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4931/13

Y-5004/2023



पश्चिम बंगाल WEST BENGAL

K 718027

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

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

09 JUN 2023

FOR NEW S. D. CONSTRUCTION
Rajendra Dutta
Proprietor

Aniruddha Lahiri

Moumita Lahiri

GRN No.19-202324-00 90587458

QUERY No.2001459974 / 2023

DEVELOPMENT AGREEMENT OR
CONSTRUCTION AGREEMENT

THIS DEED OF AGREEMENT is made on this the

09th day of June, 2023 (Two Thousand

Development Agreement

Sl. No. 2116 Dt. 7-6-2023 Rs. 5000/-
Sold to Aniruddha Lahiri
Add. Asansol.
Stamp from- pradipt Kr Panja
Asansol Treasury PRADIP KR. PANJA
Stamp Vendor
Asansol Court
Lic. No.-3/92
- 1 JUN 2023



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

09 JUN 2023

Aniruddha Lahiri

Moumita Lahiri

FOR NEW S. D. CONSTRUCTION

Kanchan Mitra
Proprietor

-: 2 :-

1. **SRI ANIRUDDHA LAHIRI**, PAN No.AASPL9582A, Son of Late Aloke Lahiri,
 2. **SMT MOUMITA LAHIRI**, PAN No.AFOPL8029D, Wife of Sri Aniruddha Lahiri,
- both are by faith Hindu, by occupation Service, citizenship Indian, resident of Silicate Factory Road, Near Chakraborty More, 1 No. Mohishila Colony, Asansol, P.O. Asansol – 713303, P.S. Asansol (South), Chowki & A.D.S.R. 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

"NEW S.D. CONSTRUCTION", a sole proprietorship Firm, having its office at "Mitra Bhavan", 338 A.P.C Pally, S.B.Roy Road Asansol, P.O. Asansol 713303, P.S. Asansol (South), Dist Paschim Bardhaman, and represented by its sole proprietor **SRI KANCHAN MITRA** (PAN No.AEAPM1510M), Son of Late Kamala Kanta Mitra, by faith Hindu, by occupation Business, citizenship Indian, resident of "Mitra Bhavan", A.P.C. Pally, S.B. Roy Road, Asansol, P.O Asansol 713303, P.S – Asansol (South), Dist Paschim Bardhaman, hereinafter called the "**DEVELOPER**" (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.

Contd.....P/3.

Prove
(P/3)

Anuddalalalini

Moumita Lahiri

FOR NEW S. D. CONSTRUCTION
Kalyani Lahiri
Proprietor

-:: 3 ::-

WHEREAS previously one Smt. Kalyani Lahiri (since deceased), Wife of Late Naresh Chandra Lahiri, was the lawful and rightful owner of the landed property along with other properties situated on R.S. Plot No.1184, R.S.Khatian No.211, of Mouza Asansol, 1 No. Mohisila G.S Colony, P.S. Asansol (South), District Paschim Bardhaman, which she acquired by way of Patta from Govt. of West Bengal.

AND WHEREAS while was owning and possessing the aforesaid landed property Smt. Kalyani Lahiri constructed a residential building in and upon the same. and while was owning and possessing the schedule mentioned property aforesaid Kalyani Lahiri died intestate on 12.12.2002 leaving behind her three sons, namely, Arun Chandra Lahiri, Ashok Chandra Lahiri and Alok Lahiri as her only legal heirs and successors and the husband of said Kalyani Lahiri has also died long ago.

AND WHEREAS during her life time Smt. Kalyani Lahiri executed two separate Gift Deed in favor of her two sons. That said Kalyani Lahiri gifted 2 Katha 4 Chattak of land to her son Asok Chandra Lahiri by dint of one registered Deed of Gift being No.5109 in the month of July, 1981 at A.D.S.R office, Asansol and another Deed of Gift executed by said Kalyani Lahiri in favor her Son, namely, Sri Arun Chandra Lahiri by virtue of a Regd. Deed of Gift being Deed No.5467 in the month of September, 1985 of A.D.S.R. Office, Asansol.

(Note
File)

Contd.....P/4.

Aniruddha Lahiri

Moumita Lahiri

FOR NEW S. D. CONSTRUCTION
Rajeshwari
Proprietor

-:: 4 ::-

AND WHEREAS while was owning and possessing the rest portion of the property by her one son, namely, Alok Lahiri died intestate on 13.4.2000, leaving behind his widow, namely, Sulekha Lahiri, two daughters, namely, Somita Bhattacharjee, Soma Lahiri and one son, namely Aniruddha Lahiri (Owner No.1) as his only legal heirs and successors.

AND WHEREAS after demise of said Alok Lahiri his widow and two daughters jointly executed one Deed of Gift to the portion of their share in favor of said Aniruddha Lahiri (Owner No.1) vide Gift Deed No.1258 in the month of February, 2018, executed from A.D.S.R office at Asansol.

AND WHEREAS said Ashok Chandra Lahiri subsequently sold and transferred land measuring 2 Cottahs 4 Chhitaks with building in favor of his nephew, namely Aniruddha Lahiri (Owner No.1) and Moumita Lahiri (Owner No.2) vide Sale Deed No.179 in the month of January, 2007 executed and registered before A.D.S.R office at Asansol.

AND WHEREAS said Arun Chandra Lahiri has also sold and transferred his property in favor of his aforesaid nephew, namely Aniruddha Lahiri (Owner No.1) by dint of one registered Deed of Sale being No.3742 in the month of May, 2023, registered before the A.D.S.R. Office at Asansol.

Contd.....P/5.

Anand Lalohar

Moumita Lahiri

FOR NEW S. D. CONSTRUCTION
Kajal Lahiri
Proprietor

-:: 5 ::-

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 B+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 B+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 B+G+4 (As per the plan sanction by A.M.C) 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 B+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 'First' schedule mentioned land the Second Party herein called the promoter / developer shall provide to the first party the 'Second' Schedule mentioned property as Owners' Allocation.

Contd.....P/6.

Anindha Lahiri

Moumita Lahiri

FOR NEW S. D. CONSTRUCTION
Rajendra Kumar
Proprietor

-:: 6 ::-

2. That the Second Party shall raise / erect the said constructions of the B+G+4 (As per the plan sanction by A.M.C) 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 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, 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

Contd.....P/7.

Anuradha Lahiri

Moumita Lahiri

--: 7 :-

FOR NEW S. D. CONSTRUCTION
Rajendra Behera
Proprietor

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.

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 no liabilities and responsibilities for the same. If any problems arises that has to be solved by the developer, Second Party herein.

5. That save and except the said owners' allotted / provided portions as mentioned 'Second' Schedule below, the second party shall have right to sell and transfer all flats / parking space etc. of the said proposed B+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.

Contd.....P/8.

Anirudh Lalani

Moumita Lahiri

FOR NEW S. D. CONSTRUCTION

Rajendra Singh
Proprietor

--- 8 ---

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

9. That after completion of the said proposed B+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.

10. That for the sake of convenience in erecting the said construction upon the schedule mentioned land as also to perform the acts, deeds and things in terms of the conditions embodied in this agreement the First Party shall execute a Deed of General

Contd.....P/9.

Anindha Lahiri

Moumita Lahiri

FOR NEW S. D. CONSTRUCTION
Koushen Laha
Proprietor

-:: 9 ::-

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.

11. 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.

12. 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.

13. The disputes and differences shall be resolved amicably and if required be referred to common arbitrator for removable of disputes and differences and the decision of the arbitrator shall be final and binding upon the parties and for executor of the award of the arbitrator appropriate Civil Court at Asansol only have jurisdiction.

14. The Developer 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 property except the Owner's allocated portion.

Contd.....P/10.

Anandha Lahiri

Moumita Lahiri

FOR NEW S. D. CONSTRUCTION
Rayhan Wites
Proprietor

-:: 10 ::-

15. 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.

16. 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.

17. 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.

18. 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.

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

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

21. That the second party shall complete the constructions of the said B+G+4 storied building within 36 (Thirty Six) months from the date of sanction of Building Plan.

Contd.....P/11.

Aniruddha Lahiri

Moumita Lahiri

-:: 11 ::-

FOR NEW S. D. CONSTRUCTION
Ranjan Lahiri
Proprietor

22. That the Second Party shall ensure compliance of contract to its true spirit and contents and in the event of failure to do so the party so responsible shall indemnify the other.

23. That the name of the proposed B+G+4 storied building will be "Megha Apartment".

24. That with this development agreement the title of the land is not being transferred.

25. The Developer will not make any kind of construction on the roof top of the B+G+4 storied building for his own benefit.

26. 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.

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.318(P), R.S. Plot No.1184, R.S.Khatian No.211, 229, LOP No.374, corresponding to

Contd.....P/12.

Anand Lalini

Moumita Lahiri

FOR NEW S. D. CONSTRUCTION
Kajal Lahiri
Proprietor

-:: 12 ::-

L.R. Plot No.1398, under L.R. Khatian No.3159, 3160, measuring total area of 7 Katha equivalent to 5040 Sq ft of land along with an 20 years old dilapidated building standing thereon measuring covered area of 1800 Sft., being Holding No.25(29) & 150/29/1, under Ward No.20 (Old), 86 (New), within the limits of Asansol Municipal Corporation.

The property is butted and bounded as follows :-

- | | | |
|--------------|---|-----------------------------|
| On the North | : | House of Mr Agarwal |
| On the South | : | Purnima Apartment |
| On the East | : | House of Mr Ashok Mukherjee |
| On the West | : | 30 ft wide S.F. Road |

SECOND SCHEDULE ABOVE REFERRED TO :-
OWNERS' ALLOCATION

Owners will be provided entire First Floor which includes

1. One Three BHK flat measuring about super Built up area of 1250 Sqft (More or Less), F-02, on south West side
2. One Two BHK measuring about super Built up area of 910 Sqft (More or Less), F - 01, East North South side
3. One Two BHK measuring about super Built up area of 940 Sqft (More or Less), F - 03, North West side
4. On Third Floor :- One Two BHK flat, measuring about Super Built up area of 910 Sqft (More or Less), F-01, situated on North-South-East side
5. On the Fourth Floor :- One Two BHK flat, measuring about Super Built up area of 940 Sqft (More or Less), F-03, situated on North- West side

(Note :- All super Built up area is calculated upon 35% of Covered Area)

Aniruddha Lahiri

Moumita Lahiri

FOR NEW S. D. CONSTRUCTION
K. S. D. Construction
Proprietor

-: 13 :-

6. Ground Floor :- One Shop room, measuring super built up area of 300 Sqft (More or Less), Shop No.1, on Ramp side calculated upon 10% of covered area
7. Basement :- Three car parking space.

Be it mentioned herein, that if the final sanction plan does not permit to construct B+G+4. In that case the construction will be only on G+4, in that case the measurement of super built up area of the shop room will be 200 Sqft (More or Less) in place of super built up area of 300 Sqft (More or Less)

THIRD SCHEDULE ABOVE REFERRED TO :-
DEVELOPER'S ALLOCATION

All the Residential Flats, in the First Floor to Fourth Floor, parking space, Garage, in the Basement Floor, Shops in the Ground Floor of the proposed B+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 provided by the Developer)

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 .

Contd.....P/14.

Rudra
(A.S.)

Anindha Lahiri

Moumita Lahiri

-: 14 :-

FOR NEW S. D. CONSTRUCTION
Rachan Lal Singh
Proprietor

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

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 .

Contd.....P/15.

Anandbhar Lahiri

Moumita Lahiri

-: 15 :-

FOR NEW S. D. CONSTRUCTION
Rajeshwar Chatterjee
Proprietor

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.

Page 12

Contd.....P/16.

-:: 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. Subir Kumar Lahiri

17 Aniruddha Lahiri

Do. of Lt. Sachindra Narayan Mitra

S.F. Road, Ushagram

City: Asansol, P.O. Asansol

PIN: 713303

Dist: Paschim Bardhaman

West Bengal

27 Moumita Lahiri

SIGNATURE OF THE OWNERS

2. Akash Mitra

S/O: Kanchan Mitra
338, Mitra Bhawan, A.P.C. Pally
SB Roy Road, Asansol South P.S.
Asansol South P.S.

Pin: 713303

Dist: Paschim Burdwan

FOR NEW S. D. CONSTRUCTION

Kaushik Mitra
Proprietor

SIGNATURE OF THE DEVELOPER

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

Rudrajit Saha

(Rudrajit Saha)

Advocate

Asansol Court.

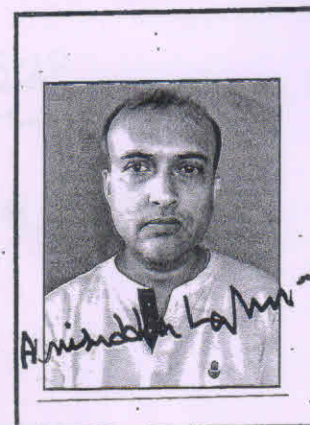
Enrolment No. WB-216 of 2006.



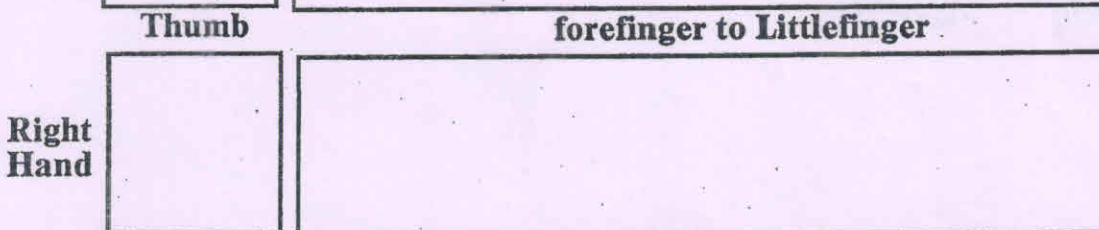
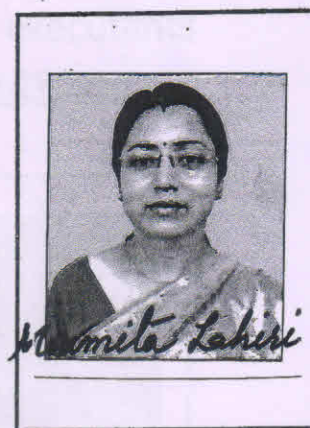
Finger Print attested by me : *Kaashu Lahiri*



Finger Print attested by me : *Anisuddha Lahiri*



Finger Print attested by me : *Moumita Lahiri*



Finger Print attested by me :

Photo

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : SULEKHA LAHARI
2. FATHER/ HUSBAND NAME [✓] Lt: SHACHINDRA NARAYAN MATHRA
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : HOUSE WORK
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) ASANSOL
POST OFFICE (পোস্ট অফিস) LISHAGRAM
POLICE STATION (থানা) ASANSOL SOUTH PIN 713303
DISTRICT(জেলা) ^{WEST} BURDWAN STATE (রাজ্য) WEST-BENGAL
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) MOTHER
6. AADHAR NO 998797398889
PAN ANCP14896L
EPIC NO _____

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

I, SULEKHA LAHARI as identifier identifying the executants
of the concerned deed (Query No.) 2001459974/2023 /

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND					
RIGHT HAND					

Sulekha Lahari
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)



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



192023240090587458

GRN Details

GRN: 192023240090587458 Payment Mode: SBI Epay
GRN Date: 09/06/2023 08:57:37 Bank/Gateway: SBIEpay Payment Gateway
BRN : 8179105062627 BRN Date: 09/06/2023 08:57:56
Gateway Ref ID: 316090559554 Method: State Bank of India UPI
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Payment Status: Successful Payment Ref. No: 2001459974/6/2023
[Query No*/Query Year]

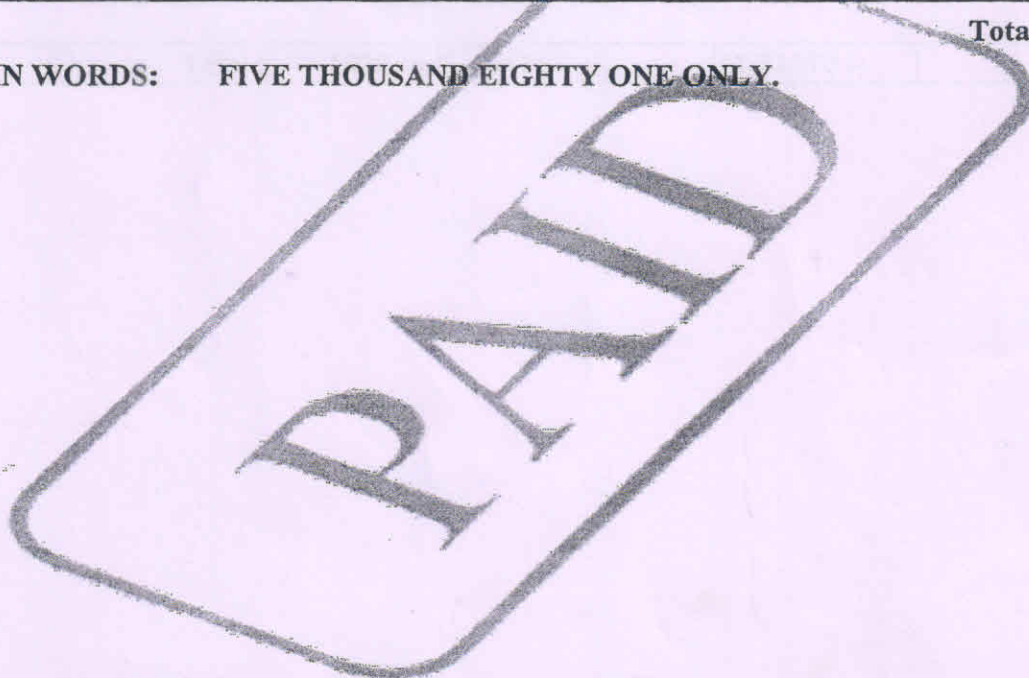
Depositor Details

Depositor's Name: Mr RUDRAJIT SAHA
Address: ASANSOL COURT
Mobile: 8617532699
Period From (dd/mm/yyyy): 09/06/2023
Period To (dd/mm/yyyy): 09/06/2023
Payment Ref ID: 2001459974/6/2023
Dept Ref ID/DRN: 2001459974/6/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001459974/6/2023	Property Registration- Stamp duty	0030-02-103-003-02	5060
2	2001459974/6/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				5081

IN WORDS: FIVE THOUSAND EIGHTY ONE ONLY.



Major Information of the Deed

Deed No :	I-2305-05004/2023	Date of Registration	09/06/2023
Query No / Year	2305-2001459974/2023	Office where deed is registered	
Query Date	06/06/2023 2:23:52 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. 2/-	Rs. 66,67,871/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,060/- (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: S. F. Road, 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-1398 (RS :-1184)	(RS:- 21110)	Bastu	Bastu	7 Katha	1/-	55,43,996/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					11.55Dec	1 /-	55,43,996 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1800 Sq Ft.	1/-	11,23,875/-	Structure Type: Structure
Gr. Floor, Area of floor : 1800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1800 sq ft	1 /-	11,23,875 /-	

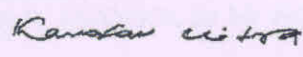
nd Lord Details :

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> Mr Aniruddha Lahiri (Presentant) Son of Late Aloke Lahiri Executed by: Self, Date of Execution: 09/06/2023 , Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>09/06/2023</td><td></td><td>LTI 09/06/2023</td><td>09/06/2023</td></tr> </tbody> </table> Silicate Factory Road, Near Chakraborty More, 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: Service, Citizen of: India, PAN No.: AAxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/06/2023 , Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Aniruddha Lahiri (Presentant) Son of Late Aloke Lahiri Executed by: Self, Date of Execution: 09/06/2023 , Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office				09/06/2023		LTI 09/06/2023	09/06/2023
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09/06/2023		LTI 09/06/2023	09/06/2023										
2	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Smt Moumita Lahiri Wife of Mr Aniruddha Lahiri Executed by: Self, Date of Execution: 09/06/2023 , Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>09/06/2023</td><td></td><td>LTI 09/06/2023</td><td>09/06/2023</td></tr> </tbody> </table> Silicate Factory Road, Near Chakraborty More, 1 No. Mohishila Colony, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AFxxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/06/2023 , Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Smt Moumita Lahiri Wife of Mr Aniruddha Lahiri Executed by: Self, Date of Execution: 09/06/2023 , Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office				09/06/2023		LTI 09/06/2023	09/06/2023
Name	Photo	Finger Print	Signature										
Smt Moumita Lahiri Wife of Mr Aniruddha Lahiri Executed by: Self, Date of Execution: 09/06/2023 , Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office													
09/06/2023		LTI 09/06/2023	09/06/2023										

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NEW S.D. CONSTRUCTION Mitra Bhavan, 338, A.P.C. Pally, S.B.Roy Road, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 , PAN No.: AExxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	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 - 09/06/2023, , Admitted by: Self, Date of Admission: 09/06/2023, Place of Admission of Execution: Office	 Jun 9 2023 12:29PM	 LTI 09/06/2023	 09/06/2023
Mitra Bhavan, 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 : NEW S.D. CONSTRUCTION (as Sole Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Sulekha Lahiri Daughter of Late Sachindra Narayan Mitra S.F.Road, Ushagram, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303	 09/06/2023	 09/06/2023	 09/06/2023
Identifier Of Mr Aniruddha Lahiri, Smt Moumita Lahiri, Mr Kanchan Mitra			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Aniruddha Lahiri	NEW S.D. CONSTRUCTION-6 Katha
2	Smt Moumita Lahiri	NEW S.D. CONSTRUCTION-1 Katha

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Aniruddha Lahiri	NEW S.D. CONSTRUCTION-900.00000000 Sq Ft
2	Smt Moumita Lahiri	NEW S.D. CONSTRUCTION-900.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: S. F. Road, 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:- 1398		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 230505004 / 2023

On 09-06-2023

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 12:21 hrs on 09-06-2023, at the Office of the A.D.S.R. ASANSOL by Mr Aniruddha Lahiri, 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 66,67,871/-

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

Execution is admitted on 09/06/2023 by 1. Mr Aniruddha Lahiri, Son of Late Alope Lahiri, Silicate Factory Road, Near Chakraborty More, 1 No. Mohishila Colony, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Service, 2. Smt Moumita Lahiri, Wife of Mr Aniruddha Lahiri, Silicate Factory Road, Near Chakraborty More, 1 No. Mohishila Colony, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Service

Indetified by Sulekha Lahiri, , , Daughter of Late Sachindra Narayan Mitra, S.F.Road, Ushagram, 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 09-06-2023 by Mr Kanchan Mitra, Sole Proprietor, NEW S.D. CONSTRUCTION (Sole Proprietorship), Mitra Bhavan, 338, A.P.C. Pally, S.B.Roy Road, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Sulekha Lahiri, , , Daughter of Late Sachindra Narayan Mitra, S.F.Road, Ushagram, 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 09/06/2023 8:57AM with Govt. Ref. No: 192023240090587458 on 09-06-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 8179105062627 on 09-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,060/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,060/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2116, Amount: Rs.5,000.00/-, Date of Purchase: 07/06/2023, Vendor name: P K PANJA

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 09/06/2023 8:57AM with Govt. Ref. No: 192023240090587458 on 09-06-2023, Amount Rs: 5,060/-, Bank: SBI EPay (SBlePay), Ref. No. 8179105062627 on 09-06-2023, 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 2305-2023, Page from 97720 to 97744
being No 230505004 for the year 2023.



Digitally signed by SUBODH KUMAR
MAJUMDER
Date: 2023.06.12 16:55:16 +05:30
Reason: Digital Signing of Deed.

Subodh Kumar Majumdar

(Subodh Kumar Majumdar) 2023/06/12 04:55:16 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)