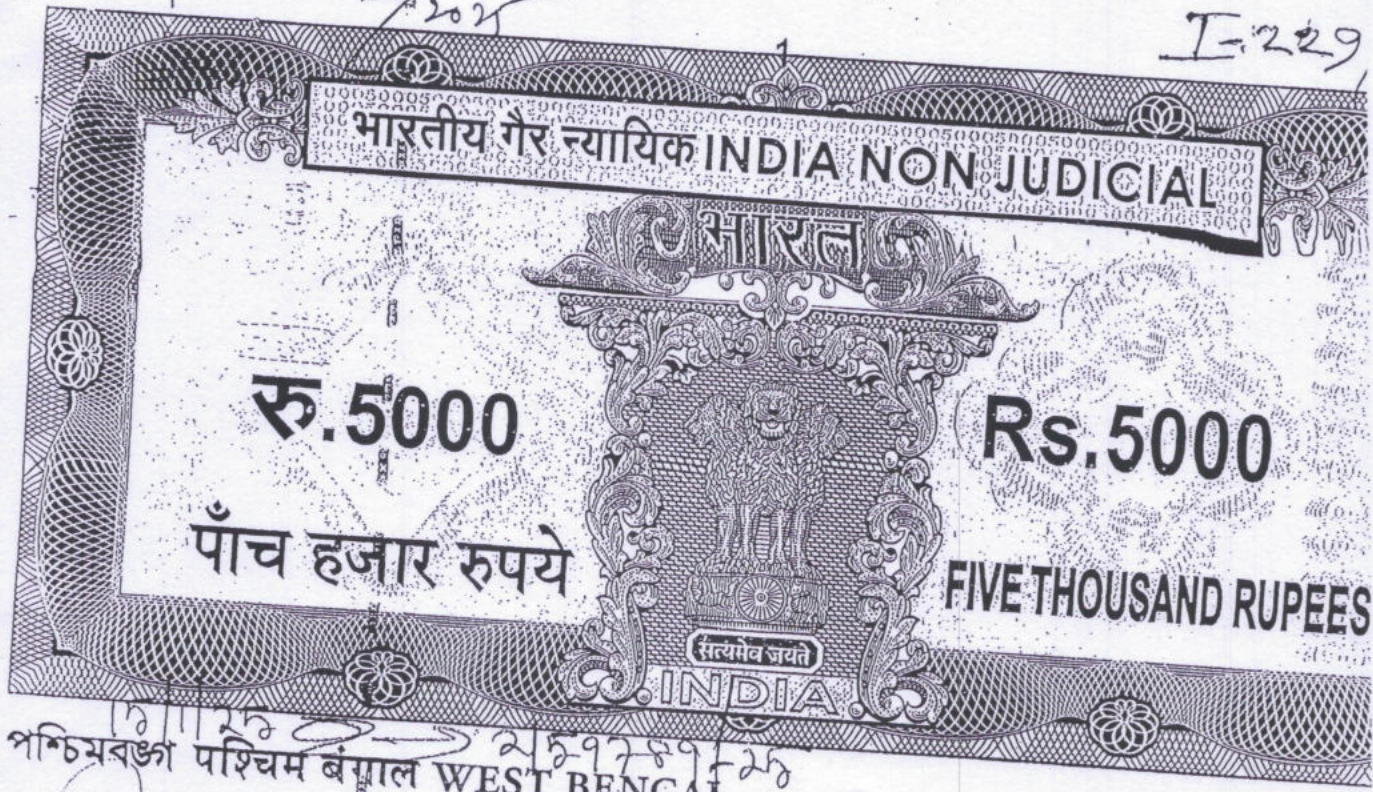


01. 22.1/2025

I-229



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

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

15 JAN 2025

Query No: 2000059789/2025

GRN No: 19-202425-035559110-1

DEVELOPMENT AGREEMENT OR CONSTRUCTION AGREEMENT

THIS DEVELOPMENT AGREEMENT OR CONSTRUCTION AGREEMENT

made this the 15 day of January in the year 2025, BY:-

man
(Ach)

1811
1

1. **ARCHANA DHAR**, (PAN No. **BSNPD3023L**, AADHAAR NO. 8811 7036 3358), D/o Late Manindra Chandra Dhar alias Manindra Dhar, by faith Hindu, by Citizenship Indian, by occupation Retired from Service,
 2. **SRI BISHNU DHAR**, (PAN No. **BWDPD6325H**, AADHAAR NO. 9853 9442 8596), S/o Late Manindra Chandra Dhar alias Manindra Dhar, by faith Hindu, by Citizenship Indian, by occupation Retired from Service,
 3. **SRI SHANKAR DHAR**, (PAN No. **BKMPD2887H**, AADHAAR NO. 2997 0649 4371), S/o Late Manindra Chandra Dhar alias Manindra Dhar, by faith Hindu, by Citizenship Indian, by occupation Retired from Service,
- all are resident of 01 No. Mohishila Colony, Simul Tala, Opposite of Milan Samiti Club, P.S. Asansol(S), P.O. Asansol, District: - Paschim Bardhaman, PIN: - 713303, hereinafter called the '**FIRST PARTY/LAND OWNERS**' (which expression shall unless excluded by or repugnant to the context mean and include all their heirs, legal representatives, assigns and successors) of the **ONE PART**.

AND

"NEW S.D CONSTRUCTION", a proprietorship firm represented by its proprietor **SRI KANCHAN MITRA** (PAN No. **AEAPM1510M**, AADHAAR No. 958341053009), S/o Late Kamala Kanta Mitra, by occupation Business, by faith Hindu, by Citizenship Indian, resident of 338, Mitra Bhawan, A.P.C. Pally, S.B. Roy Road, Asansol, P.S Asansol(S), District: - Paschim Bardhaman, PIN: - 713303, having its registered office at 338, Mitra Bhawan, A.P.C. Pally, S.B. Roy Road,

Asansol, P.S Asansol(S), District: - Paschim Bardhaman, PIN: - 713303, hereinafter called the **"SECOND PARTY/DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed and mean to include their heirs, heiresses, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

AND WHEREAS State of West Bengal through their Refugee Relief & Rehabilitation department after considered the said approach of the aforesaid Sri Manindra Chandra Dhar son of Lt. Radha Bailav Dhar allotted homestead land measuring 07 (Seven) cottah 04 (Four) chittak, bearing L.O.P. No. 148, appertaining to C.S. Plot No. 47 (P) & 48(P) corresponding to R.S. Plot. No. 140 (One hundred forty), within Mouza Asansol, P.S. Asansol (South), Dist- Burdwan, accordingly on 12th day of October 1988, the Governor of the State of West Bengal through their Refugee Relief & Rehabilitation department has been executed a Deed of Indenture vide Deed No. **I-317 for the year 1988**, registered before the Addl. Dist. Registrar of Burdwan at Asansol office in favour of Sri Manindra Chandra Dhar son of Lt. Radha Bailav Dhar and he accept the same.

manindra
(Chandra) **AND WHEREAS** by virtue of said Regd. Instrument said Sri Manindra Chandra Dhar son of Lt. Radha Bailav Dhar became absolute owner in possession of the said land over which he raised and constructed a building upon the said land in accordance with a sanctioned building plan.

AND WHEREAS while owning and possessing the said property aforesaid Sri Manindra Chandra Dhar son of Lt. Radha Bailav Dhar died on 10/01/2002 leaving behind his two sons namely Sri Shankar Dhar and Sri Bishnu Dhar and one daughter namely Archana Dhar as his only legal heirs and successors who

jointly inherited the property in equal $1/3^{\text{rd}}$ share each under the provision of Hindu Succession Act, 1956. Be it mentioned that wife of Manindra Chandra I i.e. Usha Rani Dhar also died in the year 2021.

AND WHEREAS thus Sri Shankar Dhar and Sri Bishnu Dhar along with Archana Dhar became absolute owner of schedule mentioned property and subsequently they recorded their name in the L.R. Record of Right under khat no. 7267, 7268 & 7269 and obtained parcha in their name.

AND WHEREAS the said land with structures which are more fully mentioned in schedule below stood recorded in the name of Sri Shankar Dhar and Sri Bishnu Dhar along with Archana Dhar in the Assessment Register of Asansol Municipal Corporation being Holding No. 19/69. Be it mentioned that First Part No. 3 i.e. Shankar Dhar is developing the said proposed flat over his 02 Decimal of land out of his share. And so the proposed multi storied building shall be constructed over $(4+4+2)=10$ Decimal of land more or less 06 cottah within Mouza Asansol, P.S. Asansol (South) comprising in Govt. L.O.P. 148, R.S. Plot. No. 140 corresponding to L.R Plot no. 273.

AND WHEREAS and after that all were in absolute khas possession, exercising their absolute right, title, and interest became a direct tenant "Raiyat" under the Government of West Bengal.

AND WHEREAS all the First Parties are in peaceful and uninterrupted ownership; and possession of the said schedule "A" property having indefeasible title thereto which is free from all encumbrances, charges and/or mortgages.

AND WHEREAS it is pertinent to mention here that substantial portion of the said building and structures in schedule "A" has tumbled down and are in a

dilapidated condition owing to lack of proper maintenance and repairs for together and on account of financial difficulties and other personal problem the First Parties No. 1, 2 & 3 could not undertake construction and modification of the said structures and building upon the said lands and in order to resolve said financial difficulty and problems the First Parties no. 1, 2 & 3, has invited offer from prospective developers who are financially sound to under construction of the said building at his/their own costs and to grant to the First Parties a portion of the constructed area in the said building according to the parties choice which is more fully elaborated in the Agreement respectively with the liberty and authority for the Developer to dispose of or otherwise deal with the remaining portion of the constructed area according to his/their discretion and as such the First Parties have decided to hand over possession of the Schedule mentioned property to **"NEW S.D CONSTRUCTION"**, a proprietorship firm represented by its proprietor **SRI KANCHAN MITRA**, S/o Late Kamala Kanta Mitra, by occupation Business, by faith Hindu, by Citizenship Indian, resident of 338, Mitra Bhawan, A.P.C. Pally, S.B. Roy Road, Asansol, District: - Paschim Bardhaman, PIN: - 713303, having its registered office at 338, Mitra Bhawan, A.P.C. Pally, S.B. Roy Road, Asansol, District: - Paschim Bardhaman, PIN: - 713303 to promote and develop the said property by raising a multi-storied building thereon on the understanding mentioned below:-

AND WHEREAS the Developer/Promoter has offered to develop and promote the said land mentioned below in schedule 'A' more fully mentioned hereunder written on the following terms and conditions:-

NOW THEREFORE IT IS HEREBY AGREED BETWEEN THE PARTIES/LAND OWNERS WITH THE SECOND PARTY/DEVELOPER AS FOLLOWS:-

A. That the first parties hereby agrees to entrust and handover to the second party/Developer the work and right of development of the said property as per schedule "A," after demolishing the existing dilapidated premises on the terms contained herein.

1. The second party/Developer hereby agree to develop or cause to develop the said property for and on behalf of the first party on the terms and conditions contained herein and as permitted by the concerned authorities, to construct a Six storied (B+G+4 storied) residential cum commercial building thereon and then to sell the said proportionate land with individual Flats/parking spaces, garages, shops etc. to the Developer's own nominees/proposed purchasers excepting the first party no. 1, 2 & 3 allotted flats and parking space which consists of total **02 Nos. 03 BHK flats on 2nd floor** in which each flat shall consists of 03(Three) nos. of Bed Room, 01(One) no. of Drawing cum Dinning Room, 01(One) open Kitchen, 01 (One) Balcony, 02(Two) nos. of toilets along with **02 Nos. of open four wheeler car parking space in the basement floor of the building and the specification of flats and parking space which are as follow.**

Sl. No.	Flat No. & Parking No.	Floor No.	Side	Saleable Area (Sq. ft.)	Built Up area (Sq. ft.)	Carpet Area (Sq. ft.)
1.	F-01	2 nd Floor	North-South-West	1350 Approx.	1075 Approx.	905 Approx.

2.	F-02	2 nd Floor	North-South-East	1375 Approx.	1100 Approx.	94
3.	01	Basement Floor	.....	.....	.....	Appr
4.	02	Basement Floor	.....	.....	.....	110
						Appr
						110
						Appr

with proportionate share of land. In addition to that the First Party No. 1, 3 shall get a total amount of **Rs. 80,00,000/- (Eighty Lakhs)** out of which 10,00,000 (Ten lakhs) is paid to First Party No. 1 vide cheque being no. 001052 dated 14/01/2025 drawn on UCO Bank, M.B Lane Branch and another cheque being no. 001051 dated 14/01/2025 drawn on UCO Bank, M.B Lane Branch amounting to Rs. 10,00,000 (Ten lakhs) is paid to First Party No. 2 and last one cheque being no. 001053 dated 14/01/2025 drawn on UCO Bank, M.B Lane Branch amounting to Rs. 10,00,000 (Ten lakhs) is paid to First Party No. 3, **totaling to Rs. 30,00,000/- (Thirty lakhs)** and the next Rs. 50,00,000/- (Fifty lakhs) shall be paid after completion of each floor of the building in five equal installments, out of which 1. Rs. 10,00,000/- (Ten lakhs) shall be paid at the time of ground floor completion, 2. Next installment of Rs. 10,00,000/- (Ten lakhs) shall be paid at the time of first floor completion, 3. Next installment of Rs. 10,00,000/- (Ten lakhs) shall be paid at the time of second floor completion, 4. Next installment of Rs. 10,00,000/- (Ten lakhs) shall be paid at the time of third floor completion, 5. Next installment of Rs. 10,00,000/- (Ten lakhs) shall be paid at the time of fourth floor completion and the amount shall be paid in equal share to each of the first parties separately.

(Signature)
(Akh)

2. The second party/Developer shall hand over the allotted flat within 36 (Thirty Six) months from the date of receiving of the sanctioned Building Plan from the competent authorities. That time should be considered as the essence of contract and the project should be completed within the stipulated period of 36 (Thirty Six) months as stated above without causing any delay. That first party no. 1, 2 & 3 has to obey/follow the rules and regulation of the association of the Apartment which will be formed by the flat owners. Be it mentioned that all the charges incurred for owner's allocated flat and parking regarding connection of Electric Meter & transformer, water connection from AMC, any TDS, GST or any other Govt. Tax shall be paid by the First party as and when demanded by Second Party.

The following specification of the flat to be given by the second party to first party no. 1, 2 & 3.

- (i) That all rooms, balcony will be laid with Marble or Floor Tiles and skirting upto a height of 06 inches.
- (ii) That the kitchen and the toilet will have Marble Floor or Floor tiles flooring along with 6 inch height skirting. In the kitchen, green marble will be fixed in cooking platform and a steel sink along with a tap line will be provided, glazed tiles above the cooking table shall fixed upto a height of 04 ft. on the wall.
- (iii) Toilet wall will be constructed with glazed tiles which will be fixed upto height of 06 ft. and toilet door will have PVC door and PVC frames with fitting.
- (iv) There will be two toilets one of which will be Indian style commode and another will be in Western Style commode.

(Signature)
(Date)

- (v) All pipe line in the toilet and kitchen will be concealed with PVC Pipe all taps, stop cock and showers will be steel finished with ISI Mark.
- (vi) All doors frames will be of good quality wood and the door panel would be made by flash door (Ply wood).
- (vii) Windows with aluminum frame sliding doors integrated M.S Grills shall be provided.
- (viii) All doors will be painted with Primer and window grill will be painted with colour of Berger/ Asian Paints.
- (ix) All internal walls and ceiling wall be made of wall putty with a coat primer and two coats colour with of Berger/ Asian Paints.
- (x) Concealed electrical wiring using copper conductors will be provided with two numbers of lamps, one fan point, one 5 Amp. plug point, inverter point with cable TV line, one for a flat two holder point. In the toilet one lamp point, one exhaust point, one geyser point, and one washing machine point, one mixer point, and one point at balcony for each unit/flat and in the drawing cum dining room two fan point, two lamp point, one 5 Amp. plug point, two holder, one freeze point along with that one A.C point shall be arranged by the developer for each unit.

That at the time of measurement of the flat or delivery of the flat if any extra work is done it shall be charged as per market rate by the second party from First Party no. 1, 2 & 3.

2. That the first party shall deliver khas possession of the entire schedule "A" mentioned property to the second party and through this agreement the title of the first party over the property is not at all transferred to the second party.

3. That the Developer will not start any work on the said property unless the requisite permissions and certificates are issued by the concerned authorities.
4. That any external development of the said site or any construction thereon shall be at the cost and risk of the Developer. The Developer shall be at liberty to make necessary construction at his own cost in the name of the first party, and the first party shall not make any objection regarding the said construction. Be it mentioned that the name and style of the building will be decided later by the second party and the first party shall not make any objection regarding the name of the building.
5. That the first parties hereby gives license and permission to the Developer to enter upon the said land demolish the existing structures and also give the authority to commence, carry on and complete development thereof (including laying of drainage, sewerage, water pipes and electricity cables) in accordance with duly sanctioned building plans. Furthermore, the Developer shall have to pay the electricity bills from the date of handover of the premises by the first parties to the Developer for carrying on the development work.
6. That it is agreed between the first party and the second party that the second party shall be at liberty to mortgage his allocated flat before any Bank or Financial Institution and avail project Loan and Home Loan by deposit of the original title deeds and any other land documents and for that the first party shall never raise any objection.
7. That the first parties shall at the request of the Developer sign and execute from time to time any amended plans that may be required and other applications for construction of any structures on the said land for being

Signature (Aash)

- sanctioned and approved by any authorities provided that all costs, charges and expenses incurred in this connection shall be borne and paid by the Developer alone.
8. That the Developer shall indemnify and keep indemnified the first party from and against all civil, criminal or administrative proceedings, penalties, and all costs, charges, expenses, and damages incurred or suffered by the first party in the course of such development.
 9. That the Developer shall be entitled to put up or permit to put up hoardings or boards upon the said property advertising that the said company is being developed by him.
 10. That the first parties shall be bound to execute and deliver deed and deeds of conveyance in favour of the prospective purchaser/s or nominees appointees or allottees of the flats, shops, parking spaces and other premises erected by the Developer & hereby agrees to join in such Deeds as Vendor required.

SCHEDULE-'A' OF THE PROPERTY ABOVE REFERRED TO OWNED BY FIRST PARTY NO. 1, 2 & 3:-

In the District of Paschim Bardhaman, P.S. Asansol(S), Sub Division Asansol and Addl. Dist. Sub Registry Office Asansol, **Mouza Asansol, J.L.No. 35**, holding No. 19/69, under **Ward No. 19(Old) 42(New)** of Asansol Municipal Corporation, appertaining to C.S.Plot No. 47(P), 48 (P), corresponding to **R.S. Plot No 140 (One hundred forty) corresponding to L.R Plot no. 273 (Two hundred seventy three)** Govt. L.O.P. 148 (One hundred forty eight) all that total Bastu land

measuring an area 06 (Six) cottah more or less 10 (Ten) decimal out of which land of First Party No. 1 measuring is 04 Decimal recorded under L.R Khatian No. 7267, 2. Land of First Party No. 2 measuring is 04 Decimal under L.R Khatian No. 7268 and 3. Land of First Party No. 3 is 02 Decimal under L.R Khatian No. 7269 situated at Mohishila Colony, Asansol, District:- Paschim Bardhaman along with all easement rights attached thereto and it is butted and bounded by:-

On the North: - By Hose of Debasish Dey and Utpal Roy,
On the South: - By 30 ft. wide Road (01 No. Mohishila Colony Road),
On the East :- By 25 ft. wide Road (Bye Lane),
On the West :- By Property of Sankar Dhar,

SCHEDULE-B ABOVE REFERRED TO:-

(LAND OWNER'S ALLOCATION)

(Description of flat and parking space allotted to Land owners No. 1, 2 & 3)

ALL THAT total 02 Nos. 03 BHK flats on 2nd (Second) floor in which each flat shall consists of 03(Three) nos. of Bed Room, 01(One) no. of Drawing cum Dinning Room, 01(One) open Kitchen, 01 (One) Balcony, 02(Two) nos. of toilets along with that 02 Nos. of open four wheeler car parking space in the basement floor of the building and the specification of flats and parking space in the building which are as follow.

Sl. No.	Flat No. & Parking	Floor No.	Side	Saleable Area (Sq. ft.)	Built Up area (Sq. ft.)	Carpet Area (Sq. ft.)
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	No.					
1.	F-01	2 nd Floor	North-South-West	1350 Approx.	1075 Approx.	905 Approx.
2.	F-02	2 nd Floor	North-South-East	1375 Approx.	1100 Approx.	940 Approx.
3.	01	Basement Floor	.....	.....	.....	110 Approx.
4.	02	Basement Floor	.....	.....	.....	110 Approx.

Along with all its fittings fixtures, electrical, fittings, electric and water lines connection and along with undivided proportionate share or interest in schedule 'A,' land covered by the B+G+4 storied building along with common rights, usage's and common passage described above.

In addition to that the First Party No. 1, 2 & 3 shall get a total amount of Rs. 80,00,000/- (Eighty Lakhs) out of which Rs. 10,00,000 (Ten lakhs) is paid to First Party No. 1 i.e Archana Dhar vide cheque being no. 001052 dated 14/01/2025 drawn on UCO Bank, M.B Lane Branch and to First Party No. 2 i.e Bishnu Dhar another cheque being no. 001051 dated 14/01/2025 drawn on UCO Bank, M.B Lane Branch amounting to Rs. 10,00,000 (Ten lakhs), and last cheque being no. 001053 dated 14/01/2025 drawn on UCO Bank, M.B Lane Branch amounting to Rs. 10,00,000 (Ten lakhs) is paid to First Party No. 3 i.e Shankar Dhar, totaling to Rs. 30,00,000/- (Thirty lakhs) and the rest amount of Rs. 50,00,000/- (Fifty lakhs) shall be paid after completion of construction of each floor of the building in five equal installments, out of

(Signature)
(Adu)

which 1. Rs. 10,00,000/- (Ten lakhs) shall be paid at the time of ground floor completion of construction, 2. Next installment of Rs. 10,00,000/- (Ten lakhs) shall be paid at the time of first floor completion of construction, 3. Next installment of Rs. 10,00,000/- (Ten lakhs) shall be paid at the time of second floor completion of construction, 4. Next installment of Rs. 10,00,000/- (Ten lakhs) shall be paid at the time of third floor completion of construction, 5. Next installment of Rs. 10,00,000/- (Ten lakhs) shall be paid at the time of fourth floor completion of construction and the amount shall be paid in equal share to each of the first parties separately.

SCHEDULE-C ABOVE REFERRED TO:-
(DESCRIPTION OF DEVELOPER'S ALLOCATION)

Signature (Both)
ALL the flats, commercial space, office space, parking space, (except the allocated flat and four wheeler car parking space of first party no. 1, 2 & 3 mentioned above) along with fittings, fixtures, electrical, fittings, electric and water lines connection with undivided proportionate share or interest in proposed (B+G+4) storied proposed building along with common rights, usage's and common passage attached to it.

Sheets containing photos and finger prints of both hands duly attested by the parties concern is also annexed herewith do form a part of this Deed.

IN WITNESS WHEREOF the parties named above sign and execute this Construction Agreement on the day, month and year first above written.

Witnesses:-

1. Aruna Dhar
Aruna Dhar
10- Shankar Dhar

1 No. Mohishila Colony
Simultala
Asansol - 713303

Dist - Paschim Bardhaman
West Bengal

2. Chandan Dutta.
CHANDAN DUTTA.
4, Gourangach. Dura.

136/64A, Simultala, 1 No, Mahishila Colony.
Asansol - 713303.

1/ Archana Dhar.

2/ Bishnu Dhar.

3/ Shankar Dhar

SIGNATURE OF THE FIRST
PARTIES

FOR NEW S. D. CONSTRUCTION
Ramesh Dutta
Proprietor

SIGNATURE OF THE SECOND
PARTY/DEVELOPER

Drafted and prepared by me
As per the instructions
of the parties and read over and
explained to them in their mother tongue

Chiranjit Goswami

(CHIRANJIT GOSWAMI)

Advocate, Asansol Court

(Enrl. No. F-434/350/2003)



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



192024200355591101

GRN Details

GRN:	192024250355591101	Payment Mode:	Online Payment
GRN Date:	13/01/2025 21:18:06	Bank/Gateway:	State Bank of India
BRN :	IK0DBSZVU7	BRN Date:	13/01/2025 21:19:28
GRIPS Payment ID:	130120252035559109	Payment Init. Date:	13/01/2025 21:18:06
Payment Status:	Successful	Payment Ref. No:	2000059789/4/2025
			[Query No!*/Query Year]

Depositor Details

Depositor's Name:	Chiranjit Goswami
Address:	Kalyanpur Housing
Mobile:	8250540426
EMail:	cg_7332@yahoo.co.in
Depositor Status:	Advocate
Query No:	2000059789
Applicant's Name:	Mr CHIRANJIT GOSWAMI
Identification No:	2000059789/4/2025
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	13/01/2025
Period To (dd/mm/yyyy):	13/01/2025

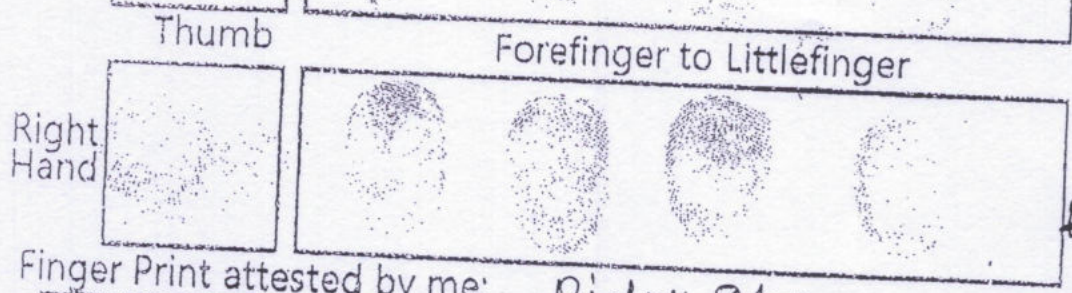
Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000059789/4/2025	Property Registration- Stamp duty	0030-02-103-003-02	2011
2	2000059789/4/2025	Property Registration- Registration Fees	0030-03-104-001-16	80014
Total				82025

IN WORDS: EIGHTY TWO THOUSAND TWENTY FIVE ONLY.



Finger Print attested by me: Archana Dhan



Finger Print attested by me: Bishnu Dhan



Finger Print attested by me: Shekar Dhan



Finger Print attested by me: Karan Dhan

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম)

:- ARUNA DHAR

2. FATHER/HUSBAND NAME :-
(পিতা/স্বামীর নাম)

SHANKAR DHAR

3. OCCUPATION (পেশা)

:- SERVICE

4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)

VILLAGE/TOWN (গ্রাম) MONISHALA ASANSOL

POST OFFICE (পোস্ট অফিস) LISHAGRAM ASANSOL

POLICE STATION (থানা) ASANSOL (SOUTH), PIN 713303

DISTRICT (জেলা) DASCHAM BURDUAN, STATE (রাজ্য) W.B.

5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Family Member

6. AADHAR NO :- 771127795407

PAN :- ALJPD1089J

EPIC NO :-

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

বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, ARUNA DHAR as identifier identifying the executants of the concerned deed (Query No.) 2000059789/2025

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Aruna Dhar

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)



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



192024250358054448

GRN Details

GRN: 192024250358054448 Payment Mode: SBI Epay
GRN Date: 15/01/2025 12:26:12 Bank/Gateway: SBIEpay Payment Gateway
BRN: 6285519181533 BRN Date: 15/01/2025 12:26:32
Gateway Ref ID: IGASIIWJO8 Method: State Bank of India NB
GRIPS Payment ID: 150120252035805443 Payment Init. Date: 15/01/2025 12:26:12
Payment Status: Successful Payment Ref. No: 2000059789/12/2025
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Chiranjit Goswami
Address: Asansol
Mobile: 8250540426
Period From (dd/mm/yyyy): 15/01/2025
Period To (dd/mm/yyyy): 15/01/2025
Payment Ref ID: 2000059789/12/2025
Dept Ref ID/DRN: 2000059789/12/2025

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2000059789/12/2025	Property Registration- Stamp duty	0030-02-103-003-02	13000
Total				13000

IN WORDS: THIRTEEN THOUSAND ONLY.

Major Information of the Deed

Deed No :	I-2305-00229/2025	Date of Registration	15/01/2025
Query No / Year	2305-2000059789/2025	Office where deed is registered	
Query Date	07/01/2025 2:51:59 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	CHIRANJIT GOSWAMI ASANSOL COURT, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 8250540426, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 80,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 1,20,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,011/- (Article:48(g))	Rs. 80,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

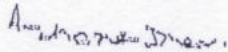
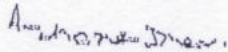
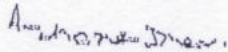
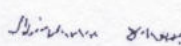
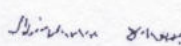
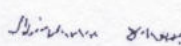
Land Details :

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

Road Width (20-30) -- Road Width (20-30)) , Mouza: Asansol, JI No: 35, Pin Code : 713303

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-273 (RS :-)	LR-7267	Other Commercial Usage	Vastu	4 Dec	1/-	48,00,000/-	Width of Approach Road: 55 Ft., Adjacent to Metal Road,
L2	LR-273 (RS :-)	LR-7268	Other Commercial Usage	Vastu	4 Dec	1/-	48,00,000/-	Width of Approach Road: 55 Ft., Adjacent to Metal Road,
L3	LR-273 (RS :-)	LR-7269	Other Commercial Usage	Vastu	2 Dec	1/-	24,00,000/-	Width of Approach Road: 55 Ft., Adjacent to Metal Road,
		TOTAL :			10Dec	3 /-	120,00,000 /-	
	Grand Total :				10Dec	3 /-	120,00,000 /-	

Land Lord Details :

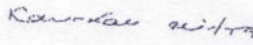
Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> ARCHANA DHAR (Presentant) Daughter of Late MANINDRA CHANDRA DHAR ALIAS MANINDRA DHAR Executed by: Self, Date of Execution: 15/01/2025 , Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office </td> <td>  15/01/2025 </td> <td>  Captured LTI 15/01/2025 </td> <td>  15/01/2025 </td> </tr> </tbody> </table> 1 NO MOHISHILA COLONY SIMUL TALA OPP MILAN SAMITI CLUB, City:- Asansol, P.O:- Ushagram, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: BSxxxxxx3L, Aadhaar No: 88xxxxxxxx3358, Status :Individual, Executed by: Self, Date of Execution: 15/01/2025 , Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office	Name	Photo	Finger Print	Signature	ARCHANA DHAR (Presentant) Daughter of Late MANINDRA CHANDRA DHAR ALIAS MANINDRA DHAR Executed by: Self, Date of Execution: 15/01/2025 , Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office	 15/01/2025	 Captured LTI 15/01/2025	 15/01/2025
Name	Photo	Finger Print	Signature						
ARCHANA DHAR (Presentant) Daughter of Late MANINDRA CHANDRA DHAR ALIAS MANINDRA DHAR Executed by: Self, Date of Execution: 15/01/2025 , Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office	 15/01/2025	 Captured LTI 15/01/2025	 15/01/2025						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri BISHNU DHAR Son of Late MANINDRA CHANDRA DHAR ALIAS MANINDRA DHAR Executed by: Self, Date of Execution: 15/01/2025 , Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office </td> <td>  15/01/2025 </td> <td>  Captured LTI 15/01/2025 </td> <td>  15/01/2025 </td> </tr> </tbody> </table> 1 NO MOHISHILA COLONY SIMUL TALA OPP MILAN SAMITI CLUB, City:- Asansol, P.O:- Ushagram, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.: BWxxxxxx5H, Aadhaar No: 98xxxxxxxx8596, Status :Individual, Executed by: Self, Date of Execution: 15/01/2025 , Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office	Name	Photo	Finger Print	Signature	Shri BISHNU DHAR Son of Late MANINDRA CHANDRA DHAR ALIAS MANINDRA DHAR Executed by: Self, Date of Execution: 15/01/2025 , Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office	 15/01/2025	 Captured LTI 15/01/2025	 15/01/2025
Name	Photo	Finger Print	Signature						
Shri BISHNU DHAR Son of Late MANINDRA CHANDRA DHAR ALIAS MANINDRA DHAR Executed by: Self, Date of Execution: 15/01/2025 , Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office	 15/01/2025	 Captured LTI 15/01/2025	 15/01/2025						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri SHANKAR DHAR Son of Late MANINDRA CHANDRA DHAR ALIAS MANINDRA DHAR Executed by: Self, Date of Execution: 15/01/2025 , Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office </td> <td>  15/01/2025 </td> <td>  Captured LTI 15/01/2025 </td> <td>  15/01/2025 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri SHANKAR DHAR Son of Late MANINDRA CHANDRA DHAR ALIAS MANINDRA DHAR Executed by: Self, Date of Execution: 15/01/2025 , Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office	 15/01/2025	 Captured LTI 15/01/2025	 15/01/2025
Name	Photo	Finger Print	Signature						
Shri SHANKAR DHAR Son of Late MANINDRA CHANDRA DHAR ALIAS MANINDRA DHAR Executed by: Self, Date of Execution: 15/01/2025 , Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office	 15/01/2025	 Captured LTI 15/01/2025	 15/01/2025						

1 NO MOHISHILA COLONY SIMUL TALA OPP MILAN SAMITI CLUB, City:- Asansol, P.O:- Ushagram,
P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, DIN:- 713303 Sex: Male, By Caste:
Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:
BKxxxxxx7H, Aadhaar No: 29xxxxxxxx4371, Status :Individual, Executed by: Self, Date of
Execution: 15/01/2025
, Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office

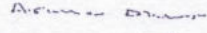
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NEW S D CONSTRUCTION 338 MITRA BHAWAN A P C PALLY S B ROY ROAD ASANSOL, City:- Asansol, P.O:- Ushagram, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Date of Incorporation:XX-XX-1XX7 , PAN No.: AExxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Details			
Name,Address,Photo,Finger print and Signature				
1	Name	Photo	Finger Print	Signature
	Mr KANCHAN MITRA Son of Late KAMALA KANTA MITRA Date of Execution - 15/01/2025, , Admitted by: Self, Date of Admission: 15/01/2025, Place of Admission of Execution: Office	 Jan 15 2025 12:10PM	 Captured LTI 15/01/2025	 15/01/2025
338 MITRA BHAWAN APC PALLY S B ROY 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, Date of Birth:XX-XX-1XX7 , PAN No.: AExxxxxx0M, Aadhaar No: 95xxxxxxxx3009 Status : Representative, Representative of : NEW S D CONSTRUCTION (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
ARUNA DHAR Wife of Shankar Dhar 01 No. Mohishila Colony, Simul Tala, Opposite Of M, City:- Asansol, P.O:- Ushagram, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303	 15/01/2025	 Captured 15/01/2025	 15/01/2025
Identifier Of ARCHANA DHAR, Shri BISHNU DHAR, Shri SHANKAR DHAR, Mr KANCHAN MITRA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	ARCHANA DHAR	NEW S D CONSTRUCTION-4 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri BISHNU DHAR	NEW S D CONSTRUCTION-4 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri SHANKAR DHAR	NEW S D CONSTRUCTION-2 Dec

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:- 273, LR Khatian No:- 7267	Owner:অর্চনা ধর, Gurdian:শ্রীমতী চন্দ্র ধর, Address:মিঃ , Classification:বাড়, Area:0.04000000 Acre,	ARCHANA DHAR
L2	LR Plot No:- 273, LR Khatian No:- 7268	Owner:বিশ্বু ধর, Gurdian:শ্রীমতী চন্দ্র ধর, Address:মিঃ , Classification:বাড়, Area:0.04000000 Acre,	Shri BISHNU DHAR
L3	LR Plot No:- 273, LR Khatian No:- 7269	Owner:শঙ্কর ধর, Gurdian:শ্রীমতী চন্দ্র ধর, Address:মিঃ , Classification:বাড়, Area:0.04000000 Acre,	Shri SHANKAR DHAR

Endorsement For Deed Number : I - 230500229 / 2025

On 15-01-2025

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

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

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

Presented for registration at 12:16 hrs on 15-01-2025, at the Office of the A.D.S.R. ASANSOL by ARCHANA DHAR, 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 1,20,00,000/-

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

Execution is admitted on 15/01/2025 by 1. ARCHANA DHAR, Daughter of Late MANINDRA CHANDRA DHAR ALIAS MANINDRA DHAR, 1 NO MOHISHILA COLONY SIMUL TALA OPP MILAN SAMITI CLUB, P.O: Ushagram, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Retired Person, 2. Shri BISHNU DHAR, Son of Late MANINDRA CHANDRA DHAR ALIAS MANINDRA DHAR, 1 NO MOHISHILA COLONY SIMUL TALA OPP MILAN SAMITI CLUB, P.O: Ushagram, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Retired Person, 3. Shri SHANKAR DHAR, Son of Late MANINDRA CHANDRA DHAR ALIAS MANINDRA DHAR, 1 NO MOHISHILA COLONY SIMUL TALA OPP MILAN SAMITI CLUB, P.O: Ushagram, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Retired Person Indetified by ARUNA DHAR, . . Wife of Shankar Dhar, 01 No. Mohishila Colony, Simul Tala, Opposite Of M, P.O: Ushagram, Thana: Asansol, . City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession House wife

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

Execution is admitted on 15-01-2025 by Mr KANCHAN MITRA, PROPRIETOR, NEW S D CONSTRUCTION (Sole Proprietorship), 338 MITRA BHAWAN A P C PALLY S B ROY ROAD ASANSOL, City:- Asansol, P.O:- Ushagram, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Indetified by ARUNA DHAR, . . Wife of Shankar Dhar, 01 No. Mohishila Colony, Simul Tala, Opposite Of M, P.O: Ushagram, Thana: Asansol, . City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession House wife

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 80,014.00/- (B = Rs 80,000.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 80,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/01/2025 9:19PM with Govt. Ref. No: 192024250355591101 on 13-01-2025, Amount Rs: 80,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0DBSZVU7 on 13-01-2025, Head of Account 0030-03-104-001-18
Online on 15/01/2025 12:26PM with Govt. Ref. No: 192024250358054448 on 15-01-2025, Amount Rs: 0/-, Bank: SBEPay (SBIEPay), Ref. No. 6285519181533 on 15-01-2025, Head of Account