (E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/10/2023 8:09AM with Govt. Ref. No: 192023240246004538 on 05-10-2023, Amount Rs: 14/-, Bank: SBI EPay (SBlePay), Ref. No. 6788269798037 on 05-10-2023, Head of Account 0030-03-104-001-16

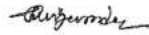
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,010/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,910/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4438, Amount: Rs.100.00/-, Date of Purchase: 29/09/2023, Vendor name: Joy Prakash Shaw

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/10/2023 8:09AM with Govt. Ref. No: 192023240246004538 on 05-10-2023, Amount Rs: 39,910/-, Bank: SBI EPay (SBIPay), Ref. No. 6788269798037 on 05-10-2023, 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 2301-2023, Page from 80331 to 80357

being No 230103871 for the year 2023.



Subodh Kumar Majumder

Digitally signed by SUBODH KUMAR MAJUMDER
Date: 2023.10.10 11:23:40 +05:30
Reason: Digital Signing of Deed.

(Subodh Kumar Majumder) 10/10/2023

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. Paschim Bardhaman

West Bengal.