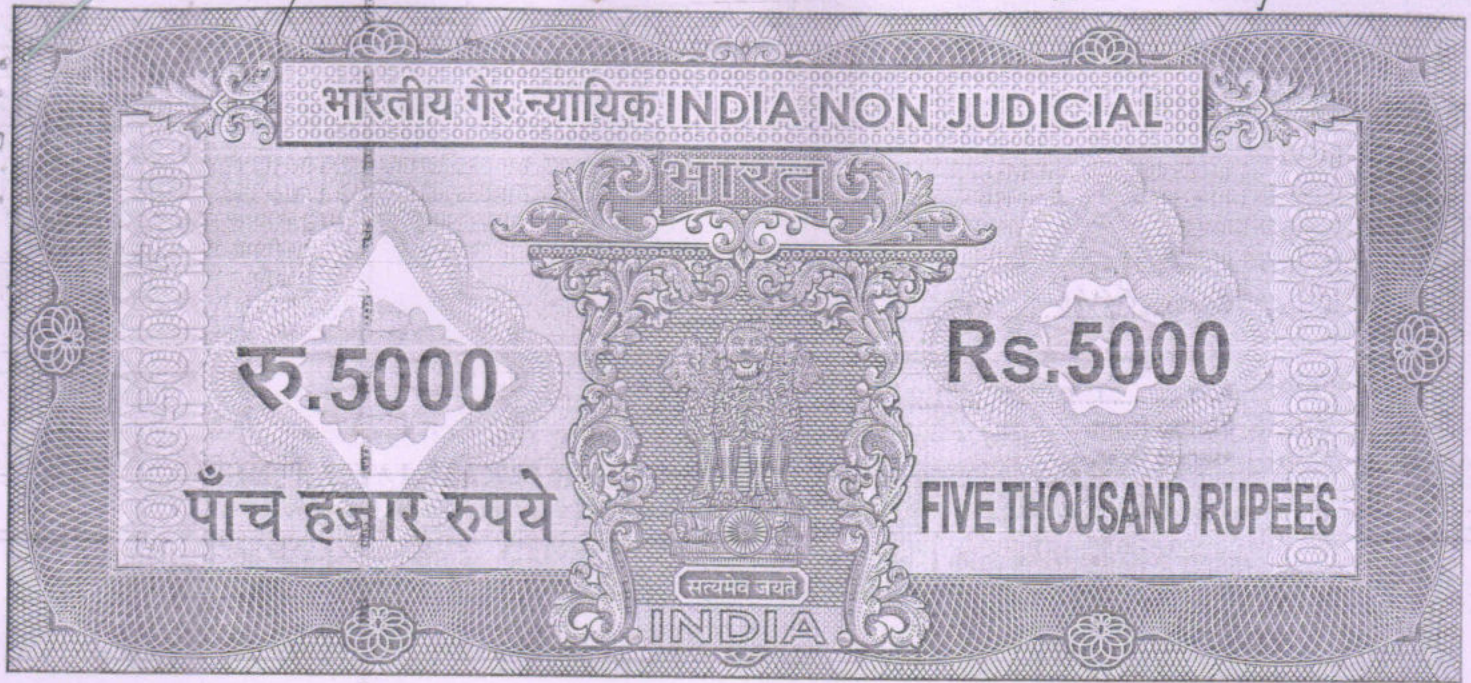


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I- 4495 / 2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 280655 H 280655

11/10/2022

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

[Signature]
DISTRICT SUB-REGISTRAR
Paschim Bardhaman

11 OCT 2022

GRN No.19-202223-0134747728

QUERY No.2002954411 / 2022

DEVELOPMENT AGREEMENT OR
CONSTRUCTION AGREEMENT

THIS DEED OF AGREEMENT is made on this the

11th day of October, 2022

BETWEEN

Contd.....P/2.

1) SRI. TAMAL KANTI DAS, PAN No.AEXPD3193A, Son of Late Ramesh Chandra Das, by faith Hindu, Citizenship Indian, resident of 1 No. Mohishila Colony, Yuba Sarani, Asansol, P.O. Ushagram – 713303, P.S. Asansol (South), District Paschim Bardhaman,

2) SMT. MOUMITA DAS, PAN No.AGKPD8767B, Daughter of Late Mrinal Kanti Das, by faith Hindu, Citizenship Indian, resident of 11/8, Marcony Avenue, Durgapur Steel Town, Durgapur, Dist Paschim Bardhaman – 713205.

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

Note (AD)
"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 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 CHANDRA DHURJEE, PAN No.AIXPC5286B, Son of Late Nanda Gopal Chandra Dhurjee, 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.

WHEREAS one Rekha Das (since deceased) wife of Late Ramesh Chandra Das was the lawful and rightful owner of the property situated under Mouza Asansol, J.L.No.35, comprised in part of C.S. Plot No.1510(P), R.S. Plot No.1178, corresponding to L.R. Plot No.1392, under L.R. Khatian No.1391, measuring total area of 7 Cottahs of land along with one 20 years old dilapidated residential house standing thereon which is more fully and specifically mentioned and described in the First schedule below. That said Rekha Das was acquired the aforesaid property 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.I-21 for the year 2007, from Additional District Sub-Registrar, Burdwan at Asansol.

Rekha (Aty)
AND WHEREAS while was owning and possessing the First Schedule landed property the Owner constructed a residential building and paid Holding Tax under Holding No.74 and recorded her name before the competent authority and also paid Ground Rent .

AND WHEREAS while was owning and possessing the First Schedule mentioned property aforesaid Rekha Das died intestate leaving behind her four sons, namely, Tamal Kanti Das, Mridul Kanti Das , Mrinal Kanti Das and Dulal Kanti Das

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and her five daughters, namely, Manju Bhawal, Sipra Sen, Swapna Das, Sewli Paul and Krishna Datta as her only legal heirs and successors to inherit her left out estate . Be it mentioned herein, that the husband of said Rekha Das, namely, Ramesh Chandra Das has also left this mortal world.

AND WHEREAS, the aforesaid legal heirs of said Rekha Das became the joint owners and occupiers in respect of the First schedule mentioned property. Be it mentioned herein, that aforesaid Mrinal Kanti Das while was owning and possessing the First Schedule property to the extent of his share died intestate leaving behind his widow, namely, Rama Das and one daughter, namely, Moumita Das (i.e. the Owner No.2) as his only legal heirs and successors to inherit his left out share in respect of the First Schedule property according to the Hindu Succession Act.

AND WHEREAS while was owning and possessing their respective shares of the First schedule property more fully mentioned below aforesaid Mridul Kanti Das, Manju Bhawal, Sipra Sen, Swapna Das and Krishna Datta out of their love and affection gifted their respective share jointly by executing one registered Deed Of Gift being No.2740 for the year 2021 , dated 16th March , 2021 before the A.D.S.R. Office at Asansol in favor of their full blooded brother, namely, Tamal Kanti Das (i.e. the Owner No.1).

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AND WHEREAS the aforesaid Dulal Kanti Das and Sewli Paul have jointly transferred their share from the First Schedule property mentioned below out of their love and affection thereby gifted to the extent of their respective share by executing Registered Deed of Gift being No.5858 for the year 2021, dated 10th August, 2021, from the A.D.S.R. Office at Asansol in favor of their full blooded brother, namely Tamal Kanti Das (i.e. the Owner No.1).

AND WHEREAS said Rama Das i.e. the widow of deceased Mrinal Kanti Das has also executed one Deed of Gift in respect of her share of the left out property of deceased Mrinal Kanti Das being the Gift Deed No.4239 for the year 2022 before the Additional Register of Assurance – IV, Kolkata, dated 9th March, 2022 in favor of Sri Tamal Kanti Das (i.e. the Owner No.1).

AND WHEREAS after the aforesaid transactions said Tamal Kanti Das and said Moumita Das, i.e. the daughter of deceased Mrinal Kanti Das has become the joint owners for the purpose of their respective shares (i.e. 4760 Sqft for Tamal Kanti Das and 280 Sqft for Moumita Das) and beneficial owners of their respective portion of share from the First schedule property in respect of the land and building 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

Contd.....P/7.

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G+4 storied building (As per the proposed sanctioned plan of A.M.C) in the said property and to dispose of the said Flat / Apartment with car parking space and scooter/ Motor Cycle space after reserving their right of acquiring interest as described in the OWNER'S 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 (As per the plan sanction by A.M.C) 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 (According to sanction plan by A.M.C) 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 / developer shall provide to the first party the 'B' Schedule mentioned property as Owner's Allocation.
2. That the Second Party shall raise / erect the said constructions of the G+4 (As per proposed Sanction plan 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

Contd.....P/8.

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 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 nothing to do with the same.

5. That save and except the said owner's allotted / provided portions 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 (As per sanction plan by A.M.C) 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 her constituted attorney and / or as a co-seller with the First Party

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landlord if required and shall get the said Deed/s registered by presenting the same before the appropriate registering authority. It is hereby made clear that if required, the First Party shall remain bound to execute the said Sale Deed/s being the land owner of the said land.

8. That the Second Party shall take all steps and measures for providing service for having electric meter, line, connection and municipal water connection in the said proposed G+4 storied building from the authority concerned and the cost and expenses for installing and getting the electricity and water shall be born by the respective flat owners .

9. 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.

10. 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 Owner's Allocation mentioned in the Second Schedule below.

11. 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

Contd.....P/11

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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.

12. That the Second Party shall make the expenses in order to meet the requirement before making construction of the multistoried building, that the First Party shall not have any right to cancel this agreement in any circumstances whatsoever, unless the second party make any amicable settlement with the First Party relating to their expenses so incur to meet the requirement /documents for the construction of the multistoried building.

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. 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.

Contd.....P/12

-:: 12 ::-

15. The Developer if require 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 landed property but the land owners shall not be held responsible or liable for that .

16. The Developer if require 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. but the land owners shall not be held responsible or liable for that .

17. 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.

18. The owner 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.

19. That the developer shall demolish the old existing structure at the A schedule property before commencing the construction of the proposed G+4 multistoried building thereon .

20. That the second party shall complete the constructions of the said G+4 storied building within 36 (Thirty Six) months from the date of sanction of Building Plan and unless obstructs by any unavoidable circumstances .

20. That the name of the proposed G+4 storied building will be "Mrinmoyee Tritiya"

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.1510(P), LOP No.369, R.S. Plot No.1178, R.S Khatian No.228, Ija Khatian No.211, corresponding to L.R. Plot No.1392, under L.R. Khatian No.1391, measuring total area of 7 Cottahs equivalent to 5040 Sft. along with an 20 years old one storied dilapidated building standing thereon measuring covered area of 750 Sft., being Holding No.74, under Ward No.20(Old), 86(New), property situated at Simanta Pally, 1 No. Mohisila Colony, P.O. Asansol, within the limits of Asansol Municipal Corporation.

The property is butted and bounded as follows :-

On the North : R.S. Plot No.1173, Property of Dhrubajyoti Ray

On the South : R.S. Plot No.1179, Property of Late Biplab Ray

On the East : 30 ft wide Road.

On the West : R.S. Plot No.1177, Flat of Mahendra Sharma

Contd.....P/14

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SECOND SCHEDULE ABOVE REFERRED TO :-
OWNER'S ALLOCATION

Share of Owner No 1 , Tamal Kanti Das

1. One 2 BHK Flat in the Second Floor measuring Super Built Up area of 950 Sqft (Approx) consisting with two bed rooms , one kitchen, two bathrooms, one drawing cum dinning , one balcony (South - East side) of the proposed G+4 storied Apartment
2. One car parking space measuring an area 120 Sqft in the Ground Floor of the proposed G+ 4 storied Apartment .
3. That the Owner No.1 will also receive a total sum of Rs.42,00,000/- (Rupees forty two lacs) which will be paid @ Rs 8,40,000/- (Rupees eight lacs forty thousand) in commencement of each floor of the said proposed G+4 Apartment.
4. That the GST in respect of the aforesaid allotted flats and car parking space of the Owner No.1 shall be fully paid by the Owner No.1.
5. That all the expenses for providing the connection of Electricity and Water and G.S.T shall be paid by the owner no 1 in respect of his allotted flat.
6. That the aforesaid flat and car parking space of the owner no 1 allotted share should be hand over within 36 months from the date of sanctioning the plan of the proposed G+4 apartment by the concerned / appropriate authority, provided that if any unavoidable circumstances cause any disturbance the period in that case may be extended.

Contd.....P/15

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Share of Owner No 2, Moumita Das

1. One self contained 2 BHK flat consisting with two bed rooms , one kitchen, two bathrooms, one drawing cum dinning , one balcony privy measuring an area of 950 Sqft of Super Build up area in the First Floor (South-East side) and 120 Sqft car parking space at the ground floor of the proposed G+4 storied Apartment
2. Any GST in connection to the aforesaid flat and car parking space in respect of the allotted area of the owner no 2 should be paid by the owner no 2 herself.
3. That the Owner no 2 will enjoy the equal right of the roof with the other flat Owners/ occupants
4. That the owner no 2 shall pay the necessary cost as impose by the concern authority for obtaining water connection and electricity connection, G.S.T in respect of her allotted flat and the developer shall provide the necessary service if any require for the purpose of installing the said connection in the said flat of the owner no 2.
5. That the developer shall not demand any money from the owner no 2 for any type of work/ extra work in common area and for the common facilities .
6. That the aforesaid flat and car parking space of the owner no 2 allotted share should be hand over within 36 months from the date of sanctioning the plan of the proposed G+4 apartment by the concerned / appropriate authority, provided that if any unavoidable circumstances cause any disturbance the period in that case may be extended.

Contd.....P/16

Both the Owners will get the following things mentioned herein below :-

1. That the owners will have the right to use and / or access the following common areas/ spaces and facilities such as common stairways and access ways, stairs, lobbies , elevator , hallways , main entrance of the aforesaid department.

That the owners will be entitled to have the common facilities of the aforesaid building / apartment like supply of water from overhead tank of the apartment , discharge foul water through discharge pipe of the apartment and through drains and sewers of the apartment, discharge of flashes of the toilets to septic tank of the apartment , facility of keeping the meter of electric line in the common space of the apartment .

2. That the developer shall apply the completion certificate of the proposed G+4 Apartment before the competent authority within the period of three months from the completion of the said apartment and shall hand over the said Completion certificate to the owners / flat owners as and when obtain from the said authority.

3. That the photocopies of all gift deeds in connection to the land, photocopy of the original deeds of land and other relevant documents relating to the said apartment shall be handed over to the owners / flat owners at the time of hand over the allotted flat.

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4. That the specification of the following items for the allotment of flats of the owners :-

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.

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 , the following electrical points will be provided :-

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

Dining / Drawing / Hall / Living - Four light points, two fan points, two plug points,

Make) 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

Contd.....P/18

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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 7 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 .

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

THIRD SCHEDULE ABOVE REFERRED TO :-

DEVELOPER'S ALLOCATION

Make (A2)
All the Residential Flats, in the First Floor to Fourth Floor, car parking space and Shops in the Ground Floor of the proposed G+4 storied building situated upon the 'A' Schedule land except the Owner's allotted portion.

Contd.....P/19

-: 19 :-

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. Jayshankar Chatterjee
S/o Ajay Chatterjee
Will + PO - Mayiana,
RS - Bonabaru
Pin - 713330
Dist Paschim
Bardhaman.

Tamal Kanti Das,
Moumita Das.

SIGNATURE OF THE OWNERS

FOR MRINMOYEE
Kagor Das
PARTNER

FOR MRINMOYEE
Mishra Malla
PARTNER

FOR MRINMOYEE
Ashu Kr Gupta
PARTNER

FOR MRINMOYEE
Suman Chandra
PARTNER

SIGNATURE OF THE DEVELOPER

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

Rudrajit Saha,

(Rudrajit Saha)

Advocate

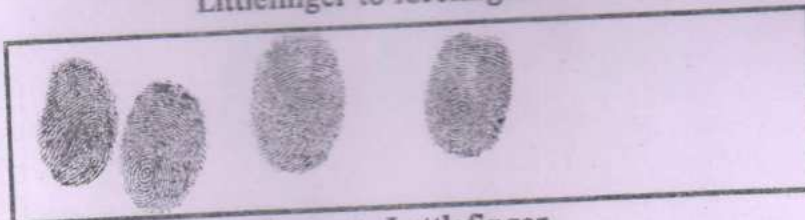
Asansol Court.

Enrolment No. WB-216 of 2006.

A sheet containing the self attested photo & finger prints of the parties is attached with this Deed.

Thumb

Littlefinger to forefinger

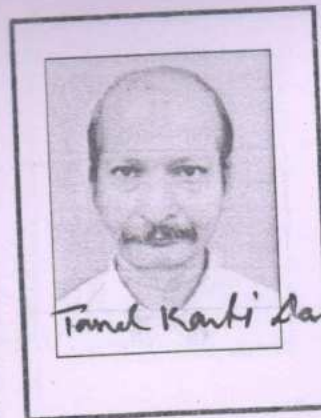


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Forefinger to Littlefinger



Right Hand



Finger Print attested by me: Tamal Kanti Das

Thumb

Littlefinger to forefinger



Left Hand

Thumb

Forefinger to Littlefinger



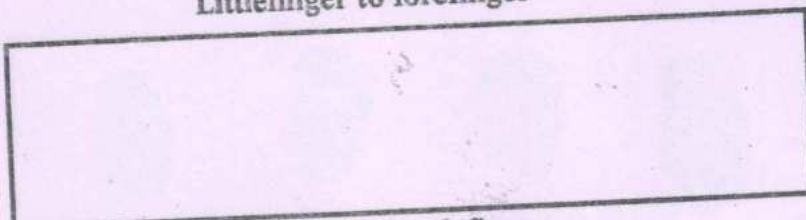
Right Hand



Finger Print attested by me: Mounika Das

Thumb

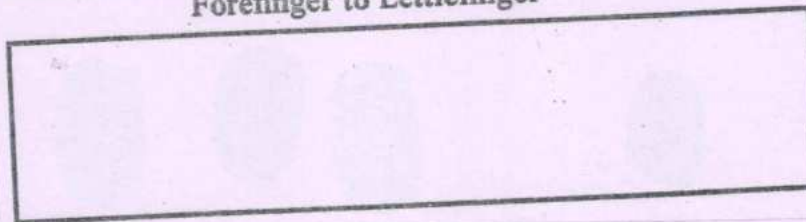
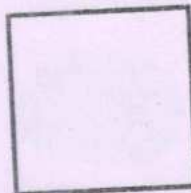
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Left Hand

Thumb

Forefinger to Littlefinger



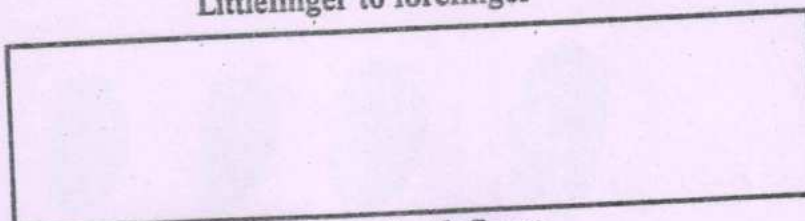
Right Hand



Finger Print attested by me:

Thumb

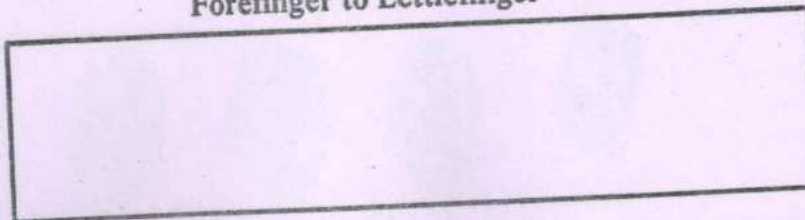
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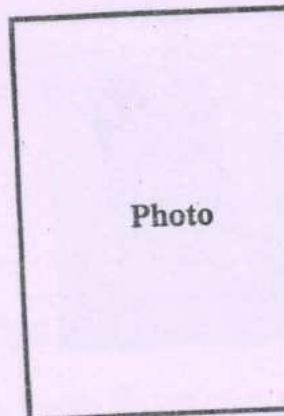
Left Hand

Thumb

Forefinger to Littlefinger



Right Hand



Finger Print attested by me:

Thumb

Littlefinger to forefinger



Thumb

Forefinger to Littlefinger



Right Hand

Finger Print attested by me: Ashu K. Guloti

Thumb

Littlefinger to forefinger



Left Hand

Thumb

Forefinger to Littlefinger



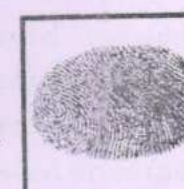
Right Hand

Finger Print attested by me: Kishore Mehta



Thumb

Littlefinger to forefinger



Left Hand

Thumb

Forefinger to Littlefinger



Right Hand

Finger Print attested by me: Kanchan Litra



Thumb

Littlefinger to forefinger



Left Hand

Thumb

Forefinger to Littlefinger



Right Hand

Finger Print attested by me: Suman Choudhary





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



192022230134747728

GRN Details

GRN:	192022230134747728	Payment Mode:	SBI Epay
GRN Date:	11/10/2022 10:45:01	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	8237535959720	BRN Date:	11/10/2022 10:45:18
Gateway Ref ID:	228454402337	Method:	State Bank of India UPI
GRIPS Payment ID:	111020222013474770	Payment Init. Date:	11/10/2022 10:45:01
Payment Status:	Successful	Payment Ref. No:	2002954411/11/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr RUDRAJIT SAHA
Address:	ASANSOL
Mobile:	8617532699
Email:	JOYDIP777@GMAIL.COM
R.E.F. No:	2002954411/11/2022
Name:	STAMP AND REVENUE DEPARTMENT
Period From (dd/mm/yyyy):	11/10/2022
Period To (dd/mm/yyyy):	11/10/2022
Remarks:	Payment of SD and RF
Period From (dd/mm/yyyy):	11/10/2022
Period To (dd/mm/yyyy):	11/10/2022
Payment Ref ID:	2002954411/11/2022
Dept Ref ID/DRN:	2002954411/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002954411/11/2022	Property Registration- Stamp duty	0030-02-103-003-02	5011
2	2002954411/11/2022	Property Registration- Registration Fees	0030-03-104-001-16	42014
Total				47025

IN WORDS: FORTY SEVEN THOUSAND TWENTY FIVE ONLY.

Major Information of the Deed

Deed No :	I-2301-04495/2022	Date of Registration	11/10/2022
Query No / Year	2301-2002954411/2022	Office where deed is registered	
Query Date	09/10/2022 2:22:00 PM	D.S.R. Paschim Bardhaman, 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		[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 42,00,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 64,21,786/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,011/- (Article:48(g))		Rs. 42,046/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

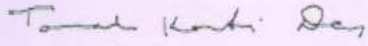
District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) -- Road Width (20-30)) , Mouza: Asansol, JI No: 35, Pin Code : 713303

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1392 (RS :-)	LR-1391	Bastu	Bastu	5040 Sq Ft	1/-	59,53,505/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					11.55Dec	1/-	59,53,505/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	750 Sq Ft.	1/-	4,68,281/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		750 sq ft	1/-	4,68,281/-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Tamal Kanti Das (Presentant) Son of Late Ramesh Chandra Das Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office			
	11/10/2022	LTI 11/10/2022		11/10/2022
1 No. Mohishila Colony, Yuba Sarani, 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.: AExxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office				
2	Smt Moumita Das Daughter of Late Mrinal Kanti Das Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office			
	11/10/2022	LTI 11/10/2022		11/10/2022
11/8, Marcony Avenue, Durgapur Steel Town, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AGxxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,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

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 Jay Shankar Chatterjee Son of Mr Ajay Chatterjee Majiyara, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713330			
	11/10/2022	11/10/2022	11/10/2022
Identifier Of Mr Tamal Kanti Das, Smt Moumita Das, 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 Tamal Kanti Das	MRINMOYEE-4760 Sq Ft
2	Smt Moumita Das	MRINMOYEE-280 Sq Ft

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Tamal Kanti Das	MRINMOYEE-700.00000000 Sq Ft
2	Smt Moumita Das	MRINMOYEE-50.00000000 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:- 1392, LR Khatian No:- 1391	Owner:রিলিয়াওরিজাভলেশ ডিপার্টমেন্ট, Address:নিজ , Classification:বাস্তু, Area:0.11000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 11-10-2022

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 12:30 hrs on 11-10-2022, at the Office of the D.S.R. Paschim Bardhaman by Mr Tamal Kanti Das , 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 64,21,786/-

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

Execution is admitted on 11/10/2022 by 1. Mr Tamal Kanti Das, Son of Late Ramesh Chandra Das, 1 No. Mohishila Colony, Yuba Sarani, P.O: Ushagram, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others, 2. Smt Moumita Das, Daughter of Late Mrinal Kanti Das, 11/8, Marcony Avenue, Durgapur Steel Town, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713205, by caste Hindu, by Profession Others

Indetified by Mr Jay Shankar Chatterjee, , Son of Mr Ajay Chatterjee, Majiyara, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713330, by caste Hindu, by profession Others

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

Execution is admitted on 11-10-2022 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 Jay Shankar Chatterjee, , Son of Mr Ajay Chatterjee, Majiyara, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713330, by caste Hindu, by profession Others

Execution is admitted on 11-10-2022 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 Jay Shankar Chatterjee, , Son of Mr Ajay Chatterjee, Majiyara, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713330, by caste Hindu, by profession Others

Execution is admitted on 11-10-2022 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 Jay Shankar Chatterjee, , Son of Mr Ajay Chatterjee, Majiyara, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713330, by caste Hindu, by profession Others

Execution is admitted on 11-10-2022 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 Jay Shankar Chatterjee, , Son of Mr Ajay Chatterjee, Majiyara, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713330, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 42,046.00/- (B = Rs 42,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 42,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/10/2022 10:45AM with Govt. Ref. No: 192022230134747728 on 11-10-2022, Amount Rs: 42,014/-, Bank: SBI EPay (SBIEPay), Ref. No. 8237535959720 on 11-10-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

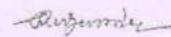
Certified that required Stamp Duty payable for this document is Rs. 10,011/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8466, Amount: Rs.5,000.00/-, Date of Purchase: 29/09/2022, Vendor name: P K Panja

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 11/10/2022 10:45AM with Govt. Ref. No: 192022230134747728 on 11-10-2022, Amount Rs: 5,011/-, Bank: SBI EPay (SBlePay), Ref. No. 8237535959720 on 11-10-2022, Head of Account 0030-02-103-003-02



Subodh Kumar Majumdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2301-2022, Page from 88168 to 88197

being No 230104495 for the year 2022.



Digitally signed by SUBODH KUMAR
MAJUMDER

Date: 2022.10.13 16:12:29 +05:30

Reason: Digital Signing of Deed.

(Subodh Kumar Majumdar) 2022/10/13 04:12:29 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. Paschim Bardhaman

West Bengal.

(This document is digitally signed.)