

22/2/2023

I-265/2023



16/1/2023 2000098007/23
পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

H 285038

H 285038

Maya Bose
Mousumi Bhattacharya
Rakturi Bose Ghosh

Sona Bose,

M/S. NANIBALA CONSTRUCTION
Pranava Mitra

Partner

M/S. NANIBALA CONSTRUCTION

Akash Mitra

Partner

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

DEVELOPMENT AGREEMENT OR
CONSTRUCTION AGREEMENT

QUERY No. 2000098007 / 2023

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

16 JAN 2023

THIS DEED OF AGREEMENT is made on this the
16th day of January, 2023 (Two
Thousand Twenty Three),

BETWEEN

Contd.....P/2.

Maya Bose
Mousumi Bhattacharya
Kasturi Bose Ghosh

Soma Bose.

M/S. NANIBALA CONSTRUCTION
Pratima Mitra
Partner

M/S. NANIBALA CONSTRUCTION
Akash Mitra
Partner

-: 2 :-

1. **SMT. MAYA BOSE**, PAN No. ADBPB7823L, Wife of Late Gopal Chandra Bose, by faith Hindu, Citizenship Indian, By occupation – Retired Service, the resident of Battala Bazar, 1 No. Mohishila Colony, Asansol, P.O. Ushagram – 713303, P.S. Asansol (South), Chowki & Additional District Sub-Registry Office Asansol, District Paschim Bardhaman,
2. **SMT. MOUSUMI BHATTACHARYA**, PAN No. AJRPB5414F, Daughter of Late Gopal Chandra Bose, Wife of Sri Amitava Bhattacharya, by faith Hindu, Citizenship Indian, By occupation House Wife the resident of 49, Russa Road South, 1st Lane, Tollygunge, H.O Tollygunge, Kolkata – 700033,
3. **SMT KASTURI BOSE GHOSH**, PAN No. AZNPB0210D, Daughter of Late Gopal Chandra Bose, Wife of Tarun Kanti Ghosh, by faith Hindu, By occupation House wifeCitizenship Indian, the resident of Deepshikha Apartment, Flat 2B, 26, New Bikramgarh, Jadavpur University, Kolkata – 700032.
4. **SMT SOMA BOSE**, PAN No. DDJPP5766B, Daughter of Late Nanda Lal Bose, Wife of Ravindra Mohan Pandit, by faith Hindu, By occupation House Wife Citizenship Indian, resident of Vill Mallik tola, Ward No 14, P.S Banka, P.O Banka, Bihar – 813102. hereinafter called the 'OWNERS' (which expression shall unless repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

Contd.....P/3.

Maya Bose
Mallabury
Mousumi Bhattacharya
Kasturi Bose Ghosh
Soma Bose.

:- 3 :-

AND

M/S. NANIBALA CONSTRUCTION
Purnima Mitra
Partner
M/S. NANIBALA CONSTRUCTION
Akash Mitra
Partner

" M/S NANIBALA CONSTRUCTION"(PAN NO AAUFN7590G), a Partnership Firm, having its office at "MITRA BHABAN", 338, A.P.C Pally, S.B. Roy Road Asansol, Near K.G. Basu Bhaban, P.O Asansol- 713303 , P.S – Asansol (South) Dist Paschim Bardhaman, and represented by its partners, SMT PURNIMA MITRA (PAN NO AFEPM6142A) Wife of Sri Kanchan Mitra, and SRI AKASH MITRA (PAN NO BKSPM8813Q) Son of Sri Kanchan Mitra, both are by occupation Business, both are resident of 338, A.P.C Pally, S.B. Roy Road, Near K.G. Basu Bhaban, Asansol , P.O Asansol , P.S – Asansol (South) , District Paschim Bardhaman, hereinafter called the "DEVELOPER" (which expression shall unless includes their heirs successors legal representatives and assigns)of the SECOND PART.

WHEREAS previously one Nanda Lal Bose (since deceased) and Gopal Chandra Bose (Since deceased) both are sons of Late Surendra Mohan Bose jointly were the lawful and rightful owners of the property mentioned and described in the First schedule below which they acquired by virtue of a Regd. Deed of Gift executed

Contd.....P/4.

Mayer Bose

Mousumi Bhattacharjee

Kasturi Bose Ghosh

Soma Bose.

-: 4 :-

M/S. NANIBALA CONSTRUCTION

Purnima Mitra
Partner

M/S. NANIBALA CONSTRUCTION

Akash Mitra

Partner

in their favor by the Governor of the State of West Bengal for and on behalf of R.R.&R Department, Govt. of West Bengal and recorded in the office of the Additional District Sub-Registrar, at Asansol being Deed No.110 for the year 1997.

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

AND WHEREAS while owning and possessing their First Schedule property Nanda Lal Bose died on 16th August, 1999, leaving behind his only daughter namely, Soma Bose (i.e Owner No 4) as his only legal heirs and successors . Be it mentioned herein that the wife of said Nanda Lal Bose, namely, Sujata Bose has also expired on 12th April, 2009. That aforesaid Gopal Chandra Bose has also died on 9th August, 2015, intestate leaving behind his widow, namely, Maya Bose (i.e Owner no 1) and two daughters, namely, Mousumi Bhattacharjee (i.e Owner No 2) and Kasturi Bose Ghosh (i.e Owner no 3) as his only legal heirs and successors and the present Owners have acquired the aforesaid property by way of inheritance according to Hindu Succession Act, 1956.

Contd.....P/5.

Maya Bose
Mousumi Bhattacharya
Kasturi Bose Ghosh

Sona Bose

M/S. NANIBALA CONSTRUCTION

Rasmita Mitra
Partner

M/S. NANIBALA CONSTRUCTION

Akash Mitra
Partner

-: 5 :-

AND WHEREAS the OWNERS herein 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 parking and scooter space in favor of the intending purchaser/s 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 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 :-

Contd.....P/6.

Maya Bose

Manasi Bhattacharya

Kasturi Bose Ghosh

Soma Bose.

-: 6 :-

M/S. NANIBALA CONSTRUCTION

Rusmina Mitra

Partner

M/S. NANIBALA CONSTRUCTION

Akash Mitra

Partner

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.
2. That the Second Party shall raise / erect the said constructions of the B+G+4 storied building upon the schedule mentioned land with 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 thereunder. In this connection the First Party herein called the Owners shall provide all sorts of

Contd.....P/7.

Mouja Bose

Mousumi Bhattacharya

Kaustubh Bose Ghosh

Somen Bose.

-: 7 :-

M/S. NANIBALA CONSTRUCTION

Rusminika

Partner

M/S. NANIBALA CONSTRUCTION

Akash Mitra

Partner

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

5. That save and except the said owners' allotted / provided portions as mentioned in the Schedule 'Second' 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.

Contd.....P/8.

Maya Bose

Hansui Bhattacharya

Kasturi Bose Ghosh

Soma Bose

-: 8 :-

M/S. NANIBALA CONSTRUCTION

Purnima Mitra

Partner

M/S. NANIBALA CONSTRUCTION

Akash Mitra

Partner

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 in respect of the Developers' allocation only 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 out of the developers' allocation only 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 and connection and municipal water connection in the said proposed B+G+4 storied building from the authority concerned.
10. 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 purposed B+G+4 storied building shall remain common for all the time.

Resub
(2021)

Maya Bose

Monami Bhattacharya

Kasturi Bose Ghosh

Soma Bose,

-: 9 :-

M/S. NANIBALA CONSTRUCTION

Pwina Mitra

Partner

M/S. NANIBALA CONSTRUCTION

Akash mitra

Partner

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 conditions embodied in this agreement the First Party Owners shall execute a Deed of General Power of Attorney in favour of the Second Party Developer 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. The Developer shall be entitled to appoint engineer or any other Technical person / persons men, masons, labour of his choice in the matter of execution of construction work at the risk of the Developer.

13. That the charges relating to the Electricity , Corporation water connection and G.S.T has to pay by the each individual owner 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 .

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

Contd.....P/10.

Maya Bose

Moumita Bhattacharya

Kaustubh Bose Ghosh

Soma Bose,

-: 10 :-

M/S. NANIBALA CONSTRUCTION

Purnima Mitra

Partner

M/S. NANIBALA CONSTRUCTION

Akash Mitra

Partner

15. 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 owners' allocated portions.

16. The intending purchasers of the proposed multistoried building shall be entitled to take loans from any bank or financial institution in respect of their respective allotted flats except owners' allocation and the first Party owners' shall not have any objection in any manner whatsoever.

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 I.e on developer cost and risks, subject to keeping the Owners allocation absolutely free and out of any litigation.

18. 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.

19. That both parties and individual members 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.

Contd.....P/11.

Maya Bose
Mousumi Palitany
Kasturi Bose Ghosh
Soma Bose.

-: 11 :-

M/S. NANIBALA CONSTRUCTION
Purnima Mitra
Partner

M/S. NANIBALA CONSTRUCTION
Akash Mitra
Partner

20. That the First Party (owners) shall have to execute the Registered General Power of Attorney in favor of the Second Party (Developer) as and when required by the developer to develop the property and also selling rights of the Developers allocations portions of the entire project of each numbers of floor for the purposed multistoried residential and commercial building.
21. That the First Party (Owners) shall not create any charges or encumber the property during the subsistence of this agreement.
22. That the property mentioned in the schedule below is free from any encumbrances.
23. That the 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.
- 24 That the terms and conditions of the agreement shall be equally binding upon the respective heirs, successors and legal representatives of the parties hereto. That the First Party confirms to the second party that no other agreement has been done with anyone by them against the schedule mentioned property.
25. That with this Development Agreement the title of the land is not being transferred.
26. That the second party the Developer 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.
27. That the name of the proposed B+G+4 storied building will be " AKASH APARTMENT".

Maya Bose.

Hosuni Bhattacharya.

Kasturi Bose Ghosh

Soma Bose.

-: 12 :-

M/S. NANIBALA CONSTRUCTION

Pranima Mitra

Partner

M/S. NANIBALA CONSTRUCTION

Akash mitra

Partner

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.260(P), LOP No574, R.S. Plot No.1544, R.S Khatian No 651, corresponding to L.R. Plot No.1750, under L.R. Khatian No.6307, 6325, 6266 and 6326 measuring total area of 7 Cottahs along with an 20 years old building standing thereon measuring covered area of 200 Sft., being Holding No.17 (18), House no 0180017, under Ward No.18 (Old), 86 (New), property is situated at Bottola Bazar, 1 No Mohisila Colony, Asansol 713303, within the limits of Asansol Municipal Corporation.

The property is butted and bounded as follows :-

- | | | |
|--------------|---|----------------------|
| On the North | : | CPM Party office |
| On the South | : | House of Asit Bhadra |
| On the East | : | 30ft Road |
| On the West | : | House of Bulu Bhadra |

SECOND SCHEDULE ABOVE REFERRED TO :-
OWNERS' ALLOCATION

1. First Floor – 1 (One) Flat of 2BHK measuring Super Build area of 900 Sqft (Approx) in favor of Kasturi Bose Ghosh , the flat is facing on North - East side of the proposed B+G+4 storied building .consisting with two bedrooms, one drawing cum dinning, two toilets, one kitchen and one varandha.

Contd.....P/13

Maya Bose.
Mousumi Bhattacharya.
Kasturi Bose Ghosh.

Soma Bose.

-: 13 :-

M/S. NANIBALA CONSTRUCTION
Rusmina Kisa
Partner

M/S. NANIBALA CONSTRUCTION
Akash Mitra
Partner

2. First Floor – 1 (One) No. of 2BHK Flat measuring Super Build area of 900 Sqft (Approx) in favor of Mousumi Bhattacherya, the flat is facing on North-West - South side of the proposed B+G+4 storied building consisting with two bedrooms, one drawing cum dinning, two toilets, one kitchen and one varandha.

One Four Wheeler Car Parking Space measuring an area of 120 Sq Ft (Approx) will be jointly allotted in favor of Kasturi Bose and Mousumi Bhattacharjee at the basement.

3. Forth Floor – 2 (Two) No of Flat measuring Super Build area of 900 Sqft (Approx) each in favor of Soma Bose along with one Four Wheeler car parking space measuring about 120 Sqft. First Flat is facing on North, West and South side and the Second Flat is facing on North and East side of the proposed B+G+4 storied building each flat consisting with two bedrooms, one drawing cum dinning, two toilets, one kitchen and one varandha.

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.

Mayer Bose
Moumita Bhattacharya
Kasturi Bose Ghosh
Soma Bose.

-: 14 :-

M/S. NANIBALA CONSTRUCTION

Prasanna Mitra

Partner

M/S. NANIBALA CONSTRUCTION

Akesh Mitra

Partner

FOURTH SCHEDULE ABOVE REFERRED TO :-

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

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

Windows :- Aluminum windows with glass panes

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

Sanitary :- Branded Sanitary ware

Plumbing :- PVC Pipes

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

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

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

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

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

Balcony / Varandah :- One Light point

Contd.....P/15

Done
(AP)

Maya Bose
 Nourun Nabi
 Ruchi Bose Ghosh
 Soma Bose.

--: 15 :-

M/S. NANIBALA CONSTRUCTION
 Purnima Mitra
 Partner

M/S. NANIBALA CONSTRUCTION
 Akash Mitra
 Partner

Entrance :- One door bell point.

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

Toilet /Bathrooms :- One shower , 4 water taps (One tap for hot water and one tap for basin) , One faucet , one English commode with cistern, one corner basin , provision for installation of Geyser . Bathroom walls will be 6 ft ceramic wall tiles each toilets / bathrooms.

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

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

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

-: 16 :-

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

WITNESSES :-

1. Kanchan Mitra
S/o Late, Kanchan Kanto Mitra
A.P.C. Path, S.B. Roy Road
Dist. Asansol - 713303
Dist. Paschim Bardhaman
20.12.11

2. Subhish Bhattacharya
S/o Late, Gopal Bhattacharya
Rash Danga, Asansol - 713301
Dist. Bardhaman

1. Maya Bose
2. Monu Bhattacharya
3. Kasturi Bose Ghosh
4. Soma Bose.

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 216/2006

SIGNATURE OF THE OWNERS

1/ M/S. NANIBALA CONSTRUCTION
Pratima Mitra
Partner

2/ M/S. NANIBALA CONSTRUCTION
Akash Mitra
Partner

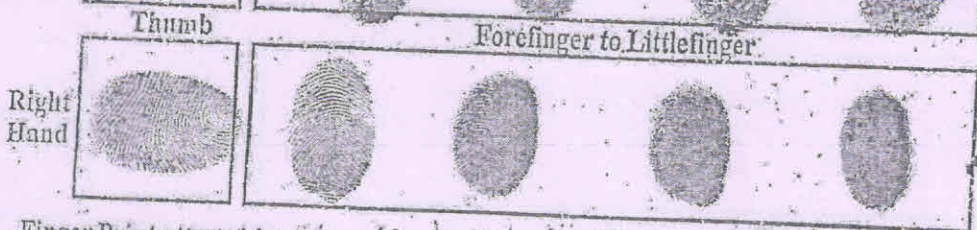
SIGNATURE OF THE DEVELOPERS



Finger Print attested by me: Maya Bose



Finger Print attested by me: Mousumi Bhattacharya



Finger Print attested by me: Kasture Bose Ghosh



Finger Print attested by me: Sonali Bose

	Thumb	Littlefinger to forefinger			
Left Hand					
	Thumb	Forefinger to Littlefinger			
Right Hand					



Finger Print attested by me : Purnima Mitra

	Thumb	Littlefinger to forefinger			
Left Hand					
	Thumb	Forefinger to Littlefinger			
Right Hand					



Finger Print attested by me : Akash Mitra

	Thumb	Littlefinger to forefinger			
Left Hand					
	Thumb	Forefinger to Littlefinger			
Right Hand					



Finger Print attested by me :

	Thumb	Littlefinger to forefinger			
Left Hand					
	Thumb	Forefinger to Littlefinger			
Right Hand					



Finger Print attested by me :



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



192022230254668848

GRN Details

GRN:	192022230254668848	Payment Mode:	SBI Epay
GRN Date:	16/01/2023 09:37:31	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3764056907118	BRN Date:	16/01/2023 09:38:43
Gateway Ref ID:	202301621062756	Method:	State Bank of India New PG DC
GRIPS Payment ID:	160120232025466883	Payment Init. Date:	16/01/2023 09:37:31
Payment Status:	Successful	Payment Ref. No:	2000098007/3/2023

[Query Noth/Query Year]

Depositor Details

Depositor's Name:	Mr RUDRAJIT SAHA
Address:	ASANSOL
Mobile:	8617532699
Period From (dd/mm/yyyy):	16/01/2023
Period To (dd/mm/yyyy):	16/01/2023
Payment Ref ID:	2000098007/3/2023
Dept Ref ID/DRN:	2000098007/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000098007/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	5060
2	2000098007/3/2023	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-2305-00265/2023	Date of Registration	16/01/2023
Query No / Year	2305-2000098007/2023	Office where deed is registered	
Query Date	11/01/2023 6:05:43 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. 60,78,372/-		
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: Mohisila Colony No 1, Road Zone : (Road Width (20-30) -- Road Width (20-30)) , Mouza: Asansol, JI No: 35, Pin Code : 713303

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1750 (RS :-)	LR-6307	Bastu	Bastu	7 Katha	1/-	59,53,497/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					11.55Dec	1/-	59,53,497/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	1,24,875/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		200 sq ft	1/-	1,24,875/-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt Maya Bose (Presentant) Wife of Late Gopal Chandra Bose Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office </td> <td></td> <td></td> <td><i>Maya Bose</i></td> </tr> <tr> <td>16/01/2023</td> <td>LTI 16/01/2023</td> <td>16/01/2023</td> <td></td> </tr> </tbody> </table> Battala Bazar, 1 No. Mohishila Colony, City:- Asansol, P.O:- Ushagram, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ADxxxxxx3L, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Smt Maya Bose (Presentant) Wife of Late Gopal Chandra Bose Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office			<i>Maya Bose</i>	16/01/2023	LTI 16/01/2023	16/01/2023	
Name	Photo	Finger Print	Signature										
Smt Maya Bose (Presentant) Wife of Late Gopal Chandra Bose Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office			<i>Maya Bose</i>										
16/01/2023	LTI 16/01/2023	16/01/2023											
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 Mousumi Bhattacharya Daughter of Late Gopal Chandra Bose Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office </td> <td></td> <td></td> <td><i>Mousumi Bhattacharya</i></td> </tr> <tr> <td>16/01/2023</td> <td>LTI 16/01/2023</td> <td>16/01/2023</td> <td></td> </tr> </tbody> </table> 49, Russa Road South, 1st Lane, Tollygunge, City:- , P.O:- Kolkata, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AJxxxxxx4F, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Smt Mousumi Bhattacharya Daughter of Late Gopal Chandra Bose Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office			<i>Mousumi Bhattacharya</i>	16/01/2023	LTI 16/01/2023	16/01/2023	
Name	Photo	Finger Print	Signature										
Smt Mousumi Bhattacharya Daughter of Late Gopal Chandra Bose Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office			<i>Mousumi Bhattacharya</i>										
16/01/2023	LTI 16/01/2023	16/01/2023											
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt Kasturi Bose Ghosh Daughter of Late Gopal Chandra Bose Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office </td> <td></td> <td></td> <td><i>Kasturi Bose Ghosh</i></td> </tr> <tr> <td>16/01/2023</td> <td>LTI 16/01/2023</td> <td>16/01/2023</td> <td></td> </tr> </tbody> </table> Deepshikha Apartment, Flat 2B, 26, New Bikramgarh, Jadavpur University, City:- , P.O:- Kolkata, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AZxxxxxx0D, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Smt Kasturi Bose Ghosh Daughter of Late Gopal Chandra Bose Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office			<i>Kasturi Bose Ghosh</i>	16/01/2023	LTI 16/01/2023	16/01/2023	
Name	Photo	Finger Print	Signature										
Smt Kasturi Bose Ghosh Daughter of Late Gopal Chandra Bose Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office			<i>Kasturi Bose Ghosh</i>										
16/01/2023	LTI 16/01/2023	16/01/2023											

Name	Photo	Finger Print	Signature
Smt Soma Bose Daughter of Late Nanda Lal Bose Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office			
16/01/2023	LTI 16/01/2023	16/01/2023	
Village Mallik Tola, Ward No.14, City:- , P.O:- Banka, P.S:-BANKA, District:-Banka, Bihar, India, PIN:- 813102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DDxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NANIBALA CONSTRUCTION Mitra Bhaban, 338, A.P.C. Pally, S.B.Roy Road, Near K.G. Basu Bhaban, City:- Asansol, P.O:- Asansol, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 , PAN No.:: AAxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative 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> Smt Purnima Mitra Wife of Mr Kanchan Mitra Date of Execution - 16/01/2023, , Admitted by: Self, Date of Admission: 16/01/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Jan 16 2023 3:30PM</td> <td>LTI 16/01/2023</td> <td>16/01/2023</td> <td></td> </tr> </tbody> </table> 338, A.P.C. Pally, S.B.RoyRoad, Near K.G. Basu Bhaban, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx2A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NANIBALA CONSTRUCTION (as Partner)	Name	Photo	Finger Print	Signature	Smt Purnima Mitra Wife of Mr Kanchan Mitra Date of Execution - 16/01/2023, , Admitted by: Self, Date of Admission: 16/01/2023, Place of Admission of Execution: Office				Jan 16 2023 3:30PM	LTI 16/01/2023	16/01/2023	
Name	Photo	Finger Print	Signature										
Smt Purnima Mitra Wife of Mr Kanchan Mitra Date of Execution - 16/01/2023, , Admitted by: Self, Date of Admission: 16/01/2023, Place of Admission of Execution: Office													
Jan 16 2023 3:30PM	LTI 16/01/2023	16/01/2023											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Akash Mitra Son of Mr Kanchan Mitra Date of Execution - 16/01/2023, , Admitted by: Self, Date of Admission: 16/01/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Jan 16 2023 3:31PM</td> <td>LTI 16/01/2023</td> <td>16/01/2023</td> <td></td> </tr> </tbody> </table> 338, A.P.C. Pally, S.B.Roy Road, Near K.G. Basu Bhaban, 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.:: BKxxxxxx3Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NANIBALA CONSTRUCTION (as Partner)	Name	Photo	Finger Print	Signature	Mr Akash Mitra Son of Mr Kanchan Mitra Date of Execution - 16/01/2023, , Admitted by: Self, Date of Admission: 16/01/2023, Place of Admission of Execution: Office				Jan 16 2023 3:31PM	LTI 16/01/2023	16/01/2023	
Name	Photo	Finger Print	Signature										
Mr Akash Mitra Son of Mr Kanchan Mitra Date of Execution - 16/01/2023, , Admitted by: Self, Date of Admission: 16/01/2023, Place of Admission of Execution: Office													
Jan 16 2023 3:31PM	LTI 16/01/2023	16/01/2023											

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Kanchan Mitra Son of Late Kamala Kanta Mitra A.P.O. Pally, S.B.Roy Road, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303			
	16/01/2023	16/01/2023	16/01/2023
Identifier Of Smt Maya Bose, Smt Mousumi Bhattacharya, Smt Kasturi Bose Ghosh, Smt Soma Bose, Smt Purnima Mitra, Mr Akash Mitra			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Maya Bose	NANIBALA CONSTRUCTION-2.8875 Dec
2	Smt Mousumi Bhattacharya	NANIBALA CONSTRUCTION-2.8875 Dec
3	Smt Kasturi Bose Ghosh	NANIBALA CONSTRUCTION-2.8875 Dec
4	Smt Soma Bose	NANIBALA CONSTRUCTION-2.8875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Maya Bose	NANIBALA CONSTRUCTION-50.00000000 Sq Ft
2	Smt Mousumi Bhattacharya	NANIBALA CONSTRUCTION-50.00000000 Sq Ft
3	Smt Kasturi Bose Ghosh	NANIBALA CONSTRUCTION-50.00000000 Sq Ft
4	Smt Soma Bose	NANIBALA CONSTRUCTION-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:- 1750, LR Khatian No:- 6307	Owner:মৌসুমি ভট্টাচার্য্য, Gurdian:অমিতভ ভট্টাচার্য্য, Address:নিজ ; Classification:বান্ধ, Area:0.02000000 Acre,	Smt Mousumi Bhattacharya

Endorsement For Deed Number : I - 230500265 / 2023

On 16-01-2023

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 14:51 hrs on 16-01-2023, at the Office of the A.D.S.R. ASANSOL by Smt Maya Bose , 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 60,78,372/-

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

Execution is admitted on 16/01/2023 by 1. Smt Maya Bose, Wife of Late Gopal Chandra Bose, Battala Bazar, 1 No. Mohishila Colony, P.O: Ushagram, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Retired Person, 2. Smt Mousumi Bhattacharya, Daughter of Late Gopal Chandra Bose, 49, Russa Road South, 1st Lane, Tollygunge, P.O: Kolkata, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession House wife, 3. Smt Kasturi Bose Ghosh, Daughter of Late Gopal Chandra Bose, Deepshikha Apartment, Flat 2B, 26, New Bikramgarh, Jadavpur University, P.O: Kolkata, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 4. Smt Soma Bose, Daughter of Late Nanda Lal Bose, Village Mallik Tola, Ward No.14, P.O Banka, Thana: BANKA, , Banka, BIHAR, India, PIN - 813102, by caste Hindu, by Profession House wife

Indetified by Mr Kanchan Mitra, , , Son of Late Kamala Kanta Mitra, A.P.C. Pally, S.B.Roy Road, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Business

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

Execution is admitted on 16-01-2023 by Smt Purnima Mitra, Partner, NANIBALA CONSTRUCTION (Partnership Firm), Mitra Bhaban, 338, A.P.C. Pally, S.B.Roy Road, Near K.G. Basu Bhaban, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr Kanchan Mitra, , , Son of Late Kamala Kanta Mitra, A.P.C. Pally, S.B.Roy Road, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Business

Execution is admitted on 16-01-2023 by Mr Akash Mitra, Partner, NANIBALA CONSTRUCTION (Partnership Firm), Mitra Bhaban, 338, A.P.C. Pally, S.B.Roy Road, Near K.G. Basu Bhaban, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr Kanchan Mitra, , , Son of Late Kamala Kanta Mitra, A.P.C. Pally, S.B.Roy Road, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Business

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 16/01/2023 9:38AM with Govt. Ref. No: 192022230254668848 on 16-01-2023, Amount Rs: 21/-, Bank: SBI EPay (SBIEPay), Ref. No. 3764056907118 on 16-01-2023, 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 4194, Amount: Rs.5,000.00/-, Date of Purchase: 16/01/2023, Vendor name: P GHANTY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/01/2023 9:38AM with Govt. Ref. No: 192022230254668848 on 16-01-2023, Amount Rs: 5,060/-, Bank: SBI EPay (SBlePay), Ref. No. 3764056907118 on 16-01-2023, 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 5804 to 5830

being No 230500265 for the year 2023.



Digitally signed by Manoj Kumar Mandal
Date: 2023.01.17 13:37:20 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2023/01/17 01:37:20 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)