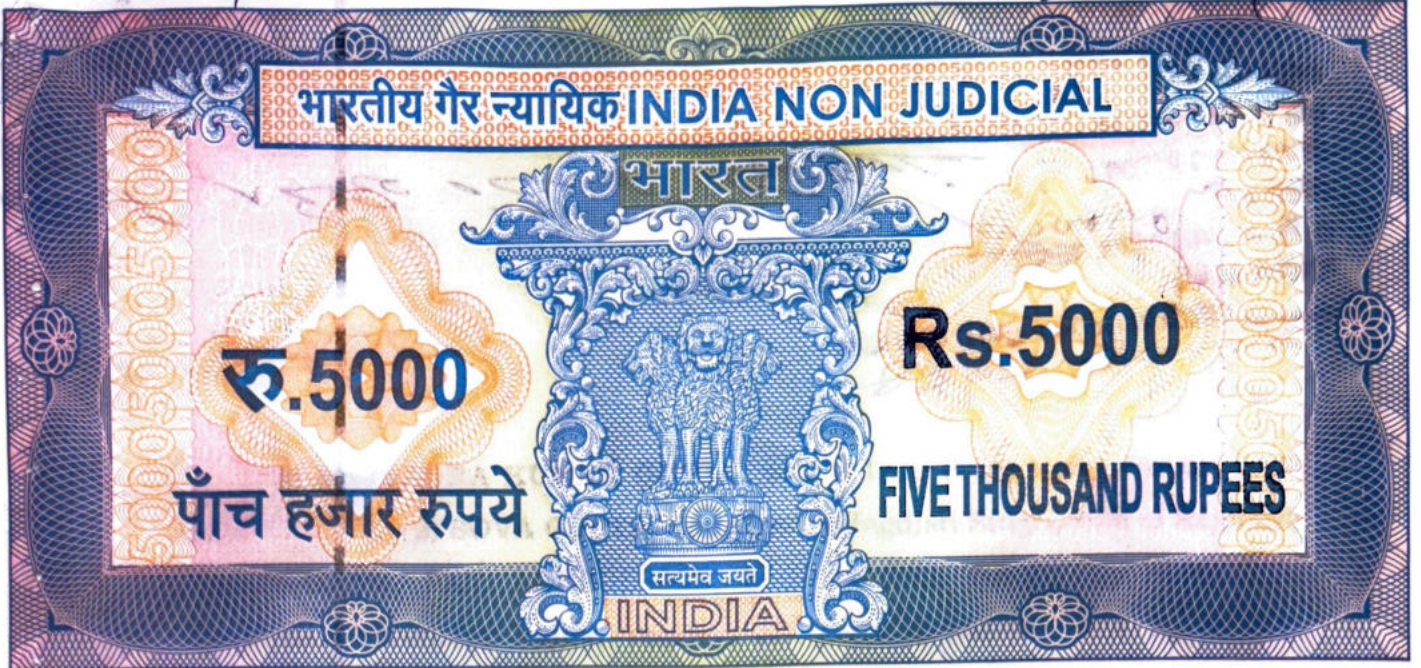


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Certified that the Endorsement
Sheet's and the Signature Sheet's
attached to this documents are
part of the Document.

Addl. Dist. Sub-Registrar
Kulti Paschim Bardhaman

15 MAY 2024

GRN: 19 202425-0047479/18

Query No. 2001208271/2024

DEVELOPMENT AGREEMENT
OR
CONSTRUCTION AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT OR CONSTRUCTION
AGREEMENT is made BY AND BETWEEN:

Bm. Singh
Asha

Contd.....P/2.

25
I

1) **RAJENDRA KUMAR GUPTA**, son of Late Premchand Gupta, PAN: ADAPG7199K, 2) **SOVA GUPTA**, daughter of Jagdish Singh, wife of Rajendra Kumar Gupta, PAN: ADNPG5880E, both by faith Hindu, by occupation Business, Citizenship Indian, resident of Near Kali Mandir, New Road, G.T. Road, P.O. & P.S. Kulti, Pin: 713343, Dist. Paschim Bardhaman, West Bengal, hereinafter jointly and severally referred to as the "FIRST PARTY / LAND OWNER" (which expression shall unless excluded by or repugnant to the context include their heirs, successors, legal representatives and assigns) of the ONE PART.

AND

"**SHREE SHYAM ESTATE**", a Sole Proprietorship Firm, having its office at Shivam Enclave, New Road, P.O. & P.S. Kulti, Pin: 713343, District Paschim Bardhaman, West Bengal, and represented by its sole Proprietor **RAJENDRA KUMAR GUPTA**, son of Late Premchand Gupta, PAN: ADAPG7199K, by faith Hindu, by occupation Business, Citizenship Indian, resident of Near Kali Mandir, New Road, G.T. Road, P.O. & P.S. Kulti, Pin: 713343, Dist. Paschim Bardhaman, West Bengal, hereinafter called the "SECOND PARTY / DEVELOPER" (which expression shall unless excluded by or repugnant to the context include its heirs, successors-in-office, legal representatives and assigns) of the OTHER PART.

WHEREAS the First Party / Land Owner (1) namely Rajendra Kumar Gupta on the strength of a registered Deed of Gift, bearing Deed No.9287 for the year 2011, registered in the Office of the A.D.S.R. Asansol and acquired right title, interest and possession over R.S. and L.R. Plot No.1173 & 1174, measuring an area of 04 Katha or 6.5 decimals under Mouza- Kulti, J.L.No.16,

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Ran. Singh
Adv.

within P.S. Kulti, District Paschim Bardhaman & First Party / Land Owner (2) namely Sova Gupta on the strength of two registered Deed of Sale, bearing Deed No.2082 for the year 2003, and Deed No. 9288 for the year 2011 registered in the Office of the A.D.S.R. Asansol and acquired right title, interest and possession over R.S. and L.R. Plot No.1173 & 1174,1175 measuring an area of 30 decimals under Mouza- Kulti, J.L.No.16, within P.S. Kulti, District Paschim Bardhaman.

AND WHEREAS while owning and possessing the aforementioned land aforesaid First Party had paid Ground Rents to the Govt. of West Bengal and have mutated their name in the finally published L.R. Record of Rights in L.R. Khatian No. 3252 & 2096 of Mouza- Kulti and thereby the First Party have been lawfully owning, possessing the said property exclusively free from all encumbrances without any objection, obstruction from any corner whatsoever and therefore, the First Party have good & right title over the property.

AND WHEREAS the above-named First Party further got their aforesaid purchased/gifted and duly recorded land, converted into Commercial Bastu class of land from the office of the B. L. & L.R.O. Kulti, vide their (i) Memo No.1032/BLRO/Kulti/23, dated 13.09.2023 under Conversion Case No.CN/2023/2308/533 (ii) Memo No.1033/BLRO/Kulti/23, dated 13.09.2023 under Conversion Case No.CN/2023/2308/532 & (iii) Memo No.1058/BLRO/Kulti/2023, dated 19.09.2023 under Conversion Case No.CN/2023/2308/534. And also got permission/N.O.C. from ADDA vide Memo No. ADDA/ASN/DP/2023/1981, dated 09.08.2023.

AND WHEREAS after its such purchase/gifted and/or recordings, as stated above, the aforesaid First Party / Land Owner are the absolute owner

for. Sgl
for

of all the piece and parcel of land, whereupon it has intend/propose to raise and construct a Five Storied (G+4) Commercial cum Residential building named as "**SHREE SHYAM ENCLAVE**", fully mentioned in Schedule "A" below, in accordance to building plan/building permit vide their Building Permit No. SWS-OBPAS/1101/2024/0060, dated 08.04.2024 duly sanctioned, jointly to both the aforesaid executants, by the Authority of Asansol Municipal Corporation, with further intention to sale and transfer built-up portions of the same unto intending purchaser/s for valuable consideration thereof.

AND WHEREAS the First Party/Land Owner (1&2) having all right, title, interest and possession over the same and is competent to make all types of transfer and also competent to enter into Development and Construction Agreement with a Builder for developing and construction of multi storied residential building/apartments in the "**A**" Schedule property more fully mentioned below and to dispose of the Flat / Apartment with four-wheeler and two-wheeler parking space after reserving their right of acquiring interest as described in the owners allocation in the '**B**' Schedule below.

AND WHEREAS the First Party having expressed their intention and declaration to develop the "**A**" schedule mentioned land by way of raising G+4 (Five Storied) multi-storied building on the said land through a reputed builder/developer in lieu of allocation of apartments/parking space as consideration for the said lands in above mentioned schedule 'A' & no other monetary transaction is made between the abovesaid parties on this date of execution of this agreement, the Second Party being a builder / developer having good reputation in the locality offered to raise a multistoried residential

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For, Sign
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building/apartments at its own costs and expenses upon the schedule mentioned land and has further offered to allot four Flats in first floor being numbered as A-1, A-2, A-3 & A-5 with two four wheeler parking space out of total super built-up areas within their specified land area of the proposed G+4 (Five) storied building.

AND WHEREAS the First Party till date have not entered into any type of Development or Construction agreement, Sale, Lease, Mortgage or License agreement on any earlier date with any third party as regard to 'A' Schedule mentioned property.

AND WHEREAS the Second Party/Developer accepted the said offer made by the First Party and accordingly, the land owner and the Developer at their own volition have agreed to and entered into the present Development & construction agreement on the terms and conditions which are enumerated as under.

NOW THIS DEED OF CONSTRUCTION AGREEMENT WITNESSETH AS FOLLOWS:-

1. The First Party/Land Owner here by grant exclusive right to the developer to develop 'A' scheduled property and to construct multi-storied residential cum commercial building as per the sanctioned building plan from the sanctioning authority, AMC.
2. The Developer shall be at liberty to construct Multi-storied residential building/apartments comprising self-contained flats/residential units parking spaces, covered garage etc. for residential use and the Developer shall be at liberty to construct said Multi- storied residential building/apartments

Contd.....P/6.

for. S. J. K.
for.

up to the height, permissible under Law and sanctioned by the sanctioning authority and the Land owner hereby promise, undertake, indemnify and keep indemnified the developer that they have not been reserving any rights relating to vertical extension of the building to be constructed by the developer save and except their specific allotment as mentioned in schedule 'B' hereunder as full and final consideration/price of the 'A' schedule property.

3. That all costs and expenses for construction, development, revised plan, paper works and for making application for other purposes like Electric connection, Fire, Water connection permission for lifting underground water etc. to be incurred by the developer and the developer shall only be entitled to realize, recover proportionate shares over cost of electric connection and water connection from the persons to be in occupation of self-contained flats/ residential units, parking space, covered garages etc. to be constructed by the developer.

4. That the entire super structure shall be in accordance with the sanctioned building plan and building site plan or revised plan and in accordance with the permissible compoundable deviation either external or internal.

5. The Developer shall execute construction works with standard materials and the Developer shall be responsible for interior workmanship and for use of inferior materials.

6. The Developer shall construct building at its own costs, ~~funds~~ and expenses on the schedule 'A' mentioned property owned by the land owner.

7. The First Party/Land Owner on this date have delivered possession of

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For. Sign
Jdr.

the 'A' scheduled property unto the Developer for the purpose of development, construction of multi-storied residential building comprising self-contained flats/residential units, parking space, covered garages etc. under this irrevocable license, authority and power hereby given by the First Party/Land Owner.

8. The First Party/Land Owner in exchange of granting exclusive rights, irrevocable license, authority followed by delivery of possession of said 'A' schedule property to developer for development and construction Agreement of multi-storied residential building thereon with right to sale and transfer of the same and the Land owner shall be entitled to the schedule 'B' mentioned property apartments/flats & parking space, as their allocation and as deferred payment towards consideration price of 'A' schedule property.

9. The First Party/Land Owner is executing this Development and Construction Agreement in favour of the Developer for the purpose of representing the Owner before statutory and public authorities and in public office and for carrying on proposed construction works on 'A' scheduled property.

10. The Developer will be entitled to the 'C' schedule mentioned property in exchange of its monetary investments.

It is agreed that the land Owner, after getting possession of their allocation shall bear all costs towards maintenance and day to day expenses in respect of common enjoyment of common facilities and it is agreed by and between the parties that aforesaid allocation is actually amount to deferred payment in the eye of law and the same is tantamount to valuable

Dr. S. S. S.
for.

consideration as regards to owner's 'A' scheduled property.

11. The Developer hereby agrees to develop, construct a multi-storied building at its own costs on the said landed property of the land owner more fully mentioned in Schedule 'A' hereunder.

12. The Developer hereby undertake promise to deliver possession of the 'B' scheduled flat to owner within 48 months from the date of execution of this agreement and hereby indemnify and keep indemnified to land owner against all losses, damages, costs, charges, expenses that will be incurred or suffered by the owner on account of arising of any breach of the terms or any law rules, regulations or due to accident or any mishap during construction or due to any claim made by any third party in respect of construction or otherwise whatsoever. The completion date may be mutually extended by and between the parties, if so required.

13. The First Party/Land Owner hereby undertake promise that ~~they~~ will extend all co-operation to developer during the period of construction of said multi-storied building and till the developer succeed to sell out developer's allocation which is more fully mentioned in schedule 'C' hereunder.

14. The First Party/Land Owner hereby authorize and empower the developer to sell, to mortgage, to lease, to grant license in respect of any part of developer's allocation to any intending purchaser/purchasers, Mortgage, lease license and the developer shall be entitled to appropriate entire consideration money thereof mortgage money rents on lease fees for license for its own use and Land Owner shall be bound to execute proper document/documents in connection with aforesaid sale, mortgage, lease,

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for

license if required and requisitions by the developer in respect of developer's allocation as mentioned in schedule 'C' hereunder.

15. All extra costs and expenses incurred by the Developer for additional facilities in the owner's allocation shall be borne by the land Owner and such costs will be reimbursed by the land Owner to the Developer before taking possession of the owner's Allocation.

16. If for the Land owner's allocation, any central or State tax or GST is required to be paid for the same would be paid by the Owner and the Owner shall keep the developer saved harmless and indemnified against the same.

17. The Developer shall be entitled to appoint engineer or any other technical person / person's men, masons, labor of its choice in the matter of execution of construction work at the risk of the Developer.

18. The disputes and differences shall be resolved amicably and if required be referred to common arbitrator for removable of disputes and differences and the decision of the arbitrator shall be final and binding upon the parties and for executor of the award of the arbitrator under jurisdiction of Civil Court at Asansol only.

19. The Developer shall be entitled to borrow money from any bank or financial institution without creating any financial liability on the owner by creating charge, mortgage on the said premises/multi storied building.

20. The developer shall be entitled to enter into separate contracts in its own name and capacity with any building contractor architects, financial institution for carrying out said development at its own costs and risks.

En. Singh
Adv.

21. The First Party/Land Owner shall hand over all original title deeds relating to the schedule 'A' mentioned property to the Developer. And the developer shall ultimately hand over such title deeds to the Association that may be formed of Owner/purchaser of the units at the proposed building.

22. That the time period for construction of the proposed building shall be SUBJECTED to construction regarding availability of the building materials and such other Government of Statutory impositions relating to their availability AND ALSO SUBJECT TO Force Majeure conditions, such as flood, earthquake, water stream, tempest, civil commotion, riot and 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.

23. That the Owner hereby promise 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 of the said building is prejudicially affected and/or the construction be delayed or impeded in any manner whatsoever, provided however the Developer fulfills and obliges the terms and conditions averred herein.

24. The Developer shall be at liberty to make necessary applications for the purpose of obtaining requisite permissions from the authorities concerned for the said work at its own cost in the name of the Owner, and the Owner will join in such applications as and when will be required but costs for obtaining such permissions will be borne by the Developer.

25. That the Developer will construct the said building in strict compliance

for. Singh
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with the rules and regulations of Asansol Municipal Corporation or such other competent authorities and as per the sanctioned building plan of the AMC.

26. The Owner hereby grants exclusive right and permission to the Developer to enter upon the said land/property and the authority to commence, carry on and to the complete development thereof (including laying of roads, drainage, sewerage, water pipes and electricity cables) in accordance with duly sanctioned building plan/s and subject to the provisions of these presents.

27. That the Owner hereby agree to pay and clear all rents and taxes and/or other impositions and statutory dues in respect of the said land till the date of handing over the possession of the 'A' schedule land to the Developer and thereafter the said taxes, etc. shall be payable by the Developer and after completion of the said flat and delivery of possession of the individual flats to the prospective purchaser/s of the building the same will be paid by the individual purchasers.

28. The Owner shall at the request of the Developer and at Developer's risk sign and execute from time to time any amended/modified/varied plans that may be required for mutual benefit of the Owner and the co-occupiers of the proposed new Apartment and other applications provided that all costs, charges and expenses incurred in this connection shall be borne by the said Developer alone and subject to such rules in force.

29. The Developer shall indemnify and keep the Owner 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, his agents, men or labor's and

for. sigs
John

All civil, criminal or administrative proceedings, fines, penalties, and all costs, charges, expenses and damages, incurred or suffered by the Owner in the course of such development. The Owner shall not in any way interfere with the construction nor shall be responsible for payment, non-payment, damages, compensation and salary or dues of any of the Developer's staffs, agents, men, etc.

30. The Developer shall be at liberty to sell, transfer, grant lease, gift, mortgage or allot the flats or any other structures or portion thereof in the said building to be constructed on the said land to any parties at such price and on such terms and conditions and provisions as the Developer may think fit and proper subject to any terms that may be imposed by any authority, except the Owner's allocation of the said portion which is more fully mentioned in the Schedule 'B' hereunder written. All such allotments shall be made by the Developer at its own risk and shall be responsible to such party/parties in connection with all dealings between them and such purchaser/s or allottee/s.

31. The Developer shall be entitled to put up and display any hoardings or boards upon the said property, advertising that the said complex is being developed by them and also asking for booking thereto.

32. The First Party/Land Owner and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construe as a partnership between the parties hereto in any manner nor shall the parties hereto constitute an Association of persons.

Am. S. J.
J. S.

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33. That First Party/Land owner shall pay the cost of extra area of flat if any, over & above land owner's allocation area, to the Developer as specified allocation area is fixed by developer.

34. That the name of the proposed multi storied G+4(Five) storied residential cum commercial building namely "**SHREE SHYAM ENCLAVE**".

Be it mentioned that no other monetary transaction is made between the abovesaid parties on this date of execution of this agreement.

SCHEDULE "A" OF THE PROPERTY ABOVE REFERRED TO :-

In the District of Paschim Bardhaman, P.S. Kulti, Sub- Division Asansol, & A.D.S.R. Office Kulti, **Mouza: Kulti**, J.L.No. 16, Ward No. 64 under A.M.C. all that the piece and parcel of Land on:

R.S, L.R. PLOT NO:	L.R. KHATIAN NO	CLASS	AREA(in decimal)
1173	3252	Commercial Bastu	03
1174	3252	Commercial Bastu	03
1173	2096	Commercial Bastu	13
1175	2096	Commercial Bastu	02

Total area of land in all above noted plot measuring about 21 Decimal.

The property is butted and bounded as follows :-

On the North : 23 ft. wide proposed Road.

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for

:: 14 ::

On the South : R.S, L.R. Plot No. 1173 & 1175 (P).

On the East : R.S, L.R. Plot No. 1173 (P).

On the West : R.S, L.R. Plot No. 1173 & 1174 (P).

SCHEDULE "B" ABOVE REFERRED TO :-

OWNER No. 1 & 2 ALLOCATION:

Owner No. 1:

1085
One 2 BHK Flat/apartment being no. A-5 on 1st Floor measuring an area of 962.07 sq. ft. including super built up and one four-wheeler parking space measuring an area of 135 sq. ft. on ground floor.

Owner No. 2:

1133
One 3 BHK Flat/apartment being no. A-1 on 1st floor measuring an area of 1117.56 sq. ft. including super built up.

890 804
Two 2 BHK Flat/apartment being no. A-2 & A-3 on 1st floor measuring an area of 767.05 sq. ft. & 778.88 sq. ft. including super built up. And two four-wheeler parking spaces measuring an area of 135 sq. ft. each on ground floor.

SCHEDULE "C" ABOVE REFERRED TO :-

DESCRIPTION OF THE DEVELOPER'S ALLOCATION:

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All the residential flats/apartments in all the floors & parking space of the proposed (G+4) multi storied building upon the 'A' Schedule land except the Land Owner's allotted portion mentioned in schedule 'B'.

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IN WITNESS WHEREOF the Land Owner and the Developer have put their respective signature and hand in this agreement at their own volition on this the 15th day of May, 2024 at Kulti.

WITNESSES :-

1) ANAND DAS

S/o. Atul Das.

of Karambura, Upper Kulti,
P.O. & P.S. Kulti, Pin-713343,
Dist. Paschim Bardhaman.
(W.B.)

Rajendra Kumar Gupta

Soua Gupta

SIGNATURE OF THE LAND OWNERS

2) Anup Kumar
S/o S. K. Mukherjee
G.D. Road (E)
P.O. Kulti
Pin : 713343

SHREE SHYAM ESTATE

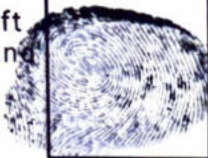
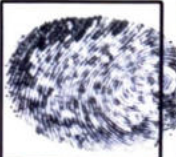
Rajendra Kumar Gupta
Proprietor

SIGNATURE OF THE ATTORNEY/
DEVELOPER

*Drafted and prepared by me as per instructed
& information given by the Executant and read
over and explained to the parties and printed
at my office.*

Binod K. Singh

(BINOD KUMAR SINGH)
Advocate, Asansol Court
Enrolment No :-WB-59/2001

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

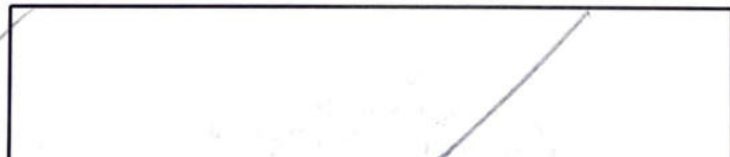


Finger Print attested by me: *Rajendra Kumar Gupta*

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

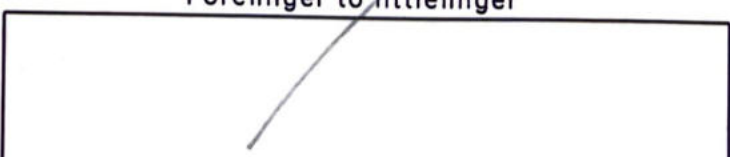


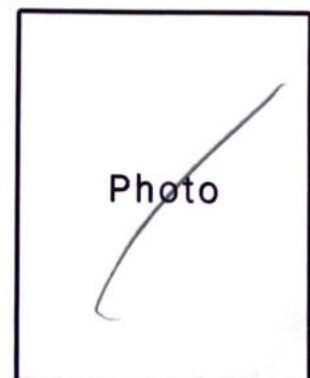
Finger Print attested by me: *Sona Gupta*

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



Finger Print attested by me:

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



Finger Print attested by me:

Major Information of the Deed

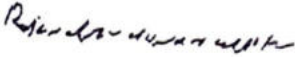
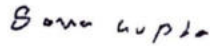
Deed No :	I-2324-02160/2024	Date of Registration	15/05/2024
Query No / Year	2324-2001208271/2024	Office where deed is registered	
Query Date	14/05/2024 8:13:27 PM	A.D.S.R. KULTI, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	BINOD KUMAR SINGH HILL COLONY,, Thana : Kulti, District : Paschim Bardhaman, WEST BENGAL, PIN - 713343, Mobile No. : 9832221133, Status :Advocate		
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]		
Set Forth value	Market Value		
	Rs. 39,50,100/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (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:- Kulti, Municipality: KULTI, Road: Unassessed Municipal Road, Road Zone : (On Road – On Road) , Mouza: Kulti, JI No: 16, Pin Code : 713343

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-1173 (RS :-1173)	LR-3252	Bastu	Bastu	3 Dec		5,64,300/-	Width of Approach Road: 23 Ft.,
L2	LR-1174 (RS :-)	LR-3252	Bastu	Bastu	3 Dec		5,64,300/-	Width of Approach Road: 23 Ft.,
L3	LR-1173 (RS :-)	LR-2096	Bastu	Bastu	13 Dec		24,45,300/-	Width of Approach Road: 23 Ft.,
L4	LR-1175 (RS :-)	LR-2096	Bastu	Bastu	2 Dec		3,76,200/-	Width of Approach Road: 23 Ft.,
		TOTAL :			21Dec	0 /-	39,50,100 /-	
		Grand Total :			21Dec	0 /-	39,50,100 /-	

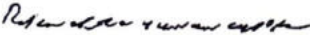
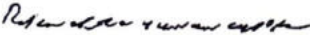
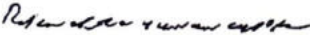
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name RAJENDRA KUMAR GUPTA (Presentant) Son of Late PREMCHAND GUPTA Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	15/05/2024	LTI 15/05/2024	15/05/2024	
	NEAR KALI MANDIR, NEW ROAD, G.T. ROAD, City:- Kulti, P.O:- KULTI, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: ADxxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office			
2	Name SOVA GUPTA Daughter of JAGDISH SINGH Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	15/05/2024	LTI 15/05/2024	15/05/2024	
	NEAR KALI MANDIR, NEW ROAD, G.T.ROAD, City:- Kulti, P.O:- KULTI, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: ADxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHREE SHYAM ESTATE SHIVAM ENCLAVE, NEW ROAD, City:- Kulti, P.O:- KULTI, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343 Date of Incorporation:XX-XX-1XX1 , PAN No.: ADxxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> <tr> <td> RAJENDRA KUMAR GUPTA Son of Late PREMCHAND GUPTA Date of Execution - 15/05/2024, , Admitted by: Self, Date of Admission: 15/05/2024, Place of Admission of Execution: Office </td><td>  </td><td>  Captured </td><td>  </td></tr> <tr> <td>May 15 2024 1:01PM</td><td>LTI 15/05/2024</td><td>15/05/2024</td><td></td></tr> </table>	Name	Photo	Finger Print	Signature	RAJENDRA KUMAR GUPTA Son of Late PREMCHAND GUPTA Date of Execution - 15/05/2024, , Admitted by: Self, Date of Admission: 15/05/2024, Place of Admission of Execution: Office		 Captured		May 15 2024 1:01PM	LTI 15/05/2024	15/05/2024	
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RAJENDRA KUMAR GUPTA Son of Late PREMCHAND GUPTA Date of Execution - 15/05/2024, , Admitted by: Self, Date of Admission: 15/05/2024, Place of Admission of Execution: Office		 Captured											
May 15 2024 1:01PM	LTI 15/05/2024	15/05/2024											
NEAR KALI MANDIR, NEW ROAD, G.T.ROAD, City:- Kulti, P.O:- KULTI, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: ADxxxxxx9K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHREE SHYAM ESTATE (as PROPRIETOR)													

Identifier Details :

Name	Photo	Finger Print	Signature
KANAI DAS Son of ATUL DAS KARAN BERA, UPPER KULTI, City:- Kulti, P.O:- KULTI, P.S:-Kulti, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713343		 Captured	
15/05/2024	15/05/2024	15/05/2024	
Identifier Of RAJENDRA KUMAR GUPTA, SOVA GUPTA, RAJENDRA KUMAR GUPTA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	RAJENDRA KUMAR GUPTA	SHREE SHYAM ESTATE-3 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	RAJENDRA KUMAR GUPTA	SHREE SHYAM ESTATE-3 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	SOVA GUPTA	SHREE SHYAM ESTATE-13 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	SOVA GUPTA	SHREE SHYAM ESTATE-2 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kulti, Municipality: KULTI, Road: Unassessed Municipal Road, Road Zone : (On Road – On Road) , Mouza: Kulti, JI No: 16, Pin Code : 713343

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1173, LR Khatian No:- 3252	Owner:রাজেন্দ্র কুমার গুপ্তা, Gurdian:প্রমোদ গুপ্তা, Address:নিজ , Classification:বহাল, Area:0.03000000 Acre,	RAJENDRA KUMAR GUPTA
L2	LR Plot No:- 1174, LR Khatian No:- 3252	Owner:রাজেন্দ্র কুমার গুপ্তা, Gurdian:প্রমোদ গুপ্তা, Address:নিজ , Classification:বহাল, Area:0.03000000 Acre,	RAJENDRA KUMAR GUPTA
L3	LR Plot No:- 1173, LR Khatian No:- 2096	Owner:শোভা গুপ্তা, Gurdian:রাজেন্দ্র কুমার, Address:নিজ , Classification:বহাল, Area:0.15000000 Acre,	SOVA GUPTA
L4	LR Plot No:- 1175, LR Khatian No:- 2096	Owner:শোভা গুপ্তা, Gurdian:রাজেন্দ্র কুমার, Address:নিজ , Classification:বহাল, Area:0.06000000 Acre,	SOVA GUPTA

Endorsement For Deed Number : I - 232402160 / 2024

On 15-05-2024

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 12:31 hrs on 15-05-2024, at the Office of the A.D.S.R. KULTI by RAJENDRA KUMAR GUPTA , 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 39,50,100/-

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

Execution is admitted on 15/05/2024 by 1. RAJENDRA KUMAR GUPTA, Son of Late PREMCHAND GUPTA, NEAR KALI MANDIR, NEW ROAD, G.T. ROAD, P.O: KULTI, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by Profession Business, 2. SOVA GUPTA, Daughter of JAGDISH SINGH, NEAR KALI MANDIR, NEW ROAD, G.T.ROAD, P.O: KULTI, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by Profession Business

Indetified by KANAI DAS, , Son of ATUL DAS, KARAN BERA, UPPER KULTI, P.O: KULTI, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by profession Others

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

Execution is admitted on 15-05-2024 by RAJENDRA KUMAR GUPTA, PROPRIETOR, SHREE SHYAM ESTATE (Sole Proprietoship), SHIVAM ENCLAVE, NEW ROAD, City:- Kulti, P.O:- KULTI, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343

Indetified by KANAI DAS, , Son of ATUL DAS, KARAN BERA, UPPER KULTI, P.O: KULTI, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by profession Others

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 15/05/2024 10:55AM with Govt. Ref. No: 192024250047479118 on 15-05-2024, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 0234161327529 on 15-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 408, Amount: Rs.5,000.00/-, Date of Purchase: 14/05/2024, Vendor name: Pkr 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 15/05/2024 10:55AM with Govt. Ref. No: 192024250047479118 on 15-05-2024, Amount Rs: 2,020/-, Bank: SBI EPay (SBlePay), Ref. No. 0234161327529 on 15-05-2024, Head of Account 0030-02-103-003-02



Debasish Sahoo

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
Paschim Bardhaman, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2324-2024, Page from 40182 to 40213

being No 232402160 for the year 2024.



Debasish Sahoo

Digitally signed by DEBASISH SAHOO
Date: 2024.05.16 16:50:37 +05:30
Reason: Digital Signing of Deed.

(Debasish Sahoo) 16/05/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. KULTI

West Bengal.