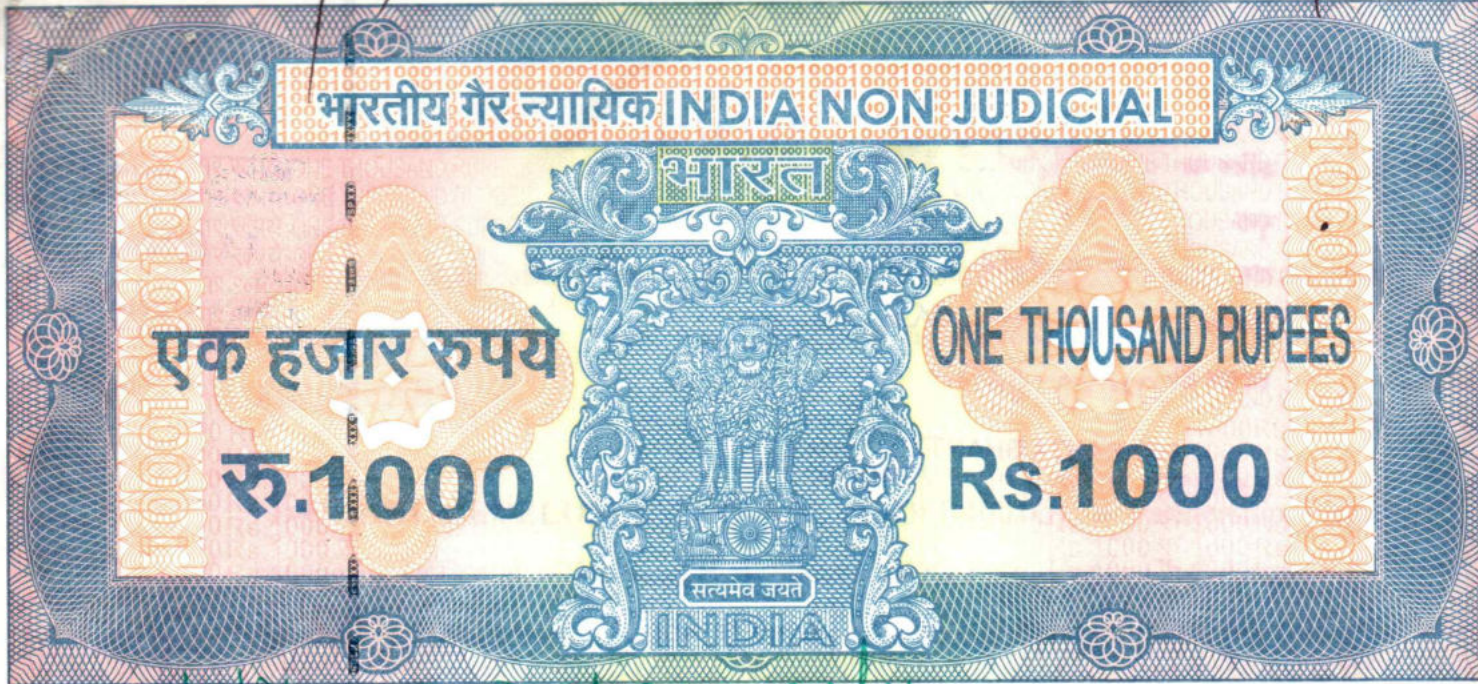


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1-8559/2024



३०/१०/२४ → २०२४/१०/२४
 पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 374770

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

GRN : 19-202425-025801194-8

Query No. 2002753920/2024.

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

30 OCT 2024

DEVELOPMENT AGREEMENT
FOR CONSTRUCTION OF A PROPERTY

This Deed of Development Agreement for Construction of a
 Property is made on this the 30th day of October, 2024.

BETWEEN

- (1) SHRI SUBIR GHOSE, (P.A.N. ADDPG8235B), and
- (2) SHRI PRABIR GHOSE, (P.A.N. AJAPG1508Q), both are Son of Late
 Ramesh Chandra Ghose, by faith Hindu, Nationality Indian, by occupation
 Retired Person, resident of Ramgulum Singh Road, Ushagram, P.O. Ushagram,
 P.S. Asansol (South), District Paschim Bardhaman, PIN-713303, hereinafter
 jointly and severally called the 'FIRST PARTY / LANDOWNERS' (which

expression shall unless excluded by or repugnant to the context mean and include all their heirs, legal representatives, assignees and successors) of the **FIRST PART.**

AND

“BRIDDHI DEVELOPERS”, (P.A.N. ABDFB4001G), a Partnership Firm, having its Office at : 924/New, R.B. Tower, BDG Path, Upper Chelidanga, P.O. Asansol-4, P.S. Asansol (South), District Paschim Bardhaman, being represented by its authorised Partners :- **(1) SHRI ANUP GHOSAL**, (P.A.N. AFHPG1010J), Son of Shri Nandalal Ghosal, by Faith Hindu, Nationality Indian, by occupation Business, resident of ‘Sonartori Apartment’, Plot No. 10 & 11, Kalyanpur Housing Estate, P.O. Asansol-5, P.S. Asansol (North), District Paschim Bardhaman, and **(2) SHRI BISWAJIT GHOSH**, (P.A.N. AEMPG0273M), Son of Late Kamakshya Pada Ghosh, by faith Hindu, by occupation Business, Citizenship Indian, resident of ‘Sudha Neer Apartment’, K.B. Raj Road, Upper Chelidanga, P.O. Asansol-4, P.S. Asansol (South), District Paschim Bardhaman, hereinafter jointly and severally called the **‘SECOND PARTY / DEVELOPER’** (which expression shall unless excluded by or repugnant to the context include all its successors-in-office, legal representatives, executors, administrators and assignees) of the **SECOND PART.**

WHEREAS, out of the total schedule mentioned property, the raiyati land comprised in R.S. Plot No. 885 under R.S. Khatian No. 410, corresponding L.R. Plot No. 1067 under L.R. Khatian No. 1299, measuring in total 13 Decimal originally belonged to the father of the Landowners, namely, Ramesh Chandra Ghosh, since deceased, Son of Fani Bhushan Ghosh and his such ownership and possession had been correctly recorded in the R.S. Record of Rights and subsequently in the L.R. Record of Rights also.

Imaj
(sdh)

AND WHEREAS, out of the total schedule mentioned property, the raiyati land comprised in R.S. Plot No. 889 under R.S. Khatian No. 646, corresponding L.R. Plot No. 1071, measuring in total 04 Decimal originally belonged to one Kiran Kumar Gupta, Son of Kumudini Gupta of Raniganj and his such ownership and possession had been correctly recorded in the R.S. Record of Rights.

AND WHEREAS said Sri Kiran Kumar Gupta while owning and possessing the said property sold and transferred all his right, title and interest in the said property in favour of Sri Sitaram Mishra, Son of Late Shiu Prasad Mishra of Ushagram, Asansol by virtue of the Deed of Sale dated 19/12/1958 being No. I-5851 for the year 1958 of Sub-Registry Office, Asansol for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS subsequently said Sri Sitaram Mishra while owning and possessing his said purchased property sold and transferred all his right, title and interest in the said property in favour of the father of the Landowners, namely, Ramesh Chandra Ghosh, since deceased, Son of Fani Bhushan Ghosh by virtue of the Deed of Sale dated 06/07/1959 being No. I-3720 for the year 1959 of Sub-Registry Office, Asansol for the consideration price mentioned in the said Deed of Sale and he got his name recorded in the finally published L.R. Record of Rights in separate L.R. Khatian No. 1299.

AND WHEREAS aforesaid Ramesh Chandra Ghosh while owning and possessing the aforesaid properties measuring in total 17 Decimal died intestate on 07/04/1983 leaving behind Sulekha Ghose, since deceased, as his widow and the Landowners herein as his two sons and four daughters, viz., Smt. Minati Chaki, Smt. Keya Guha, Smt. Lily Bose and Smt. Bulbul Ghosh, being his only legal heirs and successors, to inherit the aforesaid properties in accordance with the provisions of the Hindu Succession Act, 1956.

AND WHEREAS be it mentioned herein that the Landowner and his aforesaid co-sharers while owning and possessing the aforesaid inherited

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(Sd/-)

properties in R.S. Plot No. 885 measuring 13 Decimal sold and transferred 05.825 Decimal land in favour of 'M/s. Dharohar Construction' and are owners of the remaining 07.175 Decimal land in R.S. Plot No. 885.

AND WHEREAS, out of the total schedule mentioned property, the raiyati land comprised in R.S. Plot No. 888 under R.S. Khatian No. 419, corresponding L.R. Plot No. 1070, measuring in total 04 Decimal originally belonged to one Gobind Prasad Lala, Son of Late Bishun Prasad Lala who while owning and possessing the said property sold and transferred all his right, title and interest in the said property in favour of Smt. Jograni Debi, Wife of Sri Jagdeo Show of Asansol by virtue of the Deed of Sale dated 25/08/1957 being No. I-3672 for the year 1957 of Sub-Registry Office, Asansol for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS said Jograni Debi since after her purchase as aforesaid and also by adverse possession got her name correctly recorded in the R.S. Records of Rights and subsequently said Smt. Jograni Debi while owning and possessing the said property sold and transferred all her right, title and interest in the said property in favour of Sri Harbans Singh, Son of Bishun Das Singh of Ushagram, Asansol by virtue of the Deed of Sale dated 04/03/1960 being No. I-1175 for the year 1960 of Sub-Registry Office, Asansol for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS subsequently said Sri Harbans Singh while owning and possessing the said purchased property sold and transferred all his right, title and interest in the said property in favour of the mother of the Landowners, namely, Sulekha Ghosh, since deceased, Wife of Late Ramesh Chandra Ghosh, by virtue of the Deed of Sale dated 10/01/1962 being No. I-206 for the year 1960 of Sub-Registry Office, Asansol for the consideration price mentioned in the said Deed of Sale and her such ownership and possession had been correctly recorded in the finally published L.R. Record of Rights in separate L.R. Khatian No. 3708.

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(Adm)

AND WHEREAS said Sulekha Ghosh while owning and possessing her said properties got constructed a two-storied residential house upon part of her aforesaid purchased properties and also got her name recorded in the assessment register of Asansol Municipal Corporation in Holding No. 46 (39) of Ward No. 20 (old) / 86 (new).

AND WHEREAS aforesaid Sulekha Ghosh during her lifetime executed two separate Deeds of Gift in favour of the Landowners herein gifting her entire inherited and purchased share in the aforesaid properties vide the Deeds of Gift both of them dated 17/08/2015 being No. I-5865 and I-5875 for the year 2015 of A.D.S.R. Office, Asansol wherein her share in the said properties were calculated erroneously omitting the share of her four daughters.

AND WHEREAS aforesaid Sulekha Ghosh subsequently died intestate on 04/10/2021 leaving behind the Landowners herein as her two sons and her aforesaid four daughters being her only legal heirs and successors, to inherit the aforesaid properties in accordance with the provisions of the Hindu Succession Act, 1956.

AND WHEREAS in order to perfect the right, title and interest of the Landowners herein in respect of the schedule mentioned property and also to avoid future complications and litigations it was felt necessary by the said co-sharers Smt. Minati Chaki, Smt. Keya Guha, Smt. Lily Bose and Smt. Bulbul Ghosh to execute a Deed of Gift in favour of the Landowners herein transferring all their entire inherited share in respect of the schedule mentioned properties in consideration of the natural love and affection which the aforesaid co-sharer sisters have for the Landowners herein by virtue of the Deed of Gift executed on 13/12/2022 and registered on 22/12/2022 duly registered in Book-I, Volume number 2305-2022, Page from 229430 to 229456, being No. I-230510812 for the year 2022 of A.D.S.R. Office, Asansol.

AND WHEREAS the Landowners herein since thereafter are in peaceful khas and joint possession of the schedule mentioned property each

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having undivided half-share (hereinafter referred to as "the said property") by making payment of the fixed revenue and taxes, etc. having indefeasible title thereto which is free from all encumbrances, charges and/or mortgages.

AND WHEREAS the First Party / Landowners with the intent to develop their said land duly converted their said land into Commercial Bastu vide Memo No. 2122/SDL&LRO(EP-1)/ASN/23 dated 30/10/2023 & Memo No. 2151/SDL&LRO(EP-1)/ASN/23 dated 31/10/2023, Conversion Case No. CN/2023/ 2305/1653 & CN/2023/2305/1666 from the Office of the S.R.O.-II-in-Charge, S.D.L. & L.R.O. (E.P. I), Asansol and have obtained the Land-use NOC from ADDA vide Memo No. ADDA/ASN/DP/2023/0116 dated 18/01/2023. The Landowners also obtained the permission from the authorities of West Bengal Fire & Emergency Services vide Memo No. FSR/0125186239100412 Dated 11/09/2023 and lastly applied for sanction of a Building Plan from the competent authorities of Asansol Municipal Corporation and the said plan have been duly sanctioned by the authorities of Asansol Municipal Corporation vide Building Permit No. SWS-OBPAS/1101/2024/0821 Dated 12/09/2024 but owing to unavoidable circumstances and prior engagements and commitments of the First Party/Landowners, the First Party/Landowners abandoned their said intention for development of their said property by themselves and they invited the Developer/Second Party herein to undertake the project of developing the schedule mentioned property of the First Party/Landowners.

AND WHEREAS moreover for widening of the approach road in respect of the schedule mentioned land the splayed portion was required to be gifted in favour of the Asansol Municipal Corporation as per rules of the A.M.C. and the Landowners herein duly gifted the said splayed portion measuring 46.17 Sq. Mtr. in L.R. Plot No. 1070 & 1071 out of the said total land of the Landowners by virtue of a Deed of Gift dated 17/11/2023 registered in Book-I, Volume number 2305-2023, Page from 192923 to 192936, being No. 230509779 for the year 2023 of A.D.S.R Office, Asansol.

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(Adv)

AND WHEREAS the Developer herein, namely, "BRIDDHI DEVELOPERS", is engaged in the business of developing and promoting and also sponsoring construction of a multi-storied (B+G+4-storied) apartment/ building having its own financial resources to carry out any development scheme, including taking up all related responsibility of preparation and sanction of plan for construction and engage engineers, masons and labourers and also put in resources for building materials and supervise of completing the construction of the proposed building and to procure prospective flat-buyers for the flats, apartments and other space to be built as per the aforesaid Building Permit sanctioned by the authorities of Asansol Municipal Corporation.

AND WHEREAS with the intent to develop the said property and raise and construct a new multi-storied building thereon at the cost and expenses of the Developer, mutual discussions were caused between the parties hereto and in pursuant to such mutual discussions the Landowners and the Developer agreed on the following terms and conditions and in lieu of their said land / property the First Party / Landowners will retain free of cost the following properties in the said multi-storied apartment/building :-

ALLOCATIONS OF THE FIRST PARTY / LANDOWNERS :

- a) A 3-BHK self-contained unfurnished residential unit being Flat No. A-3 on the Third Floor (on the South-east corner) complete in all respect in the proposed apartment / building to be named as 'SULEKHA APARTMENT' measuring approx. Carpet Area : 1150 Sq. Ft. (approx. covered area : 1294 Sq. Ft.; super-built up area of approx. 1685 Sq. Ft.);
- b) A 3-BHK self-contained unfurnished residential unit being Flat No. A-2 on the Second Floor (on the South-east corner) complete in all respect in the proposed apartment / building to be named as 'SULEKHA APARTMENT'

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measuring approx. Carpet Area : 940 Sq. Ft. (approx. covered area : 1045 Sq. Ft.; super-built up area of approx. 1359 Sq. Ft.);

c) That besides the aforesaid flats, the Landowners will be paid Rs.69,00,000/- (Rupees sixty nine lakh only) as share of expected profits within the stipulated period of 30 (thirty) months from the date of sanction of the Building Permit for completion of the multi-storied building.

It is specifically declared herein that the Landowners will bear the statutory charges such as GST, khajna, tax, etc. in respect of their allotted flats and also in accordance to Sec. 194-IC of the Income Tax Act, the Developer will deduct TDS at the prevailing rate from all the instalments and deposit the TDS amount and provide the TDS Certificate to the Landowners herein.

The Landowners will be entitled to the common user rights in the common areas and facilities, electric line, transformer, staircases, lift, etc. along with undivided proportionate share or interest in the said land and the common rights and amenities and facilities in the said proposed multi-storied building along with the other flat owners.

ALLOCATIONS OF THE SECOND PARTY / DEVELOPER :

The Developer will be at liberty to dispose of or otherwise deal with the remaining portion of the constructed area according to their discretion.

Be it mentioned herein that the Developer / Second Party shall complete the said project and hand over to the Landowners allocated aforementioned flats within 30 (thirty) months from the date of sanction of Building Plan and if any delay is caused due to unavoidable reasons 06 (six) months' time will be extended as a grace period.

NOW THEREFORE IT IS HEREBY AGREED BETWEEN THE PARTIES AS FOLLOWS :-

1. The Landowners hereby agrees to entrust and handover to the Developer the work and right of development of the said land/property on the terms contained herein and the Landowners shall be liable to deliver vacant, peaceful

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(Adh)

possession of the said land/property to the Developer on the day of execution of this Agreement for construction of the proposed new multi-storied (B+G+4-storied) building according to the sanctioned Building Permit. It is clarified that the Landowners shall be solely responsible for the title of their said property. The Landowners shall also provide all the original land documents including land deeds, mother/link deeds, parchas, khajna receipts and other relevant documents in respect of the schedule mentioned land/property to the Developer as and when required for verification by Bank/s and/or other authorities.

2. This Development Agreement does not transfer any title in favour of the Developer.

3. That the Landowners shall put their signatures in all documents, papers, NOC, Site Plan and Building Plan, affidavit, etc. in respect of the development of the schedule mentioned land of the Landowners as and when required and requested by the Developer.

4. That the Developer agrees to develop or cause to be developed the said property for and on behalf of the Landowners on the terms contained herein and as permitted by the concerned authorities, by constructing a multi-storied (B+G+4-storied) building consisting of several independent and self-contained residential flats or apartments and such other premises/spaces/structures/two/four wheeler parking spaces/garages, etc. on the ownership basis in accordance with the Building Permit sanctioned by the Asansol Municipal Corporation and then to sell the said proportionate land with Flats to the Developer's own nominees/intending buyers excepting the Landowners allotted flats. The Developer will at their own cost and on their own responsibility but in the name of the Landowners and on their behalf acquire and avail whatever other permissions are required from competent authorities to develop the said property.

5. That the Landowners apart from receiving the self-contained residential Flats as per their allotted share, shall also be entitled to easement rights in


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common with the other occupiers of the said building in respect of the common areas, staircases, lift, water and electric connection and other facilities provided therein on payment of the proportionate costs/charges.

6. That prior to commencement of actual construction work by the Developer, the Landowners undertake to make out a good and marketable title to the schedule mentioned property, free from all encumbrances, charges, claims, demands, liabilities, liens and lis pendens or attachments or whatsoever kind or nature of the said property.

7. That the time period for the construction of the proposed building shall be subject to the availability of the building materials and such other Government or Statutory impositions relating to their availability and also subject to Force Majeure conditions, such as, flood, earthquake, water, stream, tempest, civil commotion, covid-19, strike, riot or war and other acts of God, when the obligation of the Developer in regard to period of completion of construction shall remain suspended for the duration of the Force Majeure conditions.

8. That the Landowners hereby agree that they will not do anything in regard to the said property whereby the right of the Developer to undertake construction of the proposed building and disposal of their share in the said building is prejudicially affected and/or the construction be delayed or impeded in any manner whatsoever.

9. That Developer shall be at liberty to make necessary applications for the purpose of obtaining requisite permissions for the said work before the authorities concerned at their own costs in the name of the Landowners, and the Landowners shall join in such applications, if necessary, but the responsibility of obtaining such permission will be on the Developer and at their own cost.

10. The Landowners hereby give exclusive right and licence and permission to the Developer and/or their agents, labourers, masons, engineers, architects, etc. related to the development works to enter upon the said land/property and also the authority to commence, carry on and complete development work


(A.H.)

thereof (including laying of roads, drainage, sewerage, water pipes and electricity cables) in accordance with the said sanctioned building plan/s and subject to the provisions of these presents.

11. That the Landowners hereby agrees to pay and clear all rates and taxes and or other impositions and statutory dues in respect of the said land/property till the handing over the possession of the said property to the Developer and thereafter the said taxes, etc. shall be payable proportionately by the prospective Buyer(s) of the building.

12. The Landowners shall at the request of the Developer sign and execute from time to time any amended/modified/rectified/revised plans/permits that may be required for mutual benefit of the Landowners and the co-occupiers of the proposed new Apartment and other applications for construction of any structures on the said land after being sanctioned and approved by any authorities provided that all costs, charges and expenses incurred in this connection shall be borne and paid by the said Developer alone.

13. The Developer shall indemnify and keep the Landowners indemnified and harmless from and against all third party claims or actions arising out of any act or omission on the part of the Developer, their agents, men or labourers, and all civil, criminal or administrative proceedings, fines, penalties and all costs charges, expenses, and damages incurred or suffered by the Landowners in the course of such development.

14. The Landowners will execute the Registered Deed of General Power of Attorney (the stamp duty and incidental costs of which will be borne by the Developer) in favour of the Developer simultaneously after execution of these presents giving it/them all necessary powers for carrying out the work of development in all respect, such as obtaining sanction of plan and all necessary permission and sanction from different authorities including securing loans from any Financial Organizations, Banks, NBFC, etc. in connection with the construction of the said multi-storied building and also for sale and transfer of

Signature
(sdh)

the flats/properties falling in the Developer's allocations, i.e., except the Landowners allotted flats.

15. The Developer shall be at liberty to sell, transfer, lease, mortgage, gift, exchange or allot the flats or any other structures or portion thereof in the said building to be constructed on the schedule mentioned land to any parties/buyers at such price and such terms and conditions and provisions as the Developer may think fit subject to any terms that may be imposed by any authority, except the Landowners allocated flats in the said Apartment. All such allotments shall be made by the Developer at their own risk and they alone shall be responsible to such parties in connection with all dealings between them and such buyers or allottees.

16. The Developer shall be entitled to put up and display any hoardings or boards upon the said property advertising that the said building is being developed by it/them.

17. That after the construction of the proposed building is fully completed the Landowners and Developer and/or the other occupiers of the said apartment shall cause an 'Owners' Association or a Society or a Syndicate to be formed or established by the occupiers and thereafter the Developer shall handover the control and management of the said building to the said Association/Committee and thereafter all regular/future expenses to maintain the said building/property shall be borne by the said Flat Owners' Association/Committee.

18. That the Landowners agrees and undertakes to be member of the Association formed under the W.B. Apartment Ownership Act, 1972 (as amended till date) by all flat owners of the said building for the purpose of general management, maintenance and upkeep of the building and common facilities of the said multi-storied apartment/building/premises.

19. That in case of any dispute or differences between the parties hereto in respect of any matter arising out of this development agreement the same shall

*Imap
(Adv)*

be referred for arbitration within the meaning of the Arbitration and Conciliation Act, 1996 and the decision of the Arbitrator/s shall be treated as final.

20. That during the entire construction period and till the date of handover of the allotted flats of the Landowners by the Developer, the Landowners will be provided with alternative residential accommodations at rented premises and the rents (excluding electricity bills) will be provided by the Developer in favour of the Landowners. Furthermore, the shifting costs at per actuals of the belongings of the Landowners will also be borne by the Developer.

21. That the Landowners and the Developer have entered into this agreement purely on a principal to principal basis and nothing contained in these presents shall be construed as a Partnership business or joint venture.

: THE SCHEDULE 'A' ABOVE REFERRED TO :

In the District of Paschim Bardhaman, P.S. Asansol, Addl. Dist. Sub Registry Office Asansol, within Mouza Asansol, J.L. No. 35, under the limits of Asansol Municipal Corporation, Holding No. 46 (39), Ward No. 20 (old) / 86 (new), Ram Gulam Singh Road, Asansol-3, all that the piece or parcel of raiyati land measuring as follows :

Sl. No.	R.S. Plot	L.R. Plot	L.R. Khatian	R.S. Khatian	Class	Proposed Use	Area (Decimal)
1	885	1067	4530	410	Bastu	Bastu	3.5875
2	889	1071	4530	646	Bastu	Bastu	1.715
3	888	1070	4530	419	Bastu	Bastu	1.715
4	885	1067	4531	410	Bastu	Bastu	3.5875
5	889	1071	4531	646	Bastu	Bastu	1.715
6	888	1070	4531	419	Bastu	Bastu	1.715

Total land in the aforesaid three plots measuring more or less 15.175 Decimal minus the area of 01.14 Decimal gifted to A.M.C. for widening of road, i.e., remaining entire land measuring more or less 14.035 (fourteen point zero three five) Decimal together with the 25 years old cement floored tiles-shed residential house thereupon having an area of 100 Sq. Ft. with all fittings, fixtures, electric meter, line and connection and easement rights attached thereto is hereby agreed to be handed over to the Developer for development.

The entire property is butted and bounded by :

On the North : House of Birbal Singh and Souhard Apartment.

On the South : Property of John Swami and Subodh Karmakar.

On the East : 24 feet wide Ram Gulam Singh Road.

On the West : 10 feet wide Ram Gulam Singh Bye-Lane.

SCHEDULE "B"

DESCRIPTION OF THE LANDOWNERS ALLOCATIONS

In lieu of the Landowners 'A' Schedule property, the Developer shall pay / provide / allot the following :

- (1) Rs.69,00,000/- (Rupees sixty nine lakh only) to be paid in favour of the Landowners as share of expected profits.
- (2) A 3-BHK self-contained unfurnished residential unit being Flat No. A-3 on the Third Floor (on the South-east corner) complete in all respect in the proposed multi-storied (B+G+4-storied) apartment / building to be named as 'SULEKHA APARTMENT' measuring approx. Carpet Area : 1150 Sq. Ft. (approx. covered area : 1294 Sq. Ft.; super-built up area of approx. 1685 Sq. Ft.) consisting of three bedrooms, one drawing - cum - dining room, one kitchen, three toilets and two balconies;

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(Adv)

(3) A 3-BHK self-contained unfurnished residential unit being Flat No. A-2 on the Second Floor (on the South-east corner) complete in all respect in the proposed multi-storied (B+G+4-storied) apartment / building to be named as 'SULEKHA APARTMENT' measuring approx. Carpet Area : 940 Sq. Ft. (approx. covered area : 1045 Sq. Ft.; super-built up area of approx. 1359 Sq. Ft.) consisting of three bedrooms, one drawing - cum - dining room, one kitchen, two toilets and one balcony;

The Landowners shall also be provided with water and electric connection in their said allotted flats and shall be entitled to proportionate undivided share or interest in the 'A' schedule land and the common user rights and facilities and amenities of the said newly constructed building to be enjoyed with other co-occupiers of the said apartment. Be it mentioned herein that if the super-built up area of the flats increases or decreases after final measurement then the same shall be adjusted at the prevailing market rate to be paid either by the Landowners or the Developer as the case maybe.

The aforesaid flats of the Landowners shall be completed as per standard specifications and materials to be published in the Brochure of the Developer.

DESCRIPTION OF THE DEVELOPER'S ALLOCATION

THE DEVELOPER shall get the rest of the constructed portion of the proposed building to be constructed at the land more fully described in the 'A' Schedule written hereinbefore TOGETHER WITH proportionate undivided impartible share of land and common parts and common amenities of the proposed multi-storied building, to be constructed by the Developer at its cost and the Developer shall have right to sell/transfer Developer's allocated portion to any intending purchaser / purchasers except the Landowners allotted flats mentioned herein above.

The proportionate land revenue is payable to the Govt. of West Bengal through S.D.L. & L.R.O. (E.P. 1), Asansol.

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(Adv)

IN WITNESS WHEREOF both the Landowners and the Developer hereto put their respective hands and seals in presence of the following witnesses at Asansol on the day, month and year first above written.

WITNESSES :-

1. Prasanta Ruk
310 Ch Gagan Ch Ruk
Rambon Sh.
PO Bumpur 713325
Dr Paschim Barakhaman

1. Subro Ghose.
2. Prabir Ghose.

SIGNATURE OF THE LANDOWNERS

BRIDDDHI DEVELOPERS
Anup Ghose
PARTNER

2. Lalmata Chak
(Advocate)
Asansol Court.

BRIDDDHI DEVELOPERS
Biswajit Ghose
PARTNER

SIGNATURE OF THE DEVELOPER

Drafted and prepared by me and
read over and explained the contents
contents thereof to the parties hereto.

Lalmata Chak
Advocate, Asansol Court.
Enrol. No. WB/1116/1999.

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



192024250258011948

GRN Details

GRN:	192024250258011948	Payment Mode:	SBI Epay
GRN Date:	28/10/2024 15:56:19	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0654314754337	BRN Date:	28/10/2024 15:56:51
Gateway Ref ID:	774445831	Method:	IDBI Bank-Corporate NB
GRIPS Payment ID:	281020242025801193	Payment Init. Date:	28/10/2024 15:56:19
Payment Status:	Successful	Payment Ref. No:	2002753920/2/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Biswajit Ghosh
Address:	Upper Chelidanga
Mobile:	9434203439
Email:	bghosh.silpi@gmail.com
Period From (dd/mm/yyyy):	28/10/2024
Period To (dd/mm/yyyy):	28/10/2024
Payment Ref ID:	2002753920/2/2024
Dept Ref ID/DRN:	2002753920/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002753920/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	9011
2	2002753920/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	69014
Total				78025

IN WORDS: SEVENTY EIGHT THOUSAND TWENTY FIVE ONLY.

Thumb

Littlefinger to forefinger

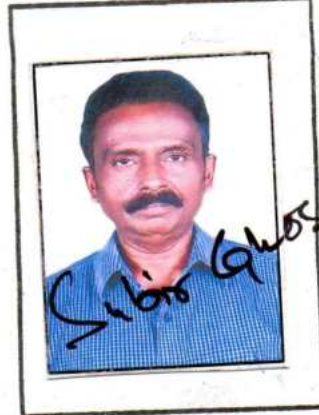


Thumb

Forefinger to Littlefinger



Right Hand



Finger Print attested by me:

Santu Ghose

Thumb

Littlefinger to forefinger



Left Hand

Thumb

Forefinger to Littlefinger



Right Hand



Finger Print attested by me:

Prabir Ghose

Thumb

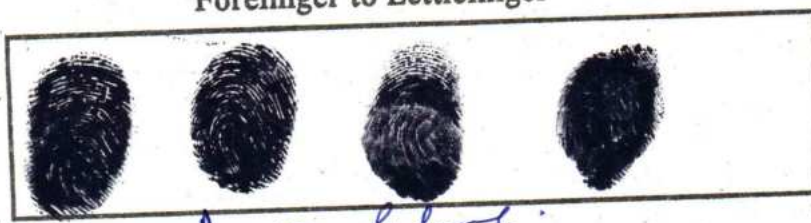
Littlefinger to forefinger



Left Hand

Thumb

Forefinger to Littlefinger



Right Hand

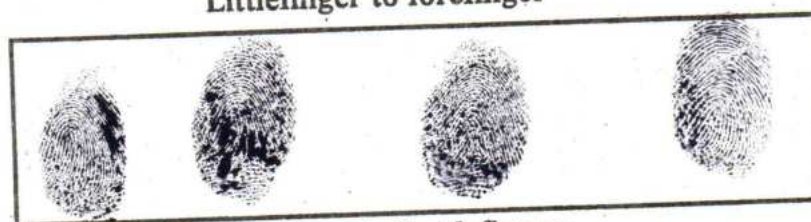


Finger Print attested by me:

Anup Ghosh

Thumb

Littlefinger to forefinger



Left Hand

Thumb

Forefinger to Littlefinger



Right Hand



Finger Print attested by me:

Anirajit Shaha

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) Prasanta Rout
2. FATHER / HUSBAND NAME
(পিতা / স্বামীর নাম) Le Gagan Ch Rout
3. OCCUPATION (পেশা) Bumder
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE / TOWN (গ্রাম) Rambandh
POST OFFICE (পোস্ট অফিস) Bumpur
POLICE STATION (থানা) Horapw PIN 713321
DISTRICT (জেলা) Paschim Bardhaman STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH SELLER / BUYER (দলিলের বিক্রেতা / দাতাগণের সহিত সম্পর্ক) well wither
6. AADHAR NO. 5994 8727 1114
PAN
EPIC NO.
- আমি (শনাক্তকারী) Prasanta Rout অত্র দলিলের (Query No.)
বিক্রেতা / দাতা গণকে শনাক্ত করিলাম।
I, as identifier identifying the executants of the concerned deed
(Query No.)

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND					
RIGHT HAND					



Prasanta Rout

Identifier Signature

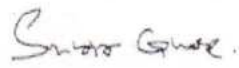
(শনাক্তকারীর স্বাক্ষর)

Mob. No.:

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6	100 Sq Ft.	20,000/-	26,625/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	20,000 /-	26,625 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Subir Ghose (Presentant) Son of Late Ramesh Chandra Ghose Executed by: Self, Date of Execution: 30/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office	 30/10/2024	 LTI 30/10/2024	 30/10/2024
Ram Gulam Singh Road, Ushagram, City:- Asansol, P.O:- Ushagram, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: Adxxxxxx5b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office				
2	Mr Prabir Ghose Son of Late Ramesh Chandra Ghose Executed by: Self, Date of Execution: 30/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office	 30/10/2024	 LTI 30/10/2024	 30/10/2024
Ram Gulam Singh Road, Ushagram, City:- Asansol, P.O:- Ushagram, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.: ajxxxxxx8q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office				

Major Information of the Deed

Major information of the

Deed No :	I-2305-08559/2024	Date of Registration	30/10/2024
Query No / Year	2305-2002753920/2024	Office where deed is registered	
Query Date	28/10/2024 1:59:41 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Subrata Maji Asansol Court, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 7001243660, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 69,00,000/-]		
Set Forth value	Market Value		
Rs. 52,20,000/-	Rs. 71,71,717/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,011/- (Article:48(g))	Rs. 69,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

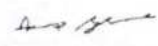
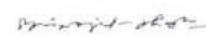
District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Ram Gulam Singh Road, Mouza: Asansol, JI No: 35, Pin Code : 713303

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-1067 (RS :-885)	LR-4530, (RS:-410\0)	Bastu	Bastu	3.5875 Dec	10,00,000/-	18,26,364/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L2	LR-1071 (RS :-889)	LR-4530, (RS:-646\0)	Bastu	Bastu	1.715 Dec	8,00,000/-	* 8,73,091/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L3	LR-1070 (RS :-888)	LR-4530, (RS:-419\0)	Bastu	Bastu	1.715 Dec	8,00,000/-	8,73,091/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L4	LR-1067 (RS :-885)	LR-4531, (RS:-410\0)	Bastu	Bastu	3.5875 Dec	10,00,000/-	18,26,364/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L5	LR-1071 (RS :-889)	LR-4531, (RS:-646\0)	Bastu	Bastu	1.715 Dec	8,00,000/-	8,73,091/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L6	LR-1070 (RS :-888)	LR-4531, (RS:-419\0)	Bastu	Bastu	1.715 Dec	8,00,000/-	8,73,091/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
TOTAL :					14.035Dec	52,00,000 /-	71,45,092 /-	
Grand Total :					14.035Dec	52,00,000 /-	71,45,092 /-	

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Briddhi Developers 924/New, R B Tower, BDG Path, Upper Chelidanga, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713304 Date of Incorporation:XX-XX-2XX4 , PAN No.:: abxxxxxx1g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Anup Ghosal Son of Mr Nandalal Ghosal Date of Execution - 30/10/2024, , Admitted by: Self, Date of Admission: 30/10/2024, Place of Admission of Execution: Office	 Oct 30 2024 12:30PM	 Captured LTI 30/10/2024	 30/10/2024
Sonartori Apartment, Plot No 10 And 11, Kalyanpur Housing Estate, City:- Asansol, P.O:- Asansol, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: afxxxxxx0j,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Briddhi Developers (as Partner)				
2	Name	Photo	Finger Print	Signature
	Mr Biswajit Ghosh Son of Late Kamakshya Pada Ghosh Date of Execution - 30/10/2024, , Admitted by: Self, Date of Admission: 30/10/2024, Place of Admission of Execution: Office	 Oct 30 2024 12:30PM	 Captured LTI 30/10/2024	 30/10/2024
Sudha Neer Apartment, K B Raj Road, Upper Chelidanga, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: aexxxxxxx3m,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Briddhi Developers (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Prasanta Rout Son of Late Gagan Chandra Rout Rambandh, City:- Asansol, P.O:- Burnpur, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325	 30/10/2024	 Captured 30/10/2024	 30/10/2024
Identifier Of Mr Subir Ghose, Mr Anup Ghosal, Mr Biswajit Ghosh, Mr Prabir Ghose			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Subir Ghose	Briddhi Developers-3.5875 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Subir Ghose	Briddhi Developers-1.715 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Subir Ghose	Briddhi Developers-1.715 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Prabir Ghose	Briddhi Developers-3.5875 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr Prabir Ghose	Briddhi Developers-1.715 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mr Prabir Ghose	Briddhi Developers-1.715 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Subir Ghose	Briddhi Developers-50.00000000 Sq Ft
2	Mr Prabir Ghose	Briddhi Developers-50.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Ram Gulam Singh 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:- 1067, LR Khatian No:- 4530	Owner:সুবীর ঘোষ, Gurdian:রৈমেশ চন্দ্র ঘোষ, Classification:ভাঙ্গা, Area:0.07000000 Acre,	Mr Subir Ghose
L2	LR Plot No:- 1071, LR Khatian No:- 4530	Owner:সুবীর ঘোষ, Gurdian:রৈমেশ চন্দ্র ঘোষ, Classification:ভাঙ্গা, Area:0.02000000 Acre,	Mr Subir Ghose
L3	LR Plot No:- 1070, LR Khatian No:- 4530	Owner:সুবীর ঘোষ, Gurdian:রৈমেশ চন্দ্র ঘোষ, Classification:ভাঙ্গা, Area:0.02000000 Acre,	Mr Subir Ghose
L4	LR Plot No:- 1067, LR Khatian No:- 4531	Owner:প্রবীর ঘোষ, Gurdian:রৈমেশ চন্দ্র ঘোষ, Classification:ভাঙ্গা, Area:0.06000000 Acre,	Mr Prabir Ghose
L5	LR Plot No:- 1071, LR Khatian No:- 4531	Owner:প্রবীর ঘোষ, Gurdian:রৈমেশ চন্দ্র ঘোষ, Classification:ভাঙ্গা, Area:0.02000000 Acre,	Mr Prabir Ghose
L6	LR Plot No:- 1070, LR Khatian No:- 4531	Owner:প্রবীর ঘোষ, Gurdian:রৈমেশ চন্দ্র ঘোষ, Classification:ভাঙ্গা, Area:0.02000000 Acre,	Mr Prabir Ghose

4

Endorsement For Deed Number : I - 230508559 / 2024

On 30-10-2024

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 12:26 hrs on 30-10-2024, at the Office of the A.D.S.R. ASANSOL by Mr Subir Ghose , 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 71,71,717/-

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

Execution is admitted on 30/10/2024 by 1. Mr Subir Ghose, Son of Late Ramesh Chandra Ghose, Ram Gulam Singh Road, Ushagram, P.O: Ushagram, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Retired Person, 2. Mr Prabir Ghose, Son of Late Ramesh Chandra Ghose, Ram Gulam Singh Road, Ushagram, P.O: Ushagram, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Retired Person

Indetified by Mr Prasanta Rout, , , Son of Late Gagan Chandra Rout, Rambandh, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

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

Execution is admitted on 30-10-2024 by Mr Anup Ghosal, Partner, Briddhi Developers (Partnership Firm), 924/New, R B Tower, BDG Path, Upper Chelidanga, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Indetified by Mr Prasanta Rout, , , Son of Late Gagan Chandra Rout, Rambandh, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

Execution is admitted on 30-10-2024 by Mr Biswajit Ghosh, Partner, Briddhi Developers (Partnership Firm), 924/New, R B Tower, BDG Path, Upper Chelidanga, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Indetified by Mr Prasanta Rout, , , Son of Late Gagan Chandra Rout, Rambandh, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 69,014.00/- (B = Rs 69,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 69,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/10/2024 3:56PM with Govt. Ref. No: 192024250258011948 on 28-10-2024, Amount Rs: 69,014/-, Bank: SBI EPay (SBlePay), Ref. No. 0654314754337 on 28-10-2024, 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 1,000.00/-, by online = Rs 9,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6253, Amount: Rs.1,000.00/-, Date of Purchase: 25/09/2024, Vendor name: P GHANTY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/10/2024 3:56PM with Govt. Ref. No: 192024250258011948 on 28-10-2024, Amount Rs: 9,011/-, Bank: SBI EPay (SBlePay), Ref. No. 0654314754337 on 28-10-2024, 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 2305-2024, Page from 181637 to 181664
being No 230508559 for the year 2024.



Digitally signed by MANOJ KUMAR MANDAL
Date: 2024.11.18 13:30:22 -08:00
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 18/11/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.