

577/2026

I-554/2026

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पश्चिम बंगाल WEST BENGAL

AB 469954

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
Asansol, Dist-Paschim Bardhaman

29 JAN 2026

GRN No. 19-202526-045152343-8
Query No. 2000241698 for the year 2026,
A. D. S. R., Asansol.

DEVELOPMENT AGREEMENT FOR CONSTRUCTION
OF PROPERTY

This Development Agreement is made on this the 29th day of
JANUARY 2026 (TWO THOUSAND TWENTY SIX)
BY AND BETWEEN :-

Contd.p/2..

17/1

-: 2 :-

MR. GULSHAN CHHABRA (PAN No. ADVPC 7323 G) son of Late Mukund Lal Chhabra, Citizen of India, by faith Sikh, by occupation Business, resident of S. P. Mukherjee Road, Murgasole, Asansol, Post Asansol 713303, Police Station Asansol (South), District Paschim Bardhaman, hereinafter called and referred to as the FIRST PARTY/OWNER (which expression shall mean and include his heirs, assigns, successors and legal representatives) of ONE PART;

AND

"CHHABRA CONSTRUCTION WORKS", a Proprietorship Firm, having its registered office at S. P. Mukherjee Road, Asansol, Post Asansol 713303, Police Station Asansol (South), District Paschim Bardhaman, represented by its Sole Proprietor - MRS. DIMPLE CHHABRA (PAN No. ACSPC 9017 H) daughter of Madan Lal Saluja and wife of Sri. Gulshan Chhabra, Citizen of India, by faith Sikh, by occupation Business, resident of S. P. Mukherjee Road, Asansol, Post Asansol 713303, Police Station Asansol (South), District Paschim Bardhaman, hereinafter called and referred to as the DEVELOPER/SECOND PARTY (which expression shall always mean and include its/her heirs, successors, assigns and legal representatives) of the OTHER PART;

WHEREAS the lands, measuring an area of 5 (Five) Cottahs, situated upon C. S. Plot No. 354 under C. S. Khatian No. 86 corresponding to R. S. Plot No. 1016 under R. S. Khatian No. 578 within Mouza Asansol, J. L. No. 35, P. S. Asansol, District Burdwan, belonged to one Bageshwar Pandey son of Late Nathni Pandey by virtue of purchased from its lawful owner, namely, Debendranath Chattopadhyay son of Late Sashi Bhusan Chattopadhyay for valuable consideration thereof vide a Deed of Sale which stands registered as Being or Deed No. 518 for the year 1958 of the Sub Registry Office, Asansol.

Contd.p/3..

That above named Bageshwar Pandey thereafter absolutely sold and transferred the aforesaid landed property unto one Smt. Biva Rani Ghosh wife of Late Dhirendranath Ghosh vide a Deed of Sale bearing Deed No. 570 for the year 1958 of the Sub Registry Office, Asansol.

That after her such purchase, aforesaid Smt. Biva Rani Ghosh has constructed and erected a single storied building upon a portion of her aforesaid lands and subsequently to meet her lawful necessities absolutely sold and transferred the same unto one Smt. Mridula Dey wife of Sri. Lakhi Kanta Dey for valuable consideration thereof vide a Deed of Sale bearing Deed No. 5884 for the year 1965 of the Sub Registry Office, Asansol.

That above named Smt. Mridula Dey subsequently died intestate and the aforesaid property and premises absolutely came to be inherited by her two sons, namely, Prasenjit Dey and Indrajit Dey, as her only legal heirs and successors, in accordance to Hindu Succession Act, 1956.

That above named Prasenjit Dey and Indrajit Dey to meet their lawful necessities absolutely sold and transferred the aforesaid property and premises consisting of the lands, measuring an area of 5 (Five) Cottahs situated upon C. S. Plot No. 354 under C. S. Khatian No. 86 corresponding to R. S. Plot No. 1016 under R. S. Khatian No. 578 corresponding to L. R. Plot No. 1224 within Mouza Asansol, J. L. No. 35, P. S. Asansol, District Paschim Bardhaman, together with the single Storied Building standing thereon, measuring a Covered Area of 600 (Six Hundred) square feet jointly unto and in favour of Mr. Gulshan Chhabra (the First Party/Owner) and Mrs. Dimple Chhabra (Proprietor of the Developer Firm) for valuable consideration thereof vide a Deed of Sale which stands registered as Being or Deed No. 5753 for the year 2015 of the Additional District Sub Registry Office, Asansol.

-: 4 :-

That after their such purchase, above named Mr. Gulshan Chhabra (the First Party/Owner) and Mrs. Dimple Chhabra (Proprietor of the Developer Firm) became absolute and equal 50% (Fifty Percent) share of the aforesaid property and thereafter got their respective names mutated and recorded in the present L. R. Record of Rights of the State of West Bengal under L. R. Khatian Nos. 3752 and 3753 of the said mouza and thereafter further converted the said lands into "Commercial Bastu" from "Danga" vide Case Nos. CN/2023/2305/737 & CN/2023/2305/835.

That above named Mr. Gulshan Chhabra (the First Party/Owner) and Mrs. Dimple Chhabra (Proprietor of the Developer Firm) have further obtained a (G+3) storied building plan bearing Permit No. SWS-OBPAS/1101/2025/1031 dated 16.01.2026 from the Authority of Asansol Municipal Corporation.

That after their such purchase, in the aforesaid manner, above named Mr. Gulshan Chhabra (the First Party/Owner) and Mrs. Dimple Chhabra (Proprietor of the Developer Firm) are absolutely owning and possessing the aforesaid lands, without any interruption or intervention, free from all manners liens, charges, mortgages and any manner of encumbrances.

That now the aforesaid First Party/Owner intends to get developed and constructed a multi-storied Building/Apartment upon his 50% (fifty percent) share along with the 50% (fifty percent) share of Mrs. Dimple Chhabra (Proprietor of the Developer Firm) upon the aforesaid lands but owing to his being engaged in his other pre-occupations and personal problems, the aforesaid Owner could not undertake development in respect of his respective share upon aforesaid property, fully mentioned in Schedule "A" hereunder written and in consequence thereof have invited offers from prospective Developer/ Second Party who are financially sound, having the necessary capability, infrastructure and competence to undertake construction of the proposed multi-storied building and the Developer – "CHHABRA CONSTRUCTION WORKS" has agreed and offered to undertake the proposed construction of the said multi-storied building upon the lands belonging to the owner named above.

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That it has been agreed between both the parties that the proposed multi-storied Building shall all be constructed and erected at the cost of the said Developer and in this regard, the FIRST PARTY/OWNER, named above, enter into this Development Agreement for Construction in respect of his property with the above named Developer, specifying herein the owner's allocation to be provided by the said Developer among other terms, conditions and stipulation, that are, more fully described hereunder :-

NOW THIS AGREEMENT WITNESSETH :

- (1) That the FIRST PARTY/OWNER do hereby admits and accepts the SECOND PARTY as the Developer in respect of his said property, fully mentioned in Schedule "A" hereunder written, requiring it to erect and construct a multi-Storied Building by engaging its own technical and non-technical persons, skilled or un-skilled workers all at its entire costs and expenses :
- (2) That immediately after execution of this agreement, the FIRST PARTY/ OWNER shall deliver free from all charges, liens, mortgages or any encumbrances, the vacant possession of the property mentioned in schedule below unto the SECOND PARTY/DEVELOPER.
- (3) That the FIRST PARTY/OWNER shall handover vacant possession of the property mentioned in schedule "A" below unto the developer until such time the FIRST PARTY/OWNER is delivered his position in the proposed building to be constructed by the developer as per Owner's Allocation further described below.
- (4) The Developer thereafter shall commence construction of the proposed multi-storied building and shall further provide, use and utilize best makes and brands of building materials thereupon.

-: 6 :-

- (5) That however, the quality, character, nature, brand or the standard of the materials to be used towards the construction for the said building in and upon the schedule mentioned property shall be decided exclusively by the SECOND PARTY/DEVELOPER with consultation the FIRST PARTY/OWNER and the decision of the SECOND PARTY/ DEVELOPER in this regard shall be final and binding.
- (6) That the period of completion of the proposed project shall be 36 (THIRTY SIX) months in accordance to the aforesaid building plan.
- (7) That the FIRST PARTY/OWNER become the beneficial owner of the lands mentioned in schedule "A" 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 this development agreement with the developer for construction of the multi-storied building in the said property and to dispose of the area after reserving their right of acquiring interest as described in the OWNER'S ALLOCATION in the Schedule "B" below.
- (8) That in consideration of the Owner's Allocation mentioned in Schedule "B" below, the FIRST PARTY/OWNER hereby grant to the Developer the exclusive right to develop, build upon and commercially exploit the said plot along with right to amend, modify, alter and/or rectify by constructing building or buildings thereupon in accordance with the plan or plans to be sanctioned by the Asansol Municipal Corporation, making optimum utilization of the FAR available for the said plot. That the SECOND PARTY/DEVELOPER shall get the area mentioned in schedule "C" below under DEVELOPER'S ALLOCATION.
- (9) **OWNERS LIABILITIES :-**
- (a) That during the stage of proposed construction being made upon the property mentioned in schedule below, if any litigation arises over the title and ownership or possession of the FIRST PARTY the same shall be cleared and solved by the FIRST PARTY at his own initiatives and costs.

- (b) That further, if any local litigation or disputes arises during construction, the same shall be cleared and solved by both the FIRST PARTY also at his own initiatives and costs.
- (c) That it be specifically mentioned that immediately after execution of this Deed, the FIRST PARTY/OWNER shall grant and execute a General Power of Attorney for Development which shall be duly and compulsorily registered in the office of the Additional District Sub Registrar at Asansol in favour of the SECOND PARTY/ DEVELOPER, giving unto the said DEVELOPER all-purpose powers for successful completion of the proposed building, including power to represent the OWNER in all matters connected therewith before all authorities concerned and including powers to enter into Sale Agreements with its intending Purchaser as also power to sale and transfer all the area/space in the proposed buildings, excepting the unit specified under "Owners Allocation".
- (d) That during the continuance of this agreement, the FIRST PARTY/ OWNER shall keep his Title Deeds along with related documents in safe custody and shall not create any manner of encumbrances upon the property in schedule below and therefore shall not be entitled to keep the said deed or documents as collateral security thereof with any financial institution in any manner whatsoever and shall further be liable to produce the same, in originals, for inspection of the same by the SECOND PARTY/ DEVELOPER or its/ their assignee for all or any official purposes.
- (e) It shall be the responsibility and liability of the FIRST PARTY/ OWNER to deliver in originals the title/ownership papers, link or previous deeds, up to date clear *khajna*/revenue receipt along with other documents in respect of the property in schedule "A" below, unto the SECOND PARTY/DEVELOPER whenever the need for the same so arises.

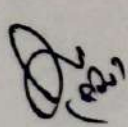
(10) **DEVELOPERS LIABILITIES :-**

- A. That the SECOND PARTY/DEVELOPER on entering this agreement accepts its responsibility for successful and timely completion by it of the multi-storied building in best workmanship manner.
- B. That therefore, any negligence and disregard of such responsibilities, subject to reasonable and accidental causes, shall be its accountability.
- C. That in course of any stage of the proposed construction, if any mishaps, including collapse of any scaffolding or occurrence of any freak accidents, including death of any mason, labour etc., takes place, the same shall be fully tackled, negotiated and compensated by the SECOND PARTY only and the FIRST PARTY shall have no concern or liability over such matters and the DEVELOPER agrees to keep indemnified the FIRST PARTY in this regard.
- D. That the SECOND PARTY shall fully be liable to provide Electric Connection with meter installation and Water Connection unto the OWNER in respect of the premises allotted to the owner by the developer, mentioned in Owner's Allocation below at its own costs and expenses.
- E. That after completion of all necessary paper works and permissions from the competent authorities, the SECOND PARTY shall handed over possession unto the FIRST PARTY/OWNER the portions proposed to be allotted under Owner's Allocation" within 36 (Thirty Six) months.

(11) **GENERAL TERMS :-**

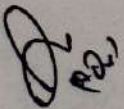
- (a) That the selling rate per square feet in favour of the intending purchaser/s, in respect of the proposed space/area of the proposed building, shall be decided and settled by the SECOND PARTY only as per the prevalent market rates or as it may consider fit and proper.

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- (b) That the SECOND PARTY/DEVELOPER shall have its own choice to give the name of the proposed multi-storied building.
- (c) That the FIRST PARTY shall have no right to claim upon any other portion of the said proposed building except the portion proposed to be allotted to the FIRST PARTY/OWNER under "Owners Allocation".
- (d) That the First Party shall always remain bound to sign and execute all papers and documents found to be necessary or for any other purpose by the Second Party/Developer in connection with any matter/matters, required to be done or whenever asked to do so in respect of matters covered by this agreement.
- (e) That all the cost and expenditure towards the payment of private security agency for adequately securing the building materials, things and goods lying upon the scheduled property and belonging to the Developer from the date of commencement of work till the completion of the entire project shall be borne by the Second Party.
- (f) That the cost and expenditure in respect of the building security and for regular maintenance of septic tanks, underground water reservoir, over-head tank, sewerage, drain pipe and water-pipes or other plumbing's shall be borne by the Second Party till the completion of the entire project and thereafter such recurring costs and expenditure shall be proportionately shared by all the owners, occupiers of the building or the Association/ Society of the building, whensoever's formed, including the Owners and the Developer, if they occupy any portion of the building.
- (g) That all common space, passages, pathways, stair-case, underground water reservoir, overhead tank, shall be jointly used by the First Party and the Second Party or by the people lawfully occupying and possessing the Building in or upon the proposed building.

- (h) That the Second Party is or shall be entitled to raise or receive loan or advance money from any person/institution/banking or non banking institution by mortgaging any part or whole of the scheduled "A" property below free from any objection and without consent of the First Party for the purpose of completion of the project.
- (i) That the FIRST PARTY/OWNER without any reasonable cause shall not interfere with the construction work being executed by the SECOND PARTY/ DEVELOPER.
- (j) That the SECOND PARTY/ DEVELOPER shall enter into agreement/s for sale with its prospective purchasers in respect of any units of the proposed multi-storied building (excepting that under owner's allocation) and shall give effectual discharge for the same unto its intending purchaser/s.
- (k) That it be further mentioned that the SECOND PARTY/DEVELOPER after grant of General Power of Attorney for Development shall remain entitled to execute and present for registration all Deed/s of Sale in favour of the prospective Purchaser/s on receipt of full consideration money in respect of any of the built up units falling under Developer's Allocation.
- (l) That the FIRST PARTY/OWNER declare that he is the absolute owner of the scheduled "A" property and the same is free from all manners of defects or encumbrances, subject to matters as hereinabove provided.
- (m) It be specifically mentioned that the title and ownership of the scheduled property is not being transferred in any manner.



-: 11 :-

- (n) That this agreement shall remain in full force until or unless it is rescinded, altered, modified or extended by the mutual deliberation of both the parties, however modification if made or if any shall be valid only when it is in written form and signed by both parties.
- (o) That each of the party to this deed shall be entitled to specific performance of act in accordance to the terms, conditions or stipulations made or that has been recorded in conformity to the recital made herein above and both of the parties shall be civilly liable, in terms of this agreement, within the jurisdiction of the Courts at Asansol, District Paschim Bardhaman, West Bengal.
- (p) That this deed constitutes legal, valid and binding obligations on the part of both the parties and their respective heirs, successors or survivors and it further constitutes the entire agreement between the parties named above and it revokes and cancels all previous discussions etc., between the parties, if any, concerning the matters contained herein, whether written, oral or implied. No alteration, additions or modifications hereto shall be valid and binding, unless the same are reduced to writing signed by both the parties.

SCHEDULE "A"

(above referred to)

In the District of Paschim Bardhaman, Sub Division and Additional District Sub Registration Office Asansol and within MOUZA ASANSOL, J. L. No. 35, Police Station Asansol (South), ALL THAT piece and parcel of vacant lands, measuring an area of 2 (TWO) Cottahs 8 (Eight) Chittaks out of total 5 (Five) Cottahs of lands, situated upon part of R. S. Plot No. 1016 under R. S. Khatian No. 578 corresponding to L. R. Plot No. 1224 Classified "Bastu" under L. R. Khatian No. 3753, together with the single storied building standing thereon, measuring a Covered Area of 300 square feet out of total Covered Area of 600 square feet, fully cemented floor, bearing Municipal Holding No. 353 (86), S. P. Mukherjee Road, Asansol.

The aforesaid Scheduled "A" property and premises is butted and bounded in the following manner :-

ON THE NORTH : R. S. Plot No. 1014.

ON THE SOUTH : House of Trilok Singh Khunda.

ON THE EAST : 12'-0" wide Road.

ON THE WEST : House of Ratan Lal Laha.

SCHEDULE "B"
(above referred to)
(OWNER'S ALLOCATION)

- (a) That the FIRST PARTY/OWNER shall get one self contained residential flat situated on the Third Floor of the proposed building/apartment measuring a Carpet Area of 938 (Nine Hundred Thirty Eight) square feet.
- (b) That the FIRST PARTY/OWNER shall get One Four Wheeler Parking Space situated on the Ground Floor of the proposed building/apartment measuring 120 (One Hundred Twenty) square feet.

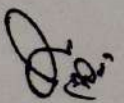
All of which shall be deemed to be as 'Owners Allocation' in the proposed (G+3) Storied Building, it be further mentioned that after handover of the same to the said owner, the Developer shall have no further responsibility in this regard and further except for the aforesaid allocation described above to the owner, the above named owner shall not claim or demand any other part or portion of the units in the proposed building.

That the above named FIRST PARTY/OWNER shall be absolutely entitled to enjoy and own, possess or retain, transfer, convey, sale, lease, mortgage, demise or to deal in any manner whatsoever, the part and portions of the proposed Building along with proportionate share of land, that falls under the Owner's Allocation.

SCHEDULE "C"
(above referred to)
(DEVELOPER'S ALLOCATION)

- a. That the SECOND PARTY/DEVELOPER will get or be entitled to all the Built Up or Constructed Area of the proposed (G+3) Storied Building, excepting the area/space specified under Owner's Allocation, described above.
- b. That the SECOND PARTY/DEVELOPER shall be absolutely entitled to enjoy and own, possess or retain, transfer, convey, sale, lease, mortgage, demise or to deal in any manner whatsoever, the rest of the part and portions of the proposed Building along with proportionate share of land, that falls under the Developer's Allocation.

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IN WITNESS WHEREOF the parties sign and execute this agreement/ understanding after fully understanding the contents thereof, in presence of the following witnesses, on the day, month and year first above written.
WITNESSES :-

1. *Raj Sekhar Dahi*
S/mt Ahadi Nath Dahi
Budha
P.O + P.S - Asansol
P-713301

Gurkhan Chhabra
SIGNATURE OF THE FIRST PARTY/OWNER

2. *Rajesh Dey*
S/o Ajit Kumar Dey
Ismita Asansol
713301

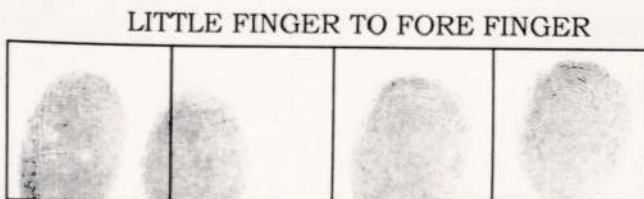
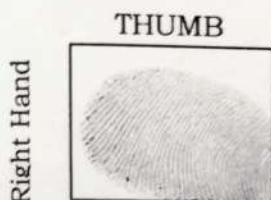
Ms. Chhabra Construction Works
Dimple Chhabra
Proprietor
SIGNATURE OF THE SECOND PARTY/DEVELOPER

Drafted & Printed in my Office as per instructions of the parties & read over and explained the contents of this deed before the parties in vernacular :-

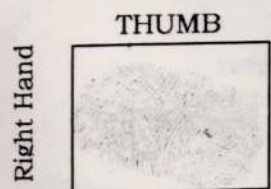
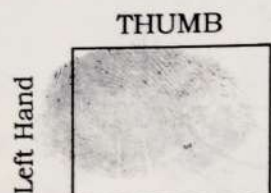
Deb Kumar Mukherjee

Enrol. No. : WB-1521-2010
Advocate, Asansol Court.

N.B. : This deed consists of 1 (ONE) No. stamp paper & 15 sheets of A - 4 size paper including one finger impression and photograph pasted sheets of the First Party & the Second Party along with one Photograph Pasted sheet of the identifier.



Gurkham Chandra
FINGER PRINT ATTESTED BY ME



Disha Chandra
FINGER PRINT ATTESTED BY ME

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



192025260451523438

GRN Details

GRN:	192025260451523438	Payment Mode:	SBI Epay
GRN Date:	29/01/2026 14:28:02	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8924522486112	BRN Date:	29/01/2026 14:28:17
Gateway Ref ID:	639511939546	Method:	State Bank of India UPI
GRIPS Payment ID:	290120262045152342	Payment Init. Date:	29/01/2026 14:28:02
Payment Status:	Successful	Payment Ref. No:	2000241698/1/2026

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Deb Kumar Mukherjee
Address: Asansol
Mobile: 9647383941
Period From (dd/mm/yyyy): 29/01/2026
Period To (dd/mm/yyyy): 29/01/2026
Payment Ref ID: 2000241698/1/2026
Dept Ref ID/DRN: 2000241698/1/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000241698/1/2026	Property Registration- Stamp duty	0030-02-103-003-02	4010
2	2000241698/1/2026	Property Registration- Registration Fees	0030-03-104-001-16	400
3	2000241698/1/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300

Total 4710

IN WORDS: FOUR THOUSAND SEVEN HUNDRED TEN ONLY.

PAID

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

- NAME (নাম) Raj Sekhar Dawn
- FATHER / HUSBAND NAME
(পিতা / স্বামীর নাম) Late Anadi Nath Dawn
3. OCCUPATION (পেশা) Others
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা) Budha
- VILLAGE / TOWN (গ্রাম) Asansol
- POST OFFICE (পোস্ট অফিস) Asansol
- POLICE STATION (থানা) Asansol (South) PIN 713301
- DISTRICT (জেলা) Paschim Bardhaman STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH SELLER / BUYER (দলিলের বিক্রেতা / দাতাগণের সহিত সম্পর্ক) Others
6. AADHAR NO. 7439 3268 4852
- PAN
- EPIC NO

আমি (শনাক্তকারী) অত্র দলিলের (Query No.)

..... বিক্রেতা / দাতা গণকে শনাক্ত করিলাম।

I, Raj Sekhar Dawn as identifier identifying the executants of the concerned deed
(Query No.) 2000241698/2026

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND					
RIGHT HAND					

Raj Sekhar Dawn

Identifier Signature

(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed

Deed No :	I-2305-00554/2026	Date of Registration	29/01/2026
Property No / Year	2305-2000241698/2026	Office where deed is registered	
Registration Date	29/01/2026 1:15:56 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address Other Details	DEB KUMAR MUKHERJEE ASANSOL COURT, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 9647383941, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 22,24,998/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,010/- (Article:48(g))	Rs. 400/- (Article:E, E)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: S. P.Mukherjee Road, Mouza: Asansol, JI No: 35, Pin Code : 713303

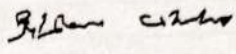
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1224 (RS :-1016)	LR-3753	Bastu	Bastu	2 Katha 8 Chatak	1/-	19,99,998/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					4.125Dec	1 /-	19,99,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	2,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		300 sq ft	1 /-	2,25,000 /-	

Lord Details :

Name,Address,Photo,Finger print and Signature

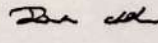
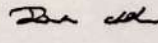
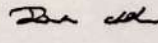
Name	Photo	Finger Print	Signature
Mr GULSHAN CHHABRA (Presentant) Son of Late MUKUND LAL CHHABRA Executed by: Self, Date of Execution: 29/01/2026 , Admitted by: Self, Date of Admission: 29/01/2026 ,Place : Office	 29/01/2026	 LTI 29/01/2026	 29/01/2026

S P MUKHERJEE ROAD MURGASOLE ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.: ADxxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/01/2026 , Admitted by: Self, Date of Admission: 29/01/2026 ,Place : Office

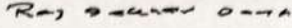
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	CHHABRA CONSTRUCTION WORKS S P MUKHERJEE ROAD ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Date of Incorporation:XX-XX-1XX5 , PAN No.: ACxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI 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> Mrs DIMPLE CHHABRA Daughter of Mr MADAN LAL SALUJA Date of Execution - 29/01/2026 , , Admitted by: Self, Date of Admission: 29/01/2026, Place of Admission of Execution: Office </td> <td>  Jan 29 2026 5:87PM </td> <td>  LTI 29/01/2026 </td> <td>  29/01/2026 </td> </tr> </tbody> </table> S P MUKHERJEE ROAD, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Female, By Caste: Sikh, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: ACxxxxxx7H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CHHABRA CONSTRUCTION WORKS (as PROPERITOR)	Name	Photo	Finger Print	Signature	Mrs DIMPLE CHHABRA Daughter of Mr MADAN LAL SALUJA Date of Execution - 29/01/2026 , , Admitted by: Self, Date of Admission: 29/01/2026, Place of Admission of Execution: Office	 Jan 29 2026 5:87PM	 LTI 29/01/2026	 29/01/2026
Name	Photo	Finger Print	Signature						
Mrs DIMPLE CHHABRA Daughter of Mr MADAN LAL SALUJA Date of Execution - 29/01/2026 , , Admitted by: Self, Date of Admission: 29/01/2026, Place of Admission of Execution: Office	 Jan 29 2026 5:87PM	 LTI 29/01/2026	 29/01/2026						

Identifier Details :

	Photo	Finger Print	Signature
RAJ SEKHAR DAWN Son of Mr ANADINATH DAWN DHA VILLAGE, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713301		 Captured	
	29/01/2026	29/01/2026	29/01/2026
Identifier Of Mr GULSHAN CHHABRA, Mrs DIMPLE CHHABRA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr GULSHAN CHHABRA	CHHABRA CONSTRUCTION WORKS-4.125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr GULSHAN CHHABRA	CHHABRA CONSTRUCTION WORKS-300.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: S. P.Mukherjee 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:- 1224, LR Khatian No:- 3753	Owner: গুলশন দাঘরা, Gurdian: মুকুন্দলাল দাঘরা, Address: নিজ , Classification: ভাঙ্গা, Area: 0.04000000 Acre,	Mr GULSHAN CHHABRA

29-01-2026

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 16:59 hrs on 29-01-2026, at the Office of the A.D.S.R. ASANSOL by Mr GULSHAN CHHABRA ,Executant.

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 22,24,998/-

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

Execution is admitted on 29/01/2026 by Mr GULSHAN CHHABRA, Son of Late MUKUND LAL CHHABRA, S P MUKHERJEE ROAD MURGASOLE ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Sikh, by Profession Business

Indetified by Mr RAJ SEKHAR DAWN, , , Son of Mr ANADINATH DAWN, BUDHA VILLAGE, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Hindu, by profession Others

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

Execution is admitted on 29-01-2026 by Mrs DIMPLE CHHABRA, PROPERITOR, CHHABRA CONSTRUCTION WORKS (Sole Proprietorship), S P MUKHERJEE ROAD ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr RAJ SEKHAR DAWN, , , Son of Mr ANADINATH DAWN, BUDHA VILLAGE, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 400.00/- (E = Rs 400.00/-) and Registration Fees paid by by online = Rs 400/-, by POS = Rs 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/01/2026 2:28PM with Govt. Ref. No: 192025260451523438 on 29-01-2026, Amount Rs: 400/-, Bank: SBI EPay (SBlePay), Ref. No. 8924522486112 on 29-01-2026, Head of Account 0030-03-104-001-16

Description of Payment

By POS on 29/01/2026 5:00PM with Govt. Ref. No: 192025260451904226 on 29-01-2026, Amount Rs: 0/-, Bank: SBI, Ref. No. 23052000241698/01/2026 on 29-01-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

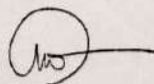
Certified that required Stamp Duty payable for this document is Rs. 5,010/- and Stamp Duty paid by , by Stamp Rs 1,000.00/-, by online = Rs 4,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3854, Amount: Rs.1,000.00/-, Date of Purchase: 29/01/2026, Vendor name: J P Shaw

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 29/01/2026 2:28PM with Govt. Ref. No: 192025260451523438 on 29-01-2026, Amount Rs: 4,010/-, Bank: SBI EPay (SBlePay), Ref. No. 8924522486112 on 29-01-2026, 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 2305-2026, Page from 16594 to 16616

Registration No 230500554 for the year 2026.



Digitally signed by MANOJ KUMAR MANDAL
Date: 2026.02.05 16:22:21 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 05/02/2026
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.