



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 487949

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

Query No. 2002679532/2024

DEVELOPMENT OR CONSTRUCTION AGREEMENT

THIS DEVELOPMENT OR CONSTRUCTION AGREEMENT is made on this the 24th day of October in the year 2024 by :

1. SRI PRASUN KUMAR MUKHOPADHYAY (PAN : ADYPM6872D) S/o Late Tarakdas Mukherjee
2. SMT. SHUVRA MUKHOPADHYAY CHATTERJEE alias SMT. SHUVRA CHATTERJEE (PAN : ACKPC3339C) W/o Sri Dilip Chatterjee and daughter of Late Tarakdas Mukherjee, both by faith Hindu, citizenship Indian, No. 1 resident of : Plot No. 52, Kalyanpur Housing Estate, P.O. Asansol-713305, P.S. Asansol (North), Dist. Paschim Bardhaman, No 2 resident of : 170(174), Flat No. 103, 1st floor, Baidyhati, G.T. Road, Pin-712222, Dist. Hooghly

Contd. Page 2

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

24 OCT 2024

Smriti
Swastika

16

ক্রমিক নাম ও বাসস্থান

কেন্দ্রিক :

এ. সি. এ.স. ডার অফিস, আসানসোল

নাইসেন্স নং ২/৩৫

তারিখে আসানসোল টেকারী হয়েছিল

২০০২২৪

৬৯০২ (৫৫৫৫৫)

০৫/১০/২৪



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at the time the document is
limited to registration. The
document shall be placed
in the document for the file
this document.



Additional District Sub-Registrar
Asansol, Dist-Paschim Bardhaman

ASOS 100 1 1

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

24 OCT 2024

(2)

hereinafter jointly and severally called the "FIRST PARTY/LAND OWNER" (which expression shall unless excluded by or repugnant to the context include each of their heirs, successors, legal representatives and assigns) of the ONE PART.

AND

"BRIDDHI DEVELOPERS" (PAN : ABDFB4001G) a partnership firm having its registered office at 924(N), R.B. Tower, B.D.G. Path, Upper Chelidanga, P.O. Asansol-713304, P.S. Asansol (South), Dist. Paschim Bardhaman and represented by two of its four partners (i) Sri Anup Ghosal (PAN : AFHPG1010J) S/o Sri Nandalal Ghosal of Amarnath Apartment, Plot No. 6, Kalyanpur Housing Estate, P.O. Asansol-713305, Dist. Paschim Bardhaman and (ii) Sri Biswajit Ghosh (PAN : AEMPG0273M) S/o Late Kamakshya Pada Ghosh of Sudhaneer Apartment, K.B. Raj Road, Upper Chelidanga, P.O. Asansol-713304, Dist. Paschim Bardhaman hereinafter called the 'SECOND PARTY/DEVELOPER' (Which expression shall unless excluded by or repugnant to the context include all his heirs, successors, legal representatives and assigns) of the OTHER PART.

WHEREAS the West Bengal Housing Board transferred the landed property being Plot No. 52 at Kalyanpur Housing Estate, Asansol-5, Dist.

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D. Sinha

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Burdwan present Paschim Bardhaman more fully mentioned in the schedule below to one Dr. Tarakdas Mukherjee S/o Late Abhaya Pada Mukherjee who was the member of Mukta Dhara Co-operative Housing Society Ltd. (Registration No. 77 of 1984-85) having its office at Kalyanpur Housing Estate, Dist. Burdwan by an Indenture of Lease being Deed No. 4070 for the year 1985 of Asansol Sub Registry Office through the Co-operative Housing Society Ltd. subject to terms and conditions mentioned therein;

AND WHEREAS said Tarakdas Mukherjee mortgaged the said landed property to West Bengal Housing Board for securing loan through the said Co-operative Society by a Deed of Mortgage being Deed No. 4071 for the year 1985 of Asansol Sub Registry Office;

AND WHEREAS all outstanding loan dues with legal interest have been fully paid up by aforesaid Tarakdas Mukherjee vide a letter issued by Asstt. Housing Commissioner-II, West Bengal Housing Board and accordingly the said mortgaged has been discharged;

AND WHEREAS by a Deed of Reconveyance being Deed No. 1376 for the year 1987 of Asansol A.D.S.R. Office executed by the said Co-operative Society Ltd. the schedule mentioned property has been reconveyed to said Tarakdas Mukherjee and in consequence thereof said Tarakdas Mukherjee had acquired absolute ownership and title over the schedule mentioned property;

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AND WHEREAS by Indenture of Mortgage, dated the 16th day of February for the year 1987 being Deed No. 1412 of ADSR, Asansol and Indenture of Supplementary Mortgage dated 21st day of December 1987 being Deed No. 6804 of ADSR, Asansol made BETWEEN the aforesaid Tarakdas Mukherjee and President of India for Eastern Railway, the Mortgagor of the One Part and the Mortgagee of the Other Part, aforesaid Tarakdas Mukherjee mortgaged the schedule below landed property to secure an lumpsum amount made by the Mortgagee to the Mortgagor.

AND WHEREAS by a Deed of Reconveyance of mortgage property being Deed No. 6159 for the year 1993 of Asansol A.D.S.R. Office executed by S.A. Mallik, the Addl. General Manager, Eastern Railway, Calcutta the schedule mentioned property has been reconveyed to said Tarakdas Mukherjee and in consequence thereof said Tarakdas Mukherjee had acquired absolute ownership and title over the schedule mentioned property;

AND WHEREAS while owning and possessing the said lands aforesaid Tarakdas Mukherjee erected a single storied building in a portion of the said lands more fully mentioned in the schedule below land became absolute and exclusive owner of the said property which have been assessed in his name in the Tax Holding of the Assessment Register of Asansol Municipal Corporation.

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Contd. Page 5

(5)

AND WHEREAS the aforesaid Tarakdas Mukherjee died on 22/08/2019 leaving his one son namely Prasun Kumar Mukhopadhyay and one daughter Shuvra Chatterjee as his only legal heirs who inherited the said property left by deceased Tarakdas Mukherjee in equal 1/2 share each under the provisions of Hindu Succession Act. Be it mentioned that wife of Late Tarakdas Mukherjee Smt. Jharna Mukherjee died 15/06/2014 before lifetime of Tarakdas Mukherjee.

AND WHEREAS in the circumstances the First Party are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said landed property as detailed hereinabove and which are more fully mentioned in schedule 'A' below;

AND WHEREAS the First Party/Land Owners with the intention to get developed the 'A' schedule land by construction of multistoried building thereupon applied for NOC in respect of the same from the authority of ADDA and the said ADDA authority have issued a No Objection Certificate vide its Memo No. ADDA/ASN/DP/2023/2402, dated 21/09/2023.

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AND WHEREAS the First Party/Land Owners also applied to the office of the Divisional Fire Officer, Paschim Bardhaman, West Bengal Fire & Emergency Services, Bhangakhuti, Purba Burdwan, P.O. Rajbati, Pin-713104 in respect of Fire Safety Recommendations vide its Memo No. FSR/0125186239100521, dated 02/11/2023.

AND WHEREAS the First Party/Land Owners intend to develop the schedule mentioned land after demolishing the residential structures by constructing a (Basement+G+4 storied) multistoried apartment/building, it is not possible for the for the Owners herein to invest huge amount of money that would be reasonably required to construct (Basement+G+4 storied) multistoried apartment/building on the 'A' schedule land and as such he had been searching for a suitable, credible and solvent Developer who would be agreeable to construct such an apartment on the land of the 'A' schedule by investing its own fund for the said purpose on certain terms and conditions upon the said land and for that purpose, the First Party engaged the Second Party/Developer in this regard to promote/develop the 'A' Schedule land by

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(7)

raising a multistoried building thereon in accordance with building plan vide Permit No. SWS-OBPAS/1101/2024/0666, dated 12/09/2024 and accordingly the First Party/Land Owners proposed and offered the Second Party as Builder/Developer in this regard to promote/develop the said property by raising a multistoried pucca building thereon in the 'A' schedule land.

AND WHEREAS in terms of such mutual agreement, the Land Owners/First Party engaged the Builder/Developer firm namely "BRIDDHI DEVELOPERS" represented by its partners (i) Sri Anup Ghosal S/o Sri Nandalal Ghosal and (ii) Sri Biswajit Ghosh S/o Late Kamakshya Pada Ghosh authorising to erect the said multistoried building upon the 'A' schedule land after demolishing the old structures at the costs and expenses of the Second Party/Developer and in lieu of the 'A' schedule land, the Second Party/Developer allot/provide to the First Party/Land Owners as noted below :

- i) Flat No. A-4 on the 2nd floor measuring superbuilt area 848 sq. feet
- (ii) Flat No. A-5 on the 2nd floor measuring superbuilt area 1053 sq. feet &
- (iii) Flat No. A-6 (Part) on the 2nd floor measuring superbuilt area 296 sq. feet and all flats have been merged into one complete residential unit being total super builtup area 2197 sq. feet (south-east-west corner) and
- (iv) one car parking space in the basement floor.

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(v) The Developer further offered to pay a sum of Rs. 50,00,000/- (Rupees fifty lakh) only to the First Party/Land Owners as part of expected future profit of the schedule mentioned land and out of which an amount of Rs. 1,00,000/- (Rs. 50,000/- each First Party/Land Owner) have been paid at the time of execution of this Development Agreement and remaining amount of Rs. 49,00,000/- will be paid within 30 (thirty) months from the date of sanctioned building plan.

AND WHEREAS the First Party agreed to provide all sorts of assistance to the Second Party by signing all papers and documents including site plan and/or building plan as and when required, in the matter of erection of such multistoried building upon the schedule mentioned lands by the second party.

AND WHEREAS the parties enter into this agreement on the following terms and conditions as mutually settled and decided between the parties which are to be strictly followed and observed by the parties;

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS

1. That the First Party with the execution of this Development Agreement engaged the Second Party so as to enable the Second Party to raise the proposed multistoried building upon the said land comprising various self contained flats/shops/office space/parking space etc.

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2. That the Second Party shall raise/erect the said constructions of the multistoried building upon the schedule mentioned land with the help of good quality of building materials at its own costs and expenses and by taking assistance of engineering expert and the Second Party shall remain fully responsible and liable for any loss or damage caused in the said building at any time for any constructional defect. If any mishap be occurred at the time of constructions of the said 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 of Asansol Municipal Corporation 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 shall provide all sorts of assistance to the Second Party by signing all necessary papers, documents, plan, application, forms etc. as and when required.

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Contd. Page 10

(10)

4. That the Second Party shall also be responsible for any constructions raised/made illegally in deviation of the site plan or of the building plan or of the said Act and the First Party shall have nothing to do with the same.

5. That the Second Party shall have right to sell and transfer all flats / garage /parking space etc. [save and except allotted property of the First Party/Land Owners] of the said proposed multistoried 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 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.

In this connection the Second Party shall be able to cause advertisement inviting the attention of interested person/s in regard to sale of the flats/shop/parking space and to enter into any agreement for such sale by receiving advance and/or booking money.

In the matter of such sale or transfer of any such flat or flats/shops/parking space of the proposed building the Second Party shall execute all such Sale Deed/s on behalf of the First Party as their constituted attorney and/or as a co-seller with the First Party landlord if required and shall get the said

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D. W. W. M.*

Contd. Page 11

(11)

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

Be it mentioned here that the Second Party shall have no liability for any tax/GST/capital gain/property tax etc. against allocation property of the First Party. And the Second Party shall also pay the consideration amount after deducting appropriate TDS against the 'A' schedule land.

6. That the Second Party shall take all steps and measures for having electric meter, line, connection and municipal water connection in the said proposed multistoried building from the authority concerned at the cost of all flat owners.

7. That to mortgage the said property and/or any portion thereof (save and except allotted property of the first party/land owners) with bank or any financial institute to obtain loan/working capital to finance their aforesaid project to smooth working.

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

9. That the Second Party shall complete the constructions of the said multistoried building within 30 (thirty) months from the date of sanction of the building plan which may be extended for further 6 months and there are no title transfer in this Agreement.

*Smita
D. Wilson*

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SCHEDULE 'A' ABOVE REFERRED TO :

(Owners' land upon where construction to be made)

In the District of Paschim Bardhaman, P.S., Chowki, Sub Division and A.D.S.R. Office Asansol, within Mouza Shitla/Gobindpur J.L No. 18/21 (KLHE Block-1) (Road : Kalyanpur Housing Road) under the limits of Asansol Municipal Corporation, Ward No. 22 (new), 30 (old) all that land measuring 6.25 (six point two five) cottahs being residential Plot No. '52' at Kalyanpur Housing Estate Asansol and part of C.S. Plot Nos. 1075 and 1076 at Mouza Gobindapur and C.S. Plot Nos. 956, 957, 962, 968 and 976 at Mouza Sitla including including single storied pucca building consisting of six bed rooms, varandah, kitchen, three toilet, staircase etc. measuring covered area 2450 sq. feet bearing Holding No. 48/4/1, Ward No. 22 (new), 30 (old) of A.M.C. Butted and bounded by :

On the North : By Plot No. 51.
On the South : By Plot No. 53.
On the East : By 80 feet wide Municipal Road.
On the West : By House No. AS-5/III Type.

SCHEDULE 'B' ABOVE REFERRED TO :

(Land Owners' Allocation property)

- i) Flat No. A-4 on the 2nd floor measuring superbuilt area 848 sq. feet
- (ii) Flat No. A-5 on the 2nd floor measuring superbuilt area 1053 sq. feet &
- (iii) Flat No. A-6 (Part) on the 2nd floor measuring superbuilt area 296 sq. feet and all flats have been merged into one complete residential unit being total superbuiltup area 2197 sq. feet (south-east-west corner) and
- (iv) one car parking space in the basement floor.
- (v) The Developer further offered to pay a sum of Rs. 50,00,000/- (Rupees fifty lakh) only to the First Party/Land Owners as part of expected future profit of the schedule mentioned land.

*Smita
D. W. M.*

IN WITNESS WHEREOF the parties named above signed and executed this Deed of Agreement on the day, month and year first above written.

Witnesses :

1. - Bhulan Banerjee ✓
LT BISHNATH - Banerjee ✓
Kalyan Pur Housing
Asansol - 5

2. Dhenujey Datta
S/O Banku Behur Datta
Upper chelidanga
Asansol - 713304

1. Prasen Kumar Mukhopadhyay

2. Shunya Mukhopadhyay Chatterjee
(Shunya Chatterjee)

Signature of the First Party/Land Owners

BRIDDHI DEVELOPERS

Anup Ghose
PARTNER

BRIDDHI DEVELOPERS

Biswajit Ghosh
PARTNER

Prepared by me as per instruction by the parties and printed in my office

Sourav Mitra

(Sourav Mitra)

Deed Writer

Licence No. 49

ADSR Office, Asansol

Signature of the Second Party/Developer

Prasanna Kumar Mukhopadhyay



<i>Prasanna Kumar Mukhopadhyay</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Shushma



<i>Shushma Mukhopadhyay Chatterjee</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Anup Ghosh



<i>Anup Ghosh</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Biswajit Shaha



<i>Biswajit Shaha</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



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



192024250253592888

GRN Details

GRN:	192024250253592888	Payment Mode:	SBI Epay
GRN Date:	23/10/2024 19:08:28	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	6995377414827	BRN Date:	23/10/2024 19:09:23
Gateway Ref ID:	59327303	Method:	State Bank of India WIBMO PG DC
GRIPS Payment ID:	231020242025359287	Payment Init. Date:	23/10/2024 19:08:28
Payment Status:	Successful	Payment Ref. No:	2002679532/6/2024
			[Query No*/Query Year]

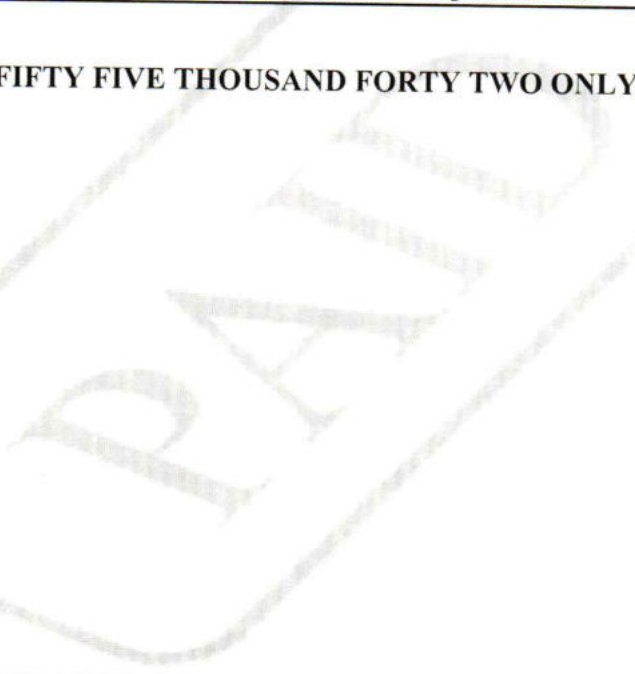
Depositor Details

Depositor's Name:	Mr ANUP GHOSAL
Address:	Kalyanpur Housing Estate
Mobile:	9434577667
Period From (dd/mm/yyyy):	23/10/2024
Period To (dd/mm/yyyy):	23/10/2024
Payment Ref ID:	2002679532/6/2024
Dept Ref ID/DRN:	2002679532/6/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002679532/6/2024	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	2002679532/6/2024	Property Registration- Registration Fees	0030-03-104-001-16	50021
		Total		55042

IN WORDS: FIFTY FIVE THOUSAND FORTY TWO ONLY.



DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : BHULAN BANERJEE
2. FATHER/ HUSBAND NAME : S/O - Late Biswanath Banerjee
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Others
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Kalyanpur Housing Estate
POST OFFICE (পোস্ট অফিস) Asansol.
POLICE STATION (থানা) Asansol PIN 713305
DISTRICT(জেলা) Paschim Bardhaman STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা /দাতা গনের সহিত সম্পর্ক) Friend
6. AADHAR NO 729134777105
PAN _____
EPIC NO _____

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

I, Bhulan Banerjee as identifier identifying the executants
of the concerned deed (Query No.) 2002679532 / 2024.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Bhulan Banerjee

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed

Deed No :	I-2305-08351/2024	Date of Registration	24/10/2024
Query No / Year	2305-2002679532/2024	Office where deed is registered	
Query Date	21/10/2024 12:24:18 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Sourav Mitra Kalyanpur Housing Estate, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713305, Mobile No. : 7001559507, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 50,00,000/-]		
Set Forth value	Market Value		
	Rs. 80,82,459/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 50,021/- (Article:E, E, E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



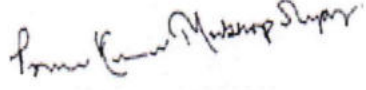


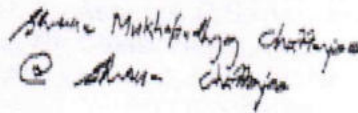
District: Paschim Bardhaman, P.S:- Asansol, Municipality: Kalyanpur Housing Estate, Road: Kalyanpur Housing Road, Mouza: KLHE BLOCK-1, JI No: 0, Pin Code : 713305

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-52	RS-52	Bastu	Bastu	6.25 Katha		59,06,247/-	Width of Approach Road: 80 Ft.,
Grand Total :					10.3125Dec	0 /-	59,06,247 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2450 Sq Ft.	0/-	21,76,212/-	Structure Type: Structure
Gr. Floor, Area of floor : 2450 Sq Ft., Residential Use, Marble Floor, Age of Structure: 18 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2450 sq ft	0 /-	21,76,212 /-	






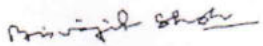
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr PRASUN KUMAR MUKHOPADHYAY (Presentant) Son of Late Tarakdas Mukherjee Executed by: Self, Date of Execution: 24/10/2024 , Admitted by: Self, Date of Admission: 24/10/2024 ,Place : Office		 Captured	
	24/10/2024	24/10/2024	LTI	24/10/2024
Plot No. 52, Kalyanpur Housing Estate, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: ADxxxxxx2D, Aadhaar No: 94xxxxxxxx2495, Status :Individual, Executed by: Self, Date of Execution: 24/10/2024 , Admitted by: Self, Date of Admission: 24/10/2024 ,Place : Office				
2	Name Mrs SHUVRA MUKHOPADHYAY CHATTERJEE, (Alias: Mrs SHUVRA CHATTERJEE) Wife of Mr Dilip Chatterjee Do Lt Tarakdas Mukherjee Executed by: Self, Date of Execution: 24/10/2024 , Admitted by: Self, Date of Admission: 24/10/2024 ,Place : Office		 Captured	
	24/10/2024	24/10/2024	LTI	24/10/2024
170(174), Flat No. 103, 1st Floor, Baidyabati, G.T. Road, City:- , P.O:- Baidyabati, P.S:- Shewrafully, District:-Hooghly, West Bengal, India, PIN:- 712222 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: ACxxxxxx9C, Aadhaar No: 77xxxxxxxx4681, Status :Individual, Executed by: Self, Date of Execution: 24/10/2024 , Admitted by: Self, Date of Admission: 24/10/2024 ,Place : Office				



Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BRIDDHI DEVELOPERS 924(N), R.B. Tower, B.D.G. Path, Upper Chelidanga, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Date of Incorporation:XX-XX-2XX4 , PAN No.:: ABxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ANUP GHOSAL Son of Mr Nandalal Ghosal Date of Execution - 24/10/2024, , Admitted by: Self, Date of Admission: 24/10/2024, Place of Admission of Execution: Office	 Oct 24 2024 1:05PM	 Captured LTI 24/10/2024	 24/10/2024
	Amarnath Apartment, Plot No. 6, Kalyanpur Housing Estate, City:- , 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: 73xxxxxxxx5712 Status : Representative, Representative of : BRIDDHI DEVELOPERS (as Partner)			
2	Name Mr BISWAJIT GHOSH Son of Late Kamakshya Pada Ghosh Date of Execution - 24/10/2024, , Admitted by: Self, Date of Admission: 24/10/2024, Place of Admission of Execution: Office	 Oct 24 2024 1:06PM	 Captured LTI 24/10/2024	 24/10/2024
	Sudhaneer Apartment, K.B. Raj Road, Upper Chelidanga, City:- , 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.: AExxxxxx3M, Aadhaar No: 72xxxxxxxx4648 Status : Representative, Representative of : BRIDDHI DEVELOPERS (as Partner)			

Identifier Details :

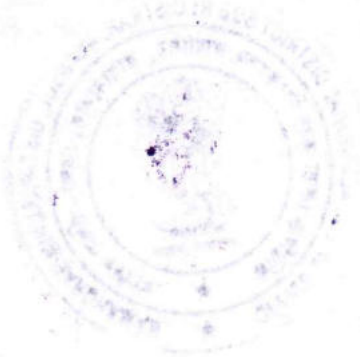
Name	Photo	Finger Print	Signature
Mr Bhulan Banerjee Son of Late Biswanath Banerjee Kalyanpur Housing Estate, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304	 24/10/2024	 Captured 24/10/2024	 24/10/2024
Identifier Of Mr PRASUN KUMAR MUKHOPADHYAY, Mrs SHUVRA MUKHOPADHYAY CHATTERJEE, Mr ANUP GHOSAL, Mr BISWAJIT GHOSH			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr PRASUN KUMAR MUKHOPADHYAY	BRIDDHI DEVELOPERS-5.15625 Dec
2	Mrs SHUVRA MUKHOPADHYAY CHATTERJEE	BRIDDHI DEVELOPERS-5.15625 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr PRASUN KUMAR MUKHOPADHYAY	BRIDDHI DEVELOPERS-1225.00000000 Sq Ft
2	Mrs SHUVRA MUKHOPADHYAY CHATTERJEE	BRIDDHI DEVELOPERS-1225.00000000 Sq Ft



Endorsement For Deed Number : I - 230508351 / 2024

On 24-10-2024

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 12:55 hrs on 24-10-2024, at the Office of the A.D.S.R. ASANSOL by Mr PRASUN KUMAR MUKHOPADHYAY , 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 80,82,459/-

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

Execution is admitted on 24/10/2024 by 1. Mr PRASUN KUMAR MUKHOPADHYAY, Son of Late Tarakdas Mukherjee, Plot No. 52, Kalyanpur Housing Estate, P.O: Asansol, Thana: Asansol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713305, by caste Hindu, by Profession Others, 2. Mrs SHUVRA MUKHOPADHYAY CHATTERJEE, Alias Mrs SHUVRA CHATTERJEE, Wife of Mr Dilip Chatterjee Do Lt Tarakdas Mukherjee, 170(174), Flat No. 103, 1st Floor, Baidyabati, G.T. Road, P.O: Baidyabati, Thana: Shewrafully, Hooghly, WEST BENGAL, India, PIN - 712222, by caste Hindu, by Profession Others

Indetified by Mr Bhulan Banerjee, , Son of Late Biswanath Banerjee, Kalyanpur Housing Estate, P.O: Asansol, Thana: Asansol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

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

Execution is admitted on 24-10-2024 by Mr ANUP GHOSAL, Partner, BRIDDHI DEVELOPERS (Partnership Firm), 924(N), R.B. Tower, B.D.G. Path, Upper Chelidanga, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Indetified by Mr Bhulan Banerjee, , Son of Late Biswanath Banerjee, Kalyanpur Housing Estate, P.O: Asansol, Thana: Asansol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

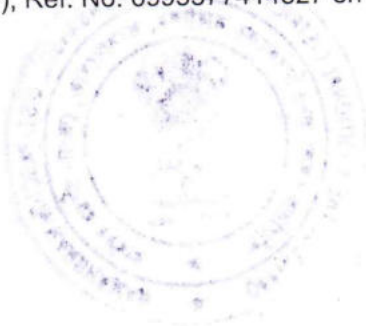
Execution is admitted on 24-10-2024 by Mr BISWAJIT GHOSH, Partner, BRIDDHI DEVELOPERS (Partnership Firm), 924(N), R.B. Tower, B.D.G. Path, Upper Chelidanga, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Indetified by Mr Bhulan Banerjee, , Son of Late Biswanath Banerjee, Kalyanpur Housing Estate, P.O: Asansol, Thana: Asansol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,021.00/- (B = Rs 50,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 50,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/10/2024 7:09PM with Govt. Ref. No: 192024250253592888 on 23-10-2024, Amount Rs: 50,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 6995377414827 on 23-10-2024, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 337, Amount: Rs.5,000.00/-, Date of Purchase: 21/10/2024, Vendor name: P K DAS

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 23/10/2024 7:09PM with Govt. Ref. No: 192024250253592888 on 23-10-2024, Amount Rs: 5,021/-, Bank: SBI EPay (SBlePay), Ref. No. 6995377414827 on 23-10-2024, 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



ate of Registration under section 60 and Rule 69.

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me number 2305-2024, Page from 176315 to 176338

ing No 230508351 for the year 2024.



Digitally signed by MANOJ KUMAR MANDAL
Date: 2024.10.29 16:59:44 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 29/10/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.