

1066/24

T-1068/2024



पश्चिम बंगाल WEST BENGAL

L 183124

Verified that the Document, if submitted to registration, The endorsement sheet attached with this document are the Part of this document.

Add. District Sub-Registrar
Aralesoi, Dist. Paschim Bardhaman

12 FEB 2024

GRN NO :-

DEVELOPMENT AGREEMENT OR
CONSTRUCTION AGREEMENT

QUERY No. 2000378196 / 2024

THIS DEED OF AGREEMENT is made on this the 12th day of February 2024 (Two Thousand Twenty Four),

BETWEEN

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Contd.....P/2.

1. **SRI RANADIP SAHA**, PAN No. APVPS2333A, Son of Late Ranendra Kumar Saha, by faith Hindu, Citizenship Indian, resident at Keroshin Goli, By Lane, Ushagram, P.O Ushagram, P.S Asansol (S), Dsit Paschim Bardhaman
2. **SMT MADHUPARNA GHOSH**, PAN No.BFQPG3462J, Wife of Pallab Ghosh, D/O Late Ranendra Kumar Saha, by faith Hindu, Citizenship Indian, resident of 203 P MilanSamiti Goli, Mohishila Colony, Raghunath Chak, P.O. Ushagram – 713303, P.S. Asansol (South), Chowki & Additional District Sub-Registry Office Asansol, District Paschim Bardhaman, hereinafter called the 'OWNERS' (which expression shall unless repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

"MRINMOYEE", PAN No.ABIFM0332L, a Partnership Firm, having its Office at 436/N, T.P.Road, Ushagram, P.O. Asansol – 713303, P.S. Asansol (South), Chowki & A.D.S.R. Office Asansol, District Paschim Bardhaman, being represented by its Partners (1) **SRI KANCHAN MITRA**, PAN No.AEAPM1510M, Son of Late Kamala Kanta Mitra, by faith Hindu, by occupation Business, Citizenship Indian, resident of A.P.C. Pally, S.B.Roy Road, Asansol, P.O. Asansol– 713303, P.S. Asansol (South), Chowki & A.D.S.R. Office Asansol, District Paschim Bardhaman, (2) **SRI KRISHNA MALAKAR**, PAN No.AEPPM5104E, Son of Late Kansa Malakar, by

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faith Hindu, by occupation Business, Citizenship Indian, resident of Purba Para, 1 No. Mohishila Colony, Asansol, P.O. Asansol – 713303, P.S. Asansol (South), Chowki & A.D.S.R. Office Asansol, District Paschim Bardhaman, (3) **SRI ADHIR KUMAR GUPTA**, PAN No.ADFPG4667D, Son of Late Gopal Krishna Gupta, by faith Hindu, by occupation Business, Citizenship Indian, resident of Nuruddin Road, Talpukuria, Raghunath Chalk, Asansol, P.O. Asansol – 713301, P.S. Asansol (South), Chowki & A.D.S.R. Office Asansol, District Paschim Bardhaman, (4) **SRI SWARUP CHANDRADHURJEE**, PAN No.AIXPC5286B, Son of Late Nanda Gopal Chandradhurjee, by faith Hindu, by occupation Business, Citizenship Indian, resident of Mohishila Colony, Near Bottala Bazar, Sanchayan Library, Asansol, P.O. Asansol– 713303, P.S. Asansol (South), Chowki & A.D.S.R. Office Asansol, District Paschim Bardhaman, hereinafter called the 'DEVELOPERS' (which expression shall unless repugnant to the context be deemed to mean and include its successors-in-office, legal representatives and assigns) of the OTHER PART.

make (A) 7
WHEREAS previously one Ranendra Kumar Saha (since deceased), Son of Late Hemanta Kumar Saha was the lawful and rightful owner of the landed property mentioned and described in the First schedule below which he acquired by virtue of a

Regd. Deed of Gift executed by the Governor of the State of West Bengal from R.R. & R Department, Govt. of West Bengal being Deed No.53 for the year 1989, from Additional District Sub-Registrar, Burdwan at Asansol.

AND WHEREAS while owning and possessing the First Schedule landed property she constructed a single storied residential building and paid Holding Tax and recorded his name in the Assessment Register of Asansol Municipal Corporation and also the Owner has paid Ground Rent and duly mutated his name in the finally published L.R. Record of Rights.

AND WHEREAS while was owning and possessing the First Schedule property aforesaid Ranendra Kumar Saha died on 14th November, 2009, leaving behind his one son, namely, Ranadip Saha i.e. the Owner No.1, and one daughter, namely, Madhuparna Ghosh i.e. the Owner No.2, as his only legal heirs and successors and the Owners have acquired the aforesaid property by way of inheritance according to Hindu Succession Act, 1956.

AND WHEREAS the OWNERS become the beneficial owners of the land more fully described and mentioned in the First Schedule below having all right, title, interest and possession over the same and are competent to make all types of transfer and also competent to enter into an Development Agreement with a Builder for

construction of G+4 storied building in the said property and to dispose of the said Flat / Apartment with car garage and scooter space after reserving their right of acquiring interest as described in the OWNERS' ALLOCATION in the Second Schedule.

AND WHEREAS the First Party having expressed their intention and declaration to develop the schedule mentioned land by way of raising G+4 storied building on the said land through a builder-developer in lieu of monetary benefits / consideration for the said lands, the Second Party being a builder / developer offered to raise a G+4 storied building at its own costs and expenses upon the 'A' schedule mentioned land and has further offered to allot the property in the proposed G+4 storied building, which is more fully mentioned and described in Schedule 'B' below.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-

1. That in lieu of the 'A' schedule mentioned land the Second Party herein called the Promoter / Developers shall provide to the first party the 'B' Schedule mentioned property as Owners' Allocation.
2. That the Second Party shall raise / erect the said constructions of the G+4 storied building upon the 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 caused in the said building at any time for any constructional defect. If any mishap be occurred at the time of constructions of the 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 prior to commencement of the said constructions shall get necessary site plan and building plan approved / sanctioned by the authority concerned or of any other authority by its own fund in the name of the First Party/ owners and thereafter erect the said multistoried building in accordance with and in due compliance with the said sanctioned building plan as well as of the provisions of West Bengal Apartment (Regulation of construction & Transfer) Act, 1972, as well as the prevailing laws and the Rules framed there under. 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. Be it mentioned that the First Party shall hand over all original documents viz Gift Deed, Porcha, Rent Receipt, Holding Tax Receipt, Electric Bill etc. relating to the schedule mentioned property to the Second Party as and when the same are required for any matter relating to the Development of the schedule mentioned property. Be it mentioned herein, that the owners shall execute and register a Power of Attorney in favor of the Second Party/ Developer.

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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 save and except the said owners' allocation to be provided as mentioned Schedule 'B' below, the second party shall have right to sell and transfer all flats / parking space etc. of the said proposed G+4 storied 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.

6. 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.

7. In the matter of such sale or transfer of any such flat or flats / 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

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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 owners of the said land.

8. That all the cost and expenses for procuring the necessary and require legal documents in respect of the schedule property and also for preparing legal papers shall be born equally between the Owners and Developer.

9. That the Second Party shall take all steps, arrangements and measures for having electric meter, line, connection and municipal water connection in the said proposed G+4 storied building from the authority concerned.

10. That all costs and expenses towards registration including purchase of stamp papers, registration fees etc. for the allotted property of the First Party (if required) shall be borne by the First Party.

11. That after completion of the said proposed G+4 storied building, the Second Party will be the absolute owner of the entire building except the Owners' Allocation mentioned in the Second Schedule below and all common spaces and passages and all other common facilities to be provided for the building shall remain common for all the time.

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12. 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 of 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 it 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.

13. The Developer shall be entitled to appoint engineer or any other Technical person / persons men, masons, labour of their choice in the matter of execution of construction work at the risk of the Developer.

14. That the charges relating to the Electricity meter, water connection from Asansol Municipal Corporation and G.S.T has to pay by the each individual owner according to the total cost /installation charges and the Second Party has to pay the charges of the above things according to their respective allotted flat as per the consumption charges impose by the respective concerned authority and the Developer has no way liable and responsible for the payment of the said bills .

Noted (6/27)
15. The disputes and differences shall be resolved amicably and if required be referred to common arbitrator for removal of disputes and differences and the decision of the arbitrator shall be final and binding upon the parties and for execution of the award of the arbitrator appropriate Civil Court at Asansol only have jurisdiction.

16. The customers shall be entitled to borrow money from any bank or financial institution in respect of construction of the proposed multistoried building by creating charge, mortgage on the said premises except the share allotted as a Owners' Allocation. .

17. The Developer shall be entitled to Mortgage the schedule property for taking financial assistance from any bank or financial institution for obtaining Project Loan, Housing Loan etc at it's own risk, subject to keeping the Owner's allocation free of any litigation.

18. The developer shall be entitled to enter into separate contracts in its own name and capacity with any building contractor architects, financial institution for carrying out said development at its own costs and risks, subject to keeping the Owner's allocation absolutely out of any litigation.

19. The owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construe as a partnership between the parties hereto in any manner nor shall the parties hereto constitute an Association of persons.

20. That the First Party shall not be entitled to enter into any agreement with any other persons whatsoever after the execution of this agreement in respect of the schedule mentioned property.

Amended
(A20)

21. That the First Party (Owners) shall not create any charges or encumber the property during the subsistence of this agreement.

22. That the property mentioned in the schedule below is free from any encumbrances.

23. That the second party shall complete the constructions of the said G+4 storied building within 24 (Twenty four) months from the date of sanction of Building Plan and or to handover possession to the First Party as owners allocations within the said period unless the developer cannot continue to work due to some unavoidable circumstances.

24. That the 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.

25. That the name of the proposed G+4 storied building will be "MRINMOYEE - CHATHURTHY (SUBHASINI)".

FIRST SCHEDULE ABOVE REFERRED TO :-

In the District of Paschim Bardhaman, P.S. Asansol (South), Chowki & Sub-Division Asansol, A.D.S.R. Office Asansol, Mouza Asansol, J.L.No.35, all that the piece and parcel of 'Bastu' class of land comprised in part of C.S. Plot No.241(P), 242(P), 243(P), LOP 185, R.S. Plot No.213, R.S Khatian No 211, corresponding to L.R. Plot No. 343, under L.R. Khatian No.6878 and 6877, measuring total area of 6 Cottahs along with an 20 years old building standing thereon measuring covered area

Contd.....P/12

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of 360 Sft., being Holding No. 36/18 under Ward No. 18 (old) 86 (New) situated at 1 Mohisila Colony by lane, Asansol - 3 within the limits of Asansol Municipal Corporation.

The property is butted and bounded as follows :-

- | | |
|--------------|---|
| On the North | :Property of Ramen Dey, LOP Plot 184 |
| On the South | : Property of Chittaranjan Some and others , LOP Plot 180 |
| On the East | : Property of Shanti Paul, LOP Plot 186. |
| On the West | :30 ft. wide 1 No Mohisila Coliny Road. |

SECOND SCHEDULE ABOVE REFERRED TO :-
OWNERS' ALLOCATION

1. **First Floor** – 1 (One) Flat of 2BHK F-02 measuring Super Build area of 940 Sqft (Approx), the flat is facing on **East - North - South** side of the proposed G+4 storied building .consisting with two bedrooms, one drawing cum dinning, two toilets, one kitchen and one varandha.
2. **Second Floor** – 1 (One) Flat of 2BHK F-02 measuring Super Build area of 940 Sqft (Approx), the flat is facing on **East - North - South** side of the proposed G+4 storied building .consisting with two bedrooms, one drawing cum dinning, two toilets, one kitchen and one varandha.
3. **Third Floor** – 1 (One) Flat of 3BHK F-03 measuring Super Build area of

1229 Sqft (Approx), the flat is facing on **South - West** side of the proposed G+4 storied building .consisting with three bedrooms, one drawing cum dinning, two toilets, one kitchen and one varandha.

4. **Fourth Floor** – 1 (One) Flat of 3BHK F-03 measuring Super Build area of 1229 Sqft (Approx), the flat is facing on **South - West** side of the proposed G+4 storied building .consisting with three bedrooms, one drawing cum dinning, two toilets, one kitchen and one varandha.
5. **Four nos** Four wheeler car parking space at the Ground floor of the proposed residential flat measuring 135 Sqft (Approx).

Be it mentioned herein that the owners allotment is restricted up to the 40% of the area on the basis of sanctioned plan, in case the aforesaid owners allotment exceed beyond 40% from the sanctioned plan area in that case the owners have to pay the extra amount as per the Market Value from such exceeding Sqft in each allotment as stated above.

THIRD SCHEDULE ABOVE REFERRED TO :-
DEVELOPER'S ALLOCATION

All the Residential Flats, in the First Floor to Fourth Floor, parking space, Garage, in the Ground Floor, Shops in the Ground Floor of the proposed G+4 storied building situated upon the 'A' Schedule land except the Owner's allotted portion .

FOURTH SCHEDULE ABOVE REFERRED TO :-

(Specification of the following items to the owners' allocations)

Door :- All door frame made of quality sal wood and doors will be flush door made of quality ply/wood (Except bathroom doors) and the pvc will be applied on the bathroom doors.

Windows :- Aluminum windows with glass panes

Floor Rings :- Verified floor tiles / Drawing /Dining . Kitchen and Bed Rooms with skirting . That the bathroom will be made with anti skid floor . tiles with skirting .

Sanitary :- Branded Sanitary ware

Plumbing :- PVC Pipes

Electrical Works :- Concealed Copper Wiring, Semi modular switch, the following electrical points will be provided :-

Bed rooms :- Three light points , one fan point , one plug points , One AC point

Dining / Drawing / Hall / Living - Four light points , two fan points , two plug points , one extra plug point (15 Amp. / 20 Amp).

Kitchen :- One light point , one chimney/ exhaust fan point , one plug point for water purified , extra two plug points (15 Amp – 20 Amp) . Provision for installation of chimney / exhaust fan.

Toilets/ Bathrooms :- One light point . one exhaust fan point , one plug point for water heater / Geyser .

Balcony / Varandah :- One Light point

-:: 15 ::-

Entrance :- One door bell point.

Kitchen :- One Granite platform / slab with Gas cylinder space on bottom , One S.S Sink , One Sink Cock. Kitchen slab top will be 4 ft ceramic wall tiles .

Toilet /Bathrooms :- One shower , 4 water taps (One tap for hot water and one tap for basin) , One faucet , one English commode with cistern, one corner basin , provision for

installation of Geyser . Bathroom walls will be 6 ft ceramic wall tiles each toilets/bathrooms.

Internal walls & ceiling :- to apply two coats putty and one coat primer .

FIFTH SCHEDULE ABOVE REFERRED TO :-
(Common areas and installation common to the owners')

1. Entrance, corridor, lobbies, staircases, landing and side spaces.
2. Surrounding the building and other spaces required for common purpose .
3. Electric transformer, Electric wiring and fittings and fixtures for lighting the staircase, lobby and other common areas for operating the water pump with motor and common meter and main switch.
4. Drains and sewers from the building to the corporation drain.
5. Water pump with motor, overhead water tank and distribution pipes from the overhead tank.
6. Water and sewerage, evacuation pipes from the each unit to drains and sewers common to the building.
7. It is to be clarified that the owners will be entitled to use only their parking space.
8. Lift.

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-: 16 :-

IN WITNESS WHEREOF the Owners and Developer hereunder set subscribed their respective hands and seals on the day, month and year first above written.

WITNESSES :-

1. Payel Bhattacharya
D/O Pronab Bhattacharya
S. P. Mukherjee Road
Murgesol
Asansol - 713303

Manuparna Ghosh
Ranadip +

SIGNATURE OF THE OWNERS

FOR MRINMOYEE

Kaushik Mitra

PARTNER

Ashwini Gupta

FOR MRINMOYEE

Shishu Mondal

PARTNER

2. Akash Mitra
S/O Kamalendu Mitra
APC Colony
S.B. Roy Road
Asansol

FOR MRINMOYEE

PARTNER

FOR MRINMOYEE

Sourav Chandra Ghosh

PARTNER

SIGNATURE OF THE DEVELOPERS

Drafted & prepared by me as per instruction of the parties and printed in my office.

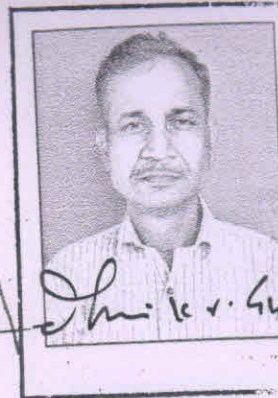
Rudrajit Saha

(Rudrajit Saha)

Advocate

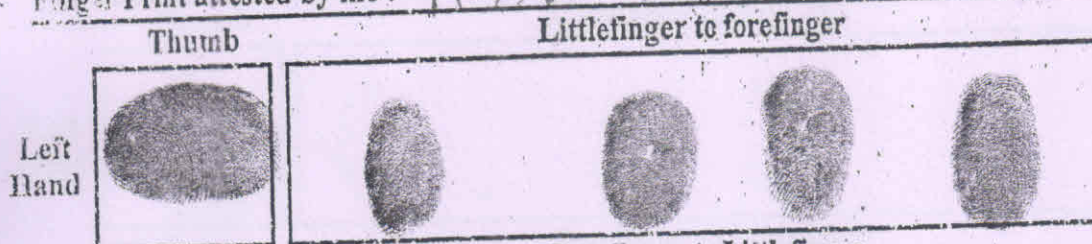
Asansol Court.

Enrolment No. WB-216 of 2006.



Ashwini K. Gupta

Finger Print attested by me : *Ashwini K. Gupta*



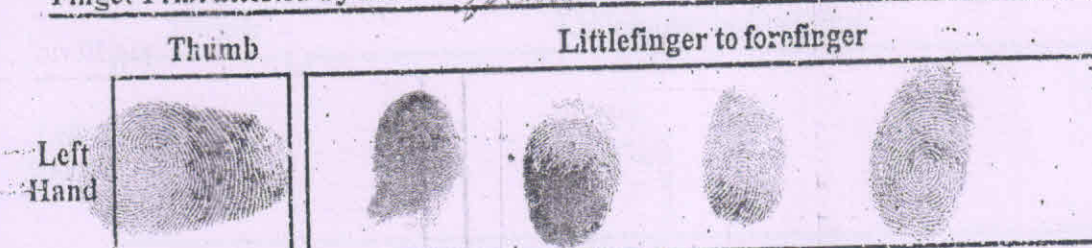
Karishma Rishy

Finger Print attested by me : *Karishma Rishy*



Mishra Mishra

Finger Print attested by me : *Mishra Mishra*



S. S. Choudhary

S. S. Choudhary

Thumb

Littlefinger to forefinger



Thumb

Forefinger to Littlefinger



Right Hand



Maohuparna Ghosh

Finger Print attested by me :

Maohuparna Ghosh

Thumb

Littlefinger to forefinger



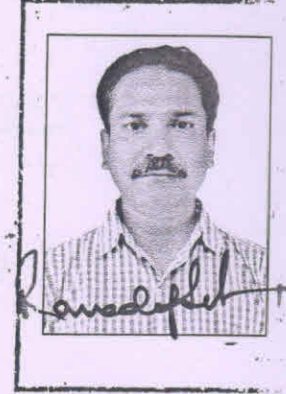
Left Hand

Thumb

Forefinger to Littlefinger



Right Hand



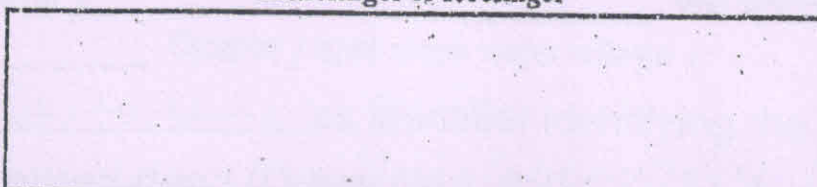
Ranodipak

Finger Print attested by me :

Ranodipak

Thumb

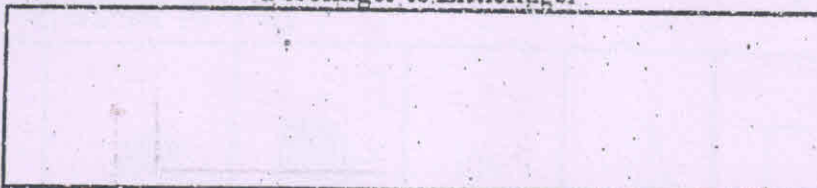
Littlefinger to forefinger



Left Hand

Thumb

Forefinger to Littlefinger



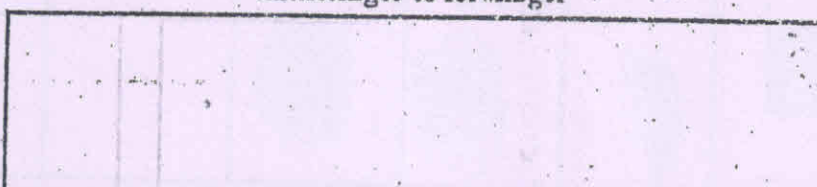
Right Hand

Photo

Finger Print attested by me :

Thumb

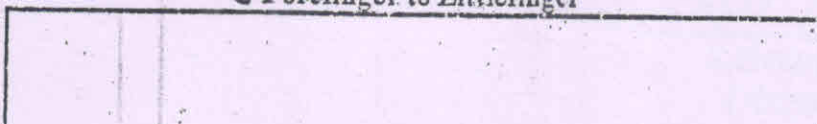
Littlefinger to forefinger



Left Hand

Thumb

Forefinger to Littlefinger



Right Hand

Photo

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Payal Bhattacharya ✓
2. FATHER/ HUSBAND NAME : Pranab Bhattacharya ✓
(পিতা/স্বামীর নাম)
3. OCCUPATION (পেশা) : _____
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE / TOWN (গ্রাম) 21 Mukherjee Road, Mangalaya
POST OFFICE (পোস্ট অফিস) Asansol
POLICE STATION (থানা) Asansol (S) PIN 713303
DISTRICT (জেলা) Burdwan STATE (রাজ্য) WB
5. RELATIONSHIP WITH SELLER/BYER (দলিলের বিক্রেতা / দাতা গনের সহিত সম্পর্ক) Relatives
6. AADHAR NO 288848467548
PAN _____
EPIC NO BC04248563

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

I, Payal Bhattacharya as identifier identifying the executants
of the concerned deed (Query No.) 2000378196/2024
ছবি সহ দশ আঙুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Payal Bhattacharya
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)



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



192023240380788628

GRN Details

GRN:	192023240380788628	Payment Mode:	SBI Epay
GRN Date:	12/02/2024 09:41:27	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9589344759017	BRN Date:	12/02/2024 09:41:54
Gateway Ref ID:	440930995903	Method:	State Bank of India UPI
GRIPS Payment ID:	120220242038078861	Payment Init. Date:	12/02/2024 09:41:27
Payment Status:	Successful	Payment Ref. No:	2000378196/2/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr RUDRAJIT SAHA
Address:	ASANSOL COURT
Mobile:	8617532699
Period From (dd/mm/yyyy):	12/02/2024
Period To (dd/mm/yyyy):	12/02/2024
Payment Ref ID:	2000378196/2/2024
Dept Ref ID/DRN:	2000378196/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000378196/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	2060
2	2000378196/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				2081

IN WORDS: TWO THOUSAND EIGHTY ONE ONLY.

PAID

Major Information of the Deed

Deed No :	I-2305-01068/2024	Date of Registration	12/02/2024
Query No / Year	2305-2000378196/2024	Office where deed is registered	
Query Date	09/02/2024 8:56:37 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Rudrajit Saha Asansol Court, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 8617532699, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 50/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 53,27,773/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,060/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

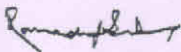
District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) -- Road Width (20-30)) , Mouza: Asansol, JI No: 35, Pin Code : 713303

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-343 (RS :-)	LR-6878	Bastu	Bastu	3 Katha	1/-	25,51,499/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-343 (RS :-)	LR-6877	Bastu	Bastu	3 Katha	1/-	25,51,499/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		TOTAL :			9.9Dec	2 /-	51,02,998 /-	
		Grand Total :			9.9Dec	2 /-	51,02,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	360 Sq Ft.	1/-	2,24,775/-	Structure Type: Structure
Gr. Floor, Area of floor : 360 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	360 sq ft	1 /-	2,24,775 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Ranadip Saha (Presentant) Son of Late Ranendra Kumar Saha Executed by: Self, Date of Execution: 12/02/2024 , Admitted by: Self, Date of Admission: 12/02/2024 ,Place : Office	Photo  12/02/2024	Finger Print  LTI 12/02/2024	Signature  12/02/2024
Keroshin Goli By Lane, Ushagram, City:- Asansol, P.O:- Ushagram, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: APxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/02/2024 , Admitted by: Self, Date of Admission: 12/02/2024 ,Place : Office				
2	Name Smt Madhuparna Ghosh Daughter of Late Ranendra Kumar Saha Executed by: Self, Date of Execution: 12/02/2024 , Admitted by: Self, Date of Admission: 12/02/2024 ,Place : Office	Photo  12/02/2024	Finger Print  LTI 12/02/2024	Signature  12/02/2024
203 P Milan Samiti Goli, Mohishila Colony, Raghunath Chak, City:- Asansol, P.O:- Ushagram, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: BFxxxxxx2J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/02/2024 , Admitted by: Self, Date of Admission: 12/02/2024 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MRINMOYEE 436/N, T.P.Road, Ushagram, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 PAN No.: ABxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Kanchan Mitra Son of Late Kamala Kanta Mitra Date of Execution - 12/02/2024, , Admitted by: Self, Date of Admission: 12/02/2024, Place of Admission of Execution: Office		 Captured	 12/02/2024
Feb 12 2024 12:18PM LTI 12/02/2024				
A.P.C. Pally, S.B.Roy Road, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx0M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MRINMOYEE (as Partner)				
2	Name Mr Krishna Malakar Son of Late Kansa Malakar Date of Execution - 12/02/2024, , Admitted by: Self, Date of Admission: 12/02/2024, Place of Admission of Execution: Office		 Captured	 12/02/2024
Feb 12 2024 12:19PM LTI 12/02/2024				
Purba Para, 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: Business, Citizen of: India, , PAN No.:: AExxxxxx4E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MRINMOYEE (as Partner)				
3	Name Mr Adhir Kumar Gupta Son of Late Gopal Krishna Gupta Date of Execution - 12/02/2024, , Admitted by: Self, Date of Admission: 12/02/2024, Place of Admission of Execution: Office		 Captured	 12/02/2024
Feb 12 2024 12:20PM LTI 12/02/2024				
Nuruddin Road, Talpukuria, Raghunath Chalk, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx7D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MRINMOYEE (as Partner)				
4	Name Mr Swarup Chandra Dhurjee Son of Late Nanda Gopal Chandra Dhurjee Date of Execution - 12/02/2024, , Admitted by: Self, Date of Admission: 12/02/2024, Place of Admission of Execution: Office		 Captured	 12/02/2024
Feb 12 2024 12:20PM LTI 12/02/2024				

Mohishila Colony, Near Bottala Bazar, Sanchayan Library, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx6B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MRINMOYEE (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Payel Bhattacharya Son of Mr Pranob Bhattacharya S.P Mukherjee Road, Murgasol, Asansol, City:- Asansol, P.O:- Asansol, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303		 Captured	
	12/02/2024	12/02/2024	12/02/2024
Identifier Of Mr Ranadip Saha, Smt Madhuparna Ghosh, Mr Kanchan Mitra, Mr Krishna Malakar, Mr Adhir Kumar Gupta, Mr Swarup Chandra Dhurjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Ranadip Saha	MRINMOYEE-4.95 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Madhuparna Ghosh	MRINMOYEE-4.95 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Ranadip Saha	MRINMOYEE-180.00000000 Sq Ft
2	Smt Madhuparna Ghosh	MRINMOYEE-180.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) -- Road Width (20-30)) , Mouza: Asansol, JI No: 35, Pin Code : 713303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 343, LR Khatian No:- 6878	Owner:রানদীপ সাহা, Gurdian:রশেদ কুমার সাহা, Address:লিড, Classification:বাড়, Area:0.05500000 Acre,	Mr Ranadip Saha
L2	LR Plot No:- 343, LR Khatian No:- 6877	Owner:মধুপর্ণা ঘোষ, Gurdian:রশেদ কুমার সাহা, Address:লিড, Classification:বাড়, Area:0.05500000 Acre,	Smt Madhuparna Ghosh

Endorsement For Deed Number : I - 230501068 / 2024

On 12-02-2024

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 12:10 hrs on 12-02-2024, at the Office of the A.D.S.R. ASANSOL by Mr Ranadip Saha , 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 53,27,773/-

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

Execution is admitted on 12/02/2024 by 1. Mr Ranadip Saha, Son of Late Ranendra Kumar Saha, Keroshin Goli By Lane, Ushagram, P.O: Ushagram, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others, 2. Smt Madhuparna Ghosh, Daughter of Late Ranendra Kumar Saha, 203 P Milan Samiti Goli, Mohishila Colony, Raghunath Chak, P.O: Ushagram, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others

Indetified by Mr Payel Bhattacharya, , Son of Mr Pranob Bhattacharya, S.P Mukherjee Road, Murgasol, Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

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

Execution is admitted on 12-02-2024 by Mr Kanchan Mitra, Partner, MRINMOYEE (Partnership Firm), 436/N, T.P.Road, Ushagram, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr Payel Bhattacharya, , Son of Mr Pranob Bhattacharya, S.P Mukherjee Road, Murgasol, Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

Execution is admitted on 12-02-2024 by Mr Krishna Malakar, Partner, MRINMOYEE (Partnership Firm), 436/N, T.P.Road, Ushagram, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr Payel Bhattacharya, , Son of Mr Pranob Bhattacharya, S.P Mukherjee Road, Murgasol, Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

Execution is admitted on 12-02-2024 by Mr Adhir Kumar Gupta, Partner, MRINMOYEE (Partnership Firm), 436/N, T.P.Road, Ushagram, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr Payel Bhattacharya, , Son of Mr Pranob Bhattacharya, S.P Mukherjee Road, Murgasol, Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

Execution is admitted on 12-02-2024 by Mr Swarup Chandra Dhurjee, Partner, MRINMOYEE (Partnership Firm), 436/N, T.P.Road, Ushagram, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr Payel Bhattacharya, , Son of Mr Pranob Bhattacharya, S.P Mukherjee Road, Murgasol, Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/02/2024 9:41AM with Govt. Ref. No: 192023240380788628 on 12-02-2024, Amount Rs: 21/-, Bank: SBI EPay (SBIPay), Ref. No. 9589344759017 on 12-02-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4248, Amount: Rs.5,000.00/-, Date of Purchase: 14/12/2023, Vendor name: P GHANTY

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 12/02/2024 9:41AM with Govt. Ref. No: 192023240380788628 on 12-02-2024, Amount Rs: 2,060/-, Bank: SBI EPay (SBlePay), Ref. No. 9589344759017 on 12-02-2024, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2024, Page from 22215 to 22242

being No 230501068 for the year 2024.



Digitally signed by MANOJ KUMAR MANDAL
Date: 2024.02.20 11:52:20 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 20/02/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ASANSOL

West Bengal.