

70/80/2021

4-7127



भण्डारखाना पश्चिम बंगाल WEST BENGAL

S 253981

32-10004 11/03/2021 - 1273/2021

Whereas the Document is submitted to registration. The endorsement sheet attached to this document are the Per of this document.

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

03 SEP 2021

Prasenjit Roy
Samarendra Nath Roy

Amarendra Roy

Madhabendra Nath Roy

Jagadeendra Nath Roy

Samarendra Nath Roy

For M.R. CONSTRUCTION COMPANY
old. Rajendra Roy

Ref : Query No.2001343339/2021
GRN : 19-202021-004391450-2
DEVELOPMENT AGREEMENT
OR CONSTRUCTION AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 24th day of August 2021, BETWEEN

Biswa Bala Roy
Samarendra Nath Roy
Amarendra Nath Roy
Md. Kabeer Nath Roy
Jadavendra Nath Roy
Soumendra Nath Roy
 For M.R. CONSTRUCTION COMPANY
Md. Rafique Ansari

1) **Sri Biswanath Roy** son of late Baidyanath Roy, PAN- ACXPR2014G, Aadhaar No.989204124167, 2) **Sri Samarendra Nath Roy** son of late Baidyanath Roy, PAN- ACQPR3308E, Aadhaar No.468922212354, 3) **Sri Amarendra Nath Roy** son of late Baidyanath Roy, PAN- ADPPR7544G, Aadhaar No.463003405428, 4) **Sri Madhabendra Nath Roy** son of late Baidyanath Roy, PAN- AFZPR1750G, Aadhaar No.669334533463, 5) **Sri Jadavendra Nath Roy** son of late Baidyanath Roy, PAN- ACKPR6878B, Aadhaar No.273325382471, 6) **Sri Soumendra Nath Roy** son of late Baidyanath Roy, PAN- ASLPR5791G, Aadhaar No.810516416216, all by faith Hindu, by citizenship Indian, residing at Asansol Village, Upper Para, Asansol, P.O. Asansol, PIN-713301, P.S. Asansol (South), Sub-Division and Addl. Dist. Sub-Registry Office Asansol, Dist. Paschim Bardhaman hereinafter collectively called as the **OWNERS** (which terms or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, nominee(s) and/or assigns) of the **ONE PART**.

AND

M/S M.R. CONSTRUCTION COMPANY, a Partnership Business having it's office at 1/45, Dr. M.N. Saha Road, Asansol, P.O. Asansol, PIN-713301, P.S. Asansol (South), Dist. Paschim Bardhaman, PAN-AABCL1466D, represented by it's partner **Md. Rafique Ansari**

Prison Kala. Reg
Samarandha N. K. Reg

Amrta m. Reg
Masaburda N. K. Reg

Jadavendra K. Reg
Bhumerchand K. Reg

For M.R. CONSTRUCTION COMPANY
Chd. Kalyanpur

PART 1

son of late Abdul Jalil Ansari, by faith Muslim, by occupation Business, by citizenship Indian, PAN-ACMPA3650J, resident of Usha Apartment, 1/45, Dr. M.N. Saha Road, Asansol, P.O. Asansol, PIN-713301, P.S. Asansol (South), Sub-Division and Addl. Dist. Sub-Registry office Asansol, Dist. Paschim Bardhaman hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its successor and successors-in-office) of the **OTHER PART** ;

WHEREAS The owners are absolute owner of the land measuring 80 (Eighty) decimals on R.S. Plot No. 745 (Seven hundred forty five) and 747 (Seven hundred forty seven) corresponding to L.R. Plot No. 610 (Six hundred ten) and 612 (Six hundred twelve) within Mouza Asansol, J.L. No. 35, P.S. Asansol, Dist. Paschim Bardhaman and their ownership in respect of the said land have been duly recorded in the L.R. Record of Rights.

AND WHEREAS the owners are absolute owner of the total land measuring 80 (Eighty) decimals morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter collectively called as the **said plots of land** free from all encumbrances, charges, liens, lispendences, attachments, claims and demands in any manner whatsoever ;

Dilip Datta Roy
 Samarendra Nath Roy
 Anand Kumar Roy
 Madhabendra Nath Roy
 Jagadendra Nath Roy
 Gaurendra Nath Roy
 For M.R. CONSTRUCTION COMPANY
 C.P. Singh

AND WHEREAS the Owners to dismantle the existing building and intended to develop the **said plots of land** by constructing multi-storied building thereon in accordance with the PLAN to be sanctioned by the appropriate authorities;

AND WHEREAS the Owners did not have requisite experience to develop the **said plots of land** as such has been look out for worthy Developer ;

AND WHEREAS the Developer has requisite expertise and resources to develop the **said plots of land** as such approached the Owners with intent to develop the **said plots of land** ;

AND WHEREAS the Owners have agreed with the proposal of the Developer to develop the **said plots of land**, as more fully described in the **SCHEDULE** stated hereunder on the terms and conditions as recorded herein below ;

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows :-

1. It is represented by the Owners as follows :-

- i) That the Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **ALL THAT the said plots of land**, as morefully and particularly described in the **SCHEDULE** hereunder written;

Each envelope with key
labeled with key
For M. R. CONSTRUCTION COMPANY
C. H. F. Page from
PARTNER

FERMILAB CONSTRUCTION COMPANY

A. d. K. Nagel

5. It is agreed that all applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate Authorities shall be prepared and submitted by the Developer for and on behalf of the Owners at their own costs and expenses and the Owners shall sign all the papers and documents and do all such acts, deeds or things as may be necessary to implement and to enforce this agreement and to give full affect to the intention of the parties herein as and when required by the Developer for the fulfillment of this agreement. It is further agreed that the Owners shall also give power of attorney containing all the powers which shall be required for the construction, erection and sell of multi-storied building on the **said plots of land** in favour of the Developer and/or its nominee or nominees.
6. The Owners shall execute from time to time all such papers and documents at the instance and/or request of the Developer for the purpose of obtaining sanction of the building plan and shall do all other acts deeds or things which may be required to be done by the Owners for the purpose and fulfillment of the terms of this agreement.
7. It is agreed that the Owners shall Hand over peaceful and vacant permissive possession of the property to the Developer simultaneously with the execution of this agreement as and by

Pravin Dalvi

Samarendra Nath
Roy.

Amarendra Nath Roy
Jyotindra Dalvi

Indira Dalvi

Samarendra Nath Roy

old. No. 9/1/19

way of an exclusive license right for construction & development of the project, in order to enable the Developer to undertake the construction and development in terms of the applicable law(s). The Owner will handover the Original Title deeds to the Developer simultaneously with the execution of this agreement.

8. It is agreed that the entire finances costs of construction charges and expenses for preparation of the plan of the said multi-storied building and entire costs of construction charges and/or any constructions in any way relating thereto including costs of all materials labour expenses, salaries of supervisory staff engineers, designers architects, conversion fees, sanction fees etc. and all other incidental expenses of whatsoever nature shall be borne and paid by the Developer.
9. It is agreed and recorded that the ratio of sharing between the Owners and the Developer in the matter of entitlement of Revenue shall be 40 : 60 i.e. the Owners will get 40% and the Developer will get 60% of the consideration amount for the flats/shops/garages etc.
10. It is agreed between the Owners and Developer that the Developer will pay a sum of Rs. 90,00,000/- (Rupees ninety lac) only as refundable security deposit.
11. Out of the above noted security deposit the Developer has paid a sum of Rs. 30,00,000/- (Rupees thirty lac) only to the Owners as

1044

be consumed for

For M.R. CONSTRUCTION COMPANY

- 10/10/10

Biswa Nath Roy
 Samaranda Nath Roy
 Ananda Nath Roy
 Mas Tando Nath Roy
 Jodavendra Nath Roy
 Samunda Nath Roy
 For M.R. CONSTRUCTION COMPANY
 At the request of the

18. The Owners do hereby confirm that the Developer shall have the exclusive right to sell out flat/apartment in favour of the Allottees/Purchasers and also have all the rights to enter into Agreement for Sale or any other necessary documents with the Purchasers. The Developer shall have the right to except earnest money and full consideration from the sell of flat/apartment from the Purchasers.
19. The Owners do hereby agree to execute register Deed of Conveyance of the flats/apartments in favour of the Purchasers.
20. It is agreed that the Owners shall also be entitled to sell its allocated constructed area together with undivided proportionate impartible share in **said plots of land** appertaining thereto on such terms and conditions as the Owners may deem fit and proper and may also take earnest money against agreement for sale in respect thereof after his portions of the new multi-storied building to be constructed area earmarked or allotted and it is made clear that the Owners shall be deemed to be in possession of their allocated constructed areas of the multi-storied building at the **said plots of land**.
21. It is agreed that the Owners shall execute and register with the appropriate registering authorities Deed of Conveyance in respect of the undivided proportionate impartible share in the **said plots of land** appertaining to the constructed area of the

B. Siva Subb Reddy
Samarananda Murthy R.
Anandha Rao Iyer
Mao Lakshmi Narayana
Gadavendra Venkataratnam
Kammanur Nani Raju

For M.R. CONSTRUCTION COMPANY
CHD. P. J. G. S. S.

22. It is agreed that the Developer shall join as a party in the agreement for sale and/or Deed of Conveyance as the case may be to be executed and registered by the Owners in respect of Owners allocated areas of the multi-storied building to be constructed at the **said plots of land** togetherwith undivided proportionate impartible share in the **said plots of land** appertaining thereto in favour of his Purchaser if necessary.
23. On completion of the multi-storied building, the Owners and Developer shall frame rules and regulations regarding the management use and occupation of the constructed areas of the multi-storied building and other common areas, utilities and benefits therein to be observed and performed by all the occupiers of the multi-storied building.
24. The Developer shall keep the Owners indemnified against all claims, demands, liabilities and damages that may arise in course of construction of the multi-storied building at the **said plots of land**.

Prison Jalandhar
Samarandha Mathur
Anandha Mathur
Mahesh Mathur
Jagadev Mathur
Samarandha Mathur
 For M. R. CONSTRUCTION COMPANY
old Jalandhar
 PARTNER

hundred twelve) under L.R. Khatian No. 5993 (Five thousand nine hundred ninety three).

- 8) **ALL THAT** piece and parcel of Kanali land measuring about 08 (Eight) decimals comprised in R.S. Plot No. 747 (Seven hundred forty seven) corresponding to L.R. Plot No. 612 (Six hundred twelve) under L.R. Khatian No. 5994 (Five thousand nine hundred ninety four).
- 9) **ALL THAT** piece and parcel of Kanali land measuring about 07 (Seven) decimals comprised in R.S. Plot No. 747 (Seven hundred forty seven) corresponding to L.R. Plot No. 612 (Six hundred twelve) under L.R. Khatian No. 5995 (Five thousand nine hundred ninety five).
- 10) **ALL THAT** piece and parcel of Kanali land measuring about 07 (Seven) decimals comprised in R.S. Plot No. 747 (Seven hundred forty seven) corresponding to L.R. Plot No. 612 (Six hundred twelve) under L.R. Khatian No. 5996 (Five thousand nine hundred ninety six).
- 11) **ALL THAT** piece and parcel of Kanali land measuring about 08 (Eight) decimals comprised in R.S. Plot No. 747 (Seven hundred forty seven) corresponding to L.R. Plot No. 612 (Six hundred twelve) under L.R. Khatian No. 5997 (Five thousand nine hundred ninety seven).

12) ALL THAT piece and parcel of Kanali land measuring about 08 (Eight) decimals comprised in R.S. Plot No. 747 (Seven hundred forty seven) corresponding to L.R. Plot No. 812 (Six hundred twelve) under L.R. Khatian No. 5998 (Five thousand nine hundred ninety eight).

Total measuring 80 (Eighty) decimals of land.

IN WITNESS WHEREOF the parties hereto have executed these presents the day month and year first above written.

Witnesses

1. Md. Kabir Hossain
S/o Md. Salim Khan.
Basti Bazar Asansol.
713301

2. Asghar Anwar
of Uttarpara

Priswan Dalki Ray
Samarendra Nath Ray
Ananda Nath Ray
Madhabendra Nath Ray

Jadavendra Nath Ray
Sammendra Nath Ray
Signature of the Owners

FOR W.R. CONSTRUCTION COMPANY
Md. Rafiqul Islam
Signature of the Developer

As per the draft supplied by the parties this deed is prepared by me and printed in my office
Majibur Rahaman
(Majibur Rahaman)
Deed Writer, Licence No. 23
of A.D.S.R office Asansol.

Note : Two sheets containing finger prints and photographs duly attested by the party concerned is annexed hereto.

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB	Bolson Dally - Ray
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB	Samarander Nith Ray
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB	Amarendra Nith Ray
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB	Mastubh Nith Ray
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Liammerke Nafis Ray



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Jagadev Ch. Dethi



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Mod. Rajaguru

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

PHOTO









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue



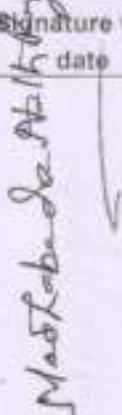


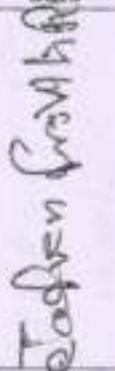



OFFICE OF THE A.D.S.R. ASANSOL, District Name :Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23052001343339/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Biswanath Roy Sansol Village, Upper Para, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713301	Land Lord			<i>Biswanath Roy</i> 24/08/21
2	Shri Samarendra Nath Roy Sansol Village, Upper Para, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301	Land Lord			<i>Samarendra Nath Roy.</i> 24/08/21
3	Shri Amarendra Nath Roy Sansol Village, Upper Para, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301	Land Lord			<i>Amarendra Nath Roy</i>

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri Madhabendra Nath Roy Sansol Village, Upper Para, Asansol, City:- Asansol, , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301	Land Lord			
5	Shri Jadavendra Nath Roy Sansol Village, Upper Para, Asansol, City:- Asansol, , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301	Land Lord			
6	Shri Soumendra Nath Roy Sansol Village, Upper Para, Asansol, City:- Asansol, , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301	Land Lord			

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Md Rafique Ansari Usha Apartment, 1/45, Dr. M.N. Saha Road, Asansol, City:- Asansol, P.O:- Asansol, P.S:- Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713301	Representative of Developer [M.R. CONSTRUCTION COMPANY Y]			 24/08/21
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Md Zafar Kalim Khan Son of Late Salim Khan Bastin Bazar Asansol, City:- , P.O:- Asansol, P.S:- Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713301	Shri Biswanath Roy, Shri Samarendra Nath Roy, Shri Amarendra Nath Roy, Shri Madhabendra Nath Roy, Shri Jadavendra Nath Roy, Shri Soumendra Nath Roy, Md Rafique Ansari			 24/08/21

(Hillol Ghosh)

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



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

GRN Details

GRN:	192021220043914502	Payment Mode:	Counter Payment
GRN Date:	04/08/2021 12:01:46	Bank/Gateway:	Punjab National Bank
BRN :	M1086067	BRN Date:	04/08/2021 00:08:00
Payment Status:	Successful	Payment Ref. No:	2001343339/2/2021
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	MAJIBUR RAHAMAN
Address:	RASHDANGA, ASANSOL
Mobile:	9474539200
Depositor Status:	Deed Writer
Query No:	2001343339
Applicant's Name:	Mr Majibur Rahaman
Identification No:	2001343339/2/2021
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001343339/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	74011
2	2001343339/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	90014
		Total		164025

IN WORDS: ONE LAKH SIXTY FOUR THOUSAND TWENTY FIVE ONLY.

THIS IS THE /PERMANENT ACCOUNT NUMBER

ACXPR2014G



THE NAME

BISWANATH ROY

THE NAME (FATHER'S NAME)

BAIDYANATH ROY

THE DATE OF BIRTH

11-11-1947

SIGNATURE

Biswanath Roy

B. Roy

SECRETARY, W.B. - 30

COMMISSIONER OF INCOME TAX, W.B. - 30

वर्तमान खाते संख्या /PERMANENT ACCOUNT NUMBER

ACQPR3308E



नाम /NAME

SAMARENDRA NATH ROY

पिता का नाम /FATHER'S NAME

BAIDYANATH ROY

जन्म तिथि /DATE OF BIRTH

15-07-1950

हस्ताक्षर /SIGNATURE

Samarendra Nath Roy

B. Das

अधीक्षक, आय. व. व. - ३

COMMISSIONER OF INCOME-TAX, W.B.-3

आयकर विभाग

INCOMETAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

AMARENDRA NATH ROY

BAIDYA NATH ROY

30/01/1956

Permanent Account Number

ADPPR7544G

Signature

Signature



Income Tax PAN Services Unit, UTIHL

Plot No. 3, Sector 13, CBD Belapur,

Navi Mumbai - 400 614.

सह कार्य को कार्य को सुचारु रूप से चलाएँ।

आयकर सेवा सेवा यूनिट, UTIHL

प्लॉट नं. 3, सेक्टर 13, सीडीबी बेलपुर,

नवी मुंबई - 400 614.



PERMANENT ACCOUNT NUMBER

ACKPR6878B



NAME

JADAVENDRA NATH ROY

FATHER'S NAME

BAIDYA NATH ROY

DATE OF BIRTH

03-01-1950

SIGNATURE

Jadaendra Nath Roy

[Signature]

आयकर अधिकारी, प. ४, ४१

COMMISSIONER OF INCOME-TAX, W.B. - II

इस कार्ड को धो / बिल धोने पर फुटा जारी करने

हले प्राधिकारी को सूचित / वापस कर दें

सहायक आयकर अधिकारी,

३-१

वीरगंज जमाना

संख्या: १००/१९५५

For use: Informer of Income Tax should inform/return to

Income Tax Officer, W.B. - II

Income Tax Officer, W.B. - II

For use: Informer of Income Tax should inform/return to

Income Tax Officer, W.B. - II

आयकर विभाग

INCOME TAX DEPARTMENT

SOURMENDRANATH ROY

BAIDYANATH ROY

23/01/1961

Permanent Account Number

ASLPR5791G

Sourmendra Nath Roy

Signature



भारत सरकार

GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MADHABENDRA NATH ROY
BAIDYA NATH ROY
08/12/1908
Permanent Account Number
AFZPR1750G

Signature

To care this card is lost & found, kindly inform it return to
Income Tax PAN Services Unit, UTISI,
Plot No. 3, Sector II, CRD Bhopal,
Dist. Mandla - 490 014.

यह कार्ड जो खोने पर पुनः मिले, कृपया वापस करें/लौटायें।
आयकर पैन सेवा यूनिट, UTISI,
प्लॉट नं. 3, सेक्टर II, CRD भोपाल,
जिला मण्डला - 490 014.

Madhabendra Nath Roy

PERMANENT ACCOUNT NUMBER
ACMPA3850J

MR. NAME
MOHAMMAD RAFIQUE ANSARI

MR. NAME FATHER NAME
ABDUL WALIK ANSARI

MR. NAME DATE OF BIRTH
22-04-1985

MR. NAME SIGNATURE
[Signature]

MR. NAME
COMMISSIONER OF INCOME TAX, W.B. II

Old. Rafique Ansari

पुनर्प्राप्ति के लिये / पुनर्प्राप्ति के लिये / लौटने
आवश्यक है। कृपया इसे लौटाने के लिये
हमारे माजिस्ट्रेट, ए. डी. २२२२, कानून विभाग, को
पत्र भेजें, जोड़ने के लिये - २०० ०१३

If this card is lost / someone's loss card is lost,
Please return it to /
Income Tax Dept. 2222, Dist. Noida,
4th Floor, A Wing, Trade World,
Kirti Mills Compound,
S.D. Block, Sector 18, Noida - 200 013.
Tel: 91-011-24000000, Fax: 91-011-24000000
E-mail: income@noida.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

M R CONSTRUCTION COMPANY



30/10/2003

Permanent Account Number

AANFM5800F

27/02/2006

Mr. Lakshmi R.

Major Information of the Deed

Deed No :	I-2305-07127/2021	Date of Registration	03/09/2021
Query No / Year	2305-2001343339/2021	Office where deed is registered	
Query Date	02/08/2021 1:13:36 PM	2305-2001343339/2021	
Applicant Name, Address & Other Details	Majibur Rahaman Rashdanga, Asansol, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713301, Mobile No. : 7001098090, Status : Deed Writer		
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 : 90,00,000/-]		
Set Forth value	Market Value		
	Rs. 4,46,35,222/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,011/- (Article:48(g))	Rs. 90,014/- (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: Arya Kanya School 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-610 (RS :-745)	LR-5993	Vastu	Bahal	5 Dec		27,89,701/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road.
L2	LR-610 (RS :-745)	LR-5994	Vastu	Bahal	5 Dec		27,89,701/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road.
L3	LR-610 (RS :-745)	LR-5995	Vastu	Bahal	6 Dec		33,47,642/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road.
L4	LR-610 (RS :-745)	LR-5996	Vastu	Bahal	6 Dec		33,47,642/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road.
L5	LR-610 (RS :-745)	LR-5997	Vastu	Bahal	6 Dec		33,47,642/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road.
L6	LR-610 (RS :-745)	LR-5998	Vastu	Bahal	6 Dec		33,47,642/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road.
L7	LR-612 (RS :-747)	LR-5993	Vastu	Bahal	8 Dec		44,63,522/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road.

	LR-612 (RS :-747)	LR-5994	Vastu	Bahal	8 Dec		44,63,522/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road.
L9	LR-612 (RS :-747)	LR-5995	Vastu	Bahal	7 Dec		39,05,582/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road.
L10	LR-612 (RS :-747)	LR-5996	Vastu	Bahal	7 Dec		39,05,582/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road.
L11	LR-612 (RS :-747)	LR-5997	Vastu	Bahal	8 Dec		44,63,522/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road.
L12	LR-612 (RS :-747)	LR-5998	Vastu	Bahal	8 Dec		44,63,522/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road.
		TOTAL :			80Dec	0 /-	446,35,222 /-	
		Grand Total :			80Dec	0 /-	446,35,222 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri Biswanath Roy (Presentant) Son of Late Baidyanath Roy Sansol Village, Upper Para, Asansol, City:- Asansol, , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACxxxxxx4G, Aadhaar No: 98xxxxxxxx4167, Status :Individual, Executed by: Self, Date of Execution: 24/08/2021 , Admitted by: Self, Date of Admission: 24/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/08/2021 , Admitted by: Self, Date of Admission: 24/08/2021 ,Place : Pvt. Residence</p>
2	<p>Shri Samarendra Nath Roy Son of Late Baidyanath Roy Sansol Village, Upper Para, Asansol, City:- Asansol, , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACxxxxxx8E, Aadhaar No: 46xxxxxxxx2354, Status :Individual, Executed by: Self, Date of Execution: 24/08/2021 , Admitted by: Self, Date of Admission: 24/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/08/2021 , Admitted by: Self, Date of Admission: 24/08/2021 ,Place : Pvt. Residence</p>
3	<p>Shri Amarendra Nath Roy Son of Late Baidyanath Roy Sansol Village, Upper Para, Asansol, City:- Asansol, , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx4G, Aadhaar No: 46xxxxxxxx5428, Status :Individual, Executed by: Self, Date of Execution: 24/08/2021 , Admitted by: Self, Date of Admission: 24/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/08/2021 , Admitted by: Self, Date of Admission: 24/08/2021 ,Place : Pvt. Residence</p>

Shri Madhabendra Nath Roy

Son of Late Baidyanath Roy Sansol Village, Upper Para, Asansol, City:- Asansol, , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx0G, Aadhaar No: 66xxxxxxxx3463, Status :Individual, Executed by: Self, Date of Execution: 24/08/2021
 , Admitted by: Self, Date of Admission: 24/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/08/2021
 , Admitted by: Self, Date of Admission: 24/08/2021 ,Place : Pvt. Residence

5 Shri Jadavendra Nath Roy

Son of Late Baidyanath Roy Sansol Village, Upper Para, Asansol, City:- Asansol, , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx8B, Aadhaar No: 27xxxxxxxx2471, Status :Individual, Executed by: Self, Date of Execution: 24/08/2021
 , Admitted by: Self, Date of Admission: 24/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/08/2021
 , Admitted by: Self, Date of Admission: 24/08/2021 ,Place : Pvt. Residence

6 Shri Soumendra Nath Roy

Son of Late Baidyanath Roy Sansol Village, Upper Para, Asansol, City:- Asansol, , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ASxxxxxx1G, Aadhaar No: 81xxxxxxxx6216, Status :Individual, Executed by: Self, Date of Execution: 24/08/2021
 , Admitted by: Self, Date of Admission: 24/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/08/2021
 , Admitted by: Self, Date of Admission: 24/08/2021 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M.R. CONSTRUCTION COMPANY 1/45, Dr. M.N. Saha Road, Asansol, City:- Asansol, , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 , PAN No.:: AAxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Md Rafique Ansari Son of Late Abdul Jalil Ansari Usha Apartment, 1/45, Dr. M.N. Saha Road, Asansol, City:- Asansol, , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx0J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M.R. CONSTRUCTION COMPANY (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Md Zafar Kalim Khan Son of Late Salim Khan Bastin Bazar Asansol, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301			
Identifier Of Shri Biswanath Roy, Shri Samarendra Nath Roy, Shri Amarendra Nath Roy, Shri Madhabendra Nath Roy, Shri Jadavendra Nath Roy, Shri Soumendra Nath Roy, Md Rafique Ansari			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Biswanath Roy	M.R. CONSTRUCTION COMPANY-5 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Shri Amarendra Nath Roy	M.R. CONSTRUCTION COMPANY-7 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Shri Jadavendra Nath Roy	M.R. CONSTRUCTION COMPANY-8 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	Shri Soumendra Nath Roy	M.R. CONSTRUCTION COMPANY-8 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Biswanath Roy	M.R. CONSTRUCTION COMPANY-5 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri Samarendra Nath Roy	M.R. CONSTRUCTION COMPANY-6 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri Amarendra Nath Roy	M.R. CONSTRUCTION COMPANY-6 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Shri Jadavendra Nath Roy	M.R. CONSTRUCTION COMPANY-6 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Shri Soumendra Nath Roy	M.R. CONSTRUCTION COMPANY-6 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Shri Madhabendra Nath Roy	M.R. CONSTRUCTION COMPANY-8 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Shri Biswanath Roy	M.R. CONSTRUCTION COMPANY-8 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Shri Samarendra Nath Roy	M.R. CONSTRUCTION COMPANY-7 Dec

and Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Arya Kanya School 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:- 610, LR Khatian No:- 5993	Owner:মহাশয় নথ রায়, Gurdian:বিশ্বনাথ রায়, Address:বিষ্ণু, Classification:কাজল, Area:0.05000000 Acre,	Shri Madhabendra Nath Roy
L2	LR Plot No:- 610, LR Khatian No:- 5994	Owner:বিশ্বনাথ রায়, Gurdian:বিশ্বনাথ রায়, Address:বিষ্ণু, Classification:কাজল, Area:0.05000000 Acre,	Shri Biswanath Roy
L3	LR Plot No:- 610, LR Khatian No:- 5995	Owner:সমরেন্দ্র নথ রায়, Gurdian:বিশ্বনাথ রায়, Address:বিষ্ণু, Classification:কাজল, Area:0.06000000 Acre,	Shri Samarendra Nath Roy
L4	LR Plot No:- 610, LR Khatian No:- 5996	Owner:সমরেন্দ্র নথ রায়, Gurdian:বিশ্বনাথ রায়, Address:বিষ্ণু, Classification:কাজল, Area:0.06000000 Acre,	Shri Amarendra Nath Roy
L5	LR Plot No:- 610, LR Khatian No:- 5997	Owner:সমরেন্দ্র নথ রায়, Gurdian:বিশ্বনাথ রায়, Address:বিষ্ণু, Classification:কাজল, Area:0.06000000 Acre,	Shri Jadavendra Nath Roy
L6	LR Plot No:- 610, LR Khatian No:- 5998	Owner:সৌমেন্দ্র নথ রায়, Gurdian:বিশ্বনাথ রায়, Address:বিষ্ণু, Classification:কাজল, Area:0.06000000 Acre,	Shri Soumendra Nath Roy
L7	LR Plot No:- 612, LR Khatian No:- 5993	Owner:মহাশয় নথ রায়, Gurdian:বিশ্বনাথ রায়, Address:বিষ্ণু, Classification:কাজল, Area:0.08000000 Acre,	Shri Madhabendra Nath Roy
L8	LR Plot No:- 612, LR Khatian No:- 5994	Owner:বিশ্বনাথ রায়, Gurdian:বিশ্বনাথ রায়, Address:বিষ্ণু, Classification:কাজল, Area:0.08000000 Acre,	Shri Biswanath Roy
L9	LR Plot No:- 612, LR Khatian No:- 5995	Owner:সমরেন্দ্র নথ রায়, Gurdian:বিশ্বনাথ রায়, Address:বিষ্ণু, Classification:কাজল, Area:0.07000000 Acre,	Shri Samarendra Nath Roy
L10	LR Plot No:- 612, LR Khatian No:- 5996	Owner:সমরেন্দ্র নথ রায়, Gurdian:বিশ্বনাথ রায়, Address:বিষ্ণু, Classification:কাজল, Area:0.07000000 Acre,	Shri Amarendra Nath Roy
L11	LR Plot No:- 612, LR Khatian No:- 5997	Owner:সমরেন্দ্র নথ রায়, Gurdian:বিশ্বনাথ রায়, Address:বিষ্ণু, Classification:কাজল, Area:0.08000000 Acre,	Shri Jadavendra Nath Roy
L12	LR Plot No:- 612, LR Khatian No:- 5998	Owner:সৌমেন্দ্র নথ রায়, Gurdian:বিশ্বনাথ রায়, Address:বিষ্ণু, Classification:কাজল, Area:0.08000000 Acre,	Shri Soumendra Nath Roy

On 24-08-2021

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 21:15 hrs on 24-08-2021, at the Private residence by Shri Biswanath Roy, 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 4,45,35,222/-

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

Execution is admitted on 24/08/2021 by 1. Shri Biswanath Roy, Son of Late Baidyanath Roy, Sansol Village, Upper Para, Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession Business, 2. Shri Samarendra Nath Roy, Son of Late Baidyanath Roy, Sansol Village, Upper Para, Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession Business, 3. Shri Amarendra Nath Roy, Son of Late Baidyanath Roy, Sansol Village, Upper Para, Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession Business, 4. Shri Madhabendra Nath Roy, Son of Late Baidyanath Roy, Sansol Village, Upper Para, Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession Business, 5. Shri Jadavendra Nath Roy, Son of Late Baidyanath Roy, Sansol Village, Upper Para, Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession Business, 6. Shri Soumendra Nath Roy, Son of Late Baidyanath Roy, Sansol Village, Upper Para, Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession Business

Indetified by Md Zafar Kalim Khan, , Son of Late Salim Khan, Bastin Bazar Asansol, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Muslim, by profession Others

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

Execution is admitted on 24-08-2021 by Md Rafique Ansari, Partner, M.R. CONSTRUCTION COMPANY (Partnership Firm), 1/45, Dr. M.N. Saha Road, Asansol, City:- Asansol, , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301

Indetified by Md Zafar Kalim Khan, , Son of Late Salim Khan, Bastin Bazar Asansol, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Muslim, by profession Others



Hillol Ghosh

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Paschim Bardhaman, West Bengal

On 02-09-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 90,014/- (B = Rs 90,000/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 90,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/08/2021 12:00AM with Govt. Ref. No: 192021220043914502 on 04-08-2021, Amount Rs: 90,014/-,
Bank: Punjab National Bank (PUNB0010000), Ref. No: M1086067 on 04-08-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,011/- and Stamp Duty paid by online = Rs. 74,011/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/08/2021 12:00AM with Govt. Ref. No: 192021220043914502 on 04-08-2021, Amount Rs: 74,011/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. M1086067 on 04-08-2021, Head of Account 0030-02-103-003-02

dt: 04/08/21

Hillol Ghosh

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

On 03-09-2021

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.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,011/- and Stamp Duty paid by Stamp Rs 1,000/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 795, Amount: Rs.1,000/-, Date of Purchase: 23/03/2021, Vendor name: B Dawn

dt: 03/09/21

Hillol Ghosh

**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 2305-2021, Page from 196906 to 196944
being No 230507127 for the year 2021.



Digitally signed by HILLOL GHOSH
Date: 2021.09.09 16:03:14 +05:30
Reason: Digital Signing of Deed.

Hillol

(Hillol Ghosh) 2021/09/09 04:03:14 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)