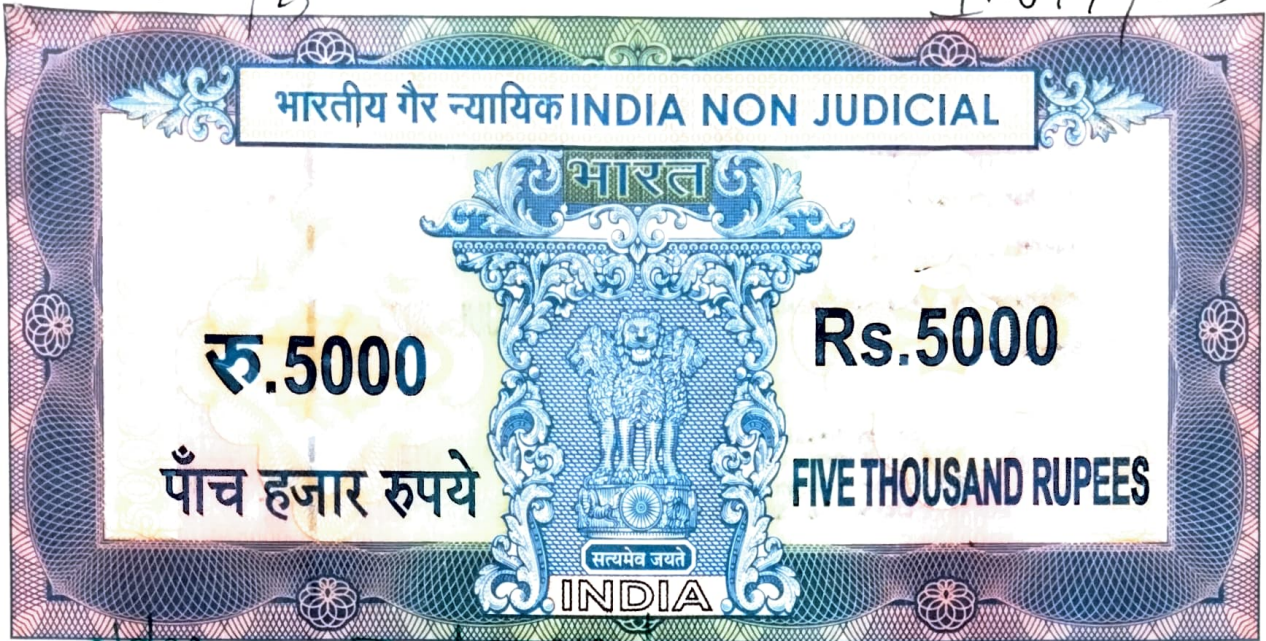


6672/23

T-6742/2023



28/08/23 → 2001956197/23
 पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

K 719680

[Handwritten signature]

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

[Handwritten signature]

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

02 AUG 2023

Query No.2001956197/2023

DEVELOPMENT AND CONSTRUCTION AGREEMENT

This Deed of Construction and Development Agreement is made on this the 2nd day of August, 2023;

[Handwritten signature]

23

:: BY AND BETWEEN ::

Contd....p/2.

Sl. No. 2352 Date 17/7/23 Value Rs. 5000
Purchaser's Name Kavir Narayan Chakrabarti Kas.
Address A3
Purchased from Asansol Treasury on 13 JUL 2023
Stamp Vendor [Signature]

(Sri Joy Prakash Shaw
A.B.S.R. Office Asansol,
Dist.- Paschim Bardhaman (W.B.)
Licence No.- 3/1989



[Signature]
Addl. District Sub-Registrar
Asansol, Dist-Paschim Bardhaman

02 AUG 2023

(2)

(1) **SRI HARI NARAYAN CHATTERJEE** (PAN: AYIPC9844Q), (2) **SRI HARI KINKAR CHATTERJEE** (PAN: AVJPC2435P) and (3) **SRI HARI BHUSAN CHATTERJEE** (PAN: AVJPC6347G) all sons of Late Haran Chandra Chatterjee, all by faith Hindu, citizens of India, all by occupation business, residents of 1 No. Mohishila Colony, Simultala, P.O. Asansol, P.S. Asansol (South), Sub-Division Asansol Sadar, Dist. Paschim Bardhaman, PIN - 713303, hereinafter jointly and collectively referred to as the "FIRST PARTY/ OWNERS" (which expression shall unless excluded by or repugnant to the context include their heirs, successors, legal representatives and assigns) of the ONE PART;

AND

"SHRISTY CONSTRUCTION" (PAN: ACZFS4651C) a Partnership Firm, having its principal office at 1 No. Mohishila Colony, P.O. Asansol, P.S. Asansol (South), Dist. Paschim Bardhaman, PIN - 713303, represented by its partners (1) **Mr. SUPRIYA DAS** (PAN: BBJPD3238G) S/o Mr. Rabi Das, resident of 1 No. Mohishila Colony, Dakshin Para, P.O. Asansol, P.S. Asansol (South), Dist. Paschim Bardhaman, PIN - 713303, (2) **Mrs. MOUSUMI GORAI** (PAN: AIDPG3886F) W/o Mr. Bharat

Contd....p/3.

(3)

Gorai, resident of 2 No. Mohishila Colony, Sunview Park, P.O. Asansol, P.S. Asansol (South), Dist. Paschim Bardhaman, PIN - 713303, (3) **Mrs. CHITRA BURMAN** (PAN: BRGPB9951F) W/o Mr. Subhasis Burman, resident of 2 No. Mohishila Colony, Sunview Park, P.O. Asansol, P.S. Asansol (South), Dist. Paschim Bardhaman, PIN - 713303 and (4) **Mr. SUBIR CHATTERJEE** (PAN: AFLPC1115Q) S/o Late Amiya Kumar Chatterjee, resident of Mansaravar Apartment, near Budha Water Tank, Kalajharia Road, P.O. Asansol, P.S. Hirapur, Dist. Paschim Bardhaman, PIN - 713301, all by faith Hindu, citizens of India, all by occupation business, hereinafter referred to as the "SECOND PARTY/ DEVELOPER" (which expression shall unless excluded by or repugnant to the context include its heirs, successors, legal representatives and assigns) of the OTHER PART;

WHEREAS after the partition of India a large number of residents of former East Pakistan (now Bangladesh) crossed over and came to the state of West Bengal from time to time due to force of circumstances beyond their control.

AND WHEREAS the Government of West Bengal offered all reasonable facilities to such persons being a "REFUGEE" for residence in West Bengal.

Contd....p/4.



(4)

AND WHEREAS state of West Bengal through their Refugee Relief & Rehabilitation department allotted a homestead land measuring 6 (six) cottahs 14 (fourteen) chhittacks bearing L.O.P. No.223 appertaining to C.S. Plot No.125 (P) within Mouza: Asansol, J.L. No.24 (present J.L. No.35), P.S. Asansol South, Dist. Burdwan (now Paschim Bardhaman) in favour of Haran Chandra Chatterjee (since deceased) S/o Late Jogesh Chandra Chatterjee and he constructed a house on a portion of the said land and accordingly on 30th day of March, 1988 the Government of the state of West Bengal has been executed a Indenture of Gift vide Deed No.89 (Book No.1, Volume No.1, Pages from 353 to 356) for the year 1988 registered before the Addl. Dist. Registrar of Burdwan at Asansol office in favour of the above noted person and said Haren Chandra Chatterjee accepted the same.

AND WHEREAS by virtue of such gift, aforesaid Haren Chandra Chatterjee became absolute owner of the schedule mentioned property and while he was exercising his ownership and possession over the said property, he died intestate leaving behind his three sons namely (1) Hari Narayan Chatterjee, (2) Hari Kinkar Chatterjee and (3) Hari Bhusan Chatterjee (i.e. the first party herein) as his legal heirs and successors to inherit the properties left by him.

Contd....p/5.

(5)

AND WHEREAS by virtue of such inheritance the first party above named have become absolute owners of the schedule mentioned property having each 1/3rd share therein and the first party got recorded their names in finally published L.R. record of rights in L.R. Khatian Nos.5141, 5142 & 5143 respectively within Mouza: Asansol, J.L. No.35, P.S. Asansol (South), Dist. Paschim Bardhaman and the first party also converted classification of the schedule mentioned land from 'bastu' to 'commercial bastu' vide Memo No.4364/ADM & DLRO/PAB/2022 dt: 04.11.2022 and 4363/ADM & DLRO/PAB/2022 dt: 04.11.2022 and 4362/ADM & DLRO/PAB/2022 dt: 04.11.2022 and the first party also obtain Building Plan from the concerned authority of Asansol Municipal Corporation vide Building Permit No.SWS-OBPAS/1101/2023/0042 dated: 11.04.2023 and the first party have been owning and possessing the schedule mentioned property in peaceful and uninterrupted manner free from all encumbrances.

AND WHEREAS the first party/ owners seek to develop said 'A' scheduled property but to initiate, to execute and perform said development personally, the owners have no funds and have no expertise for said development work. Therefore the owners

Contd....p/6.

(6)

have approached and offered the second party/Developer to initiate perform and execute development works in and upon their 'A' scheduled property at the costs, expenses and by application of expertise of the developer above named who are well accomplished and renowned promoter/developer in the locality.

AND WHEREAS the second party/developer accepted said offer made by the first party/owners and accordingly, the owners 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 owners hereby grant exclusive right to the developer to develop 'A' scheduled property and to construct multi-storied building thereon after getting the building plan sanctioned from the sanctioning authority.

2. The developer shall be at liberty to construct Multi-storied building comprising self-contained flats, units, shop-rooms,

Contd....p/7.



(7)

godowns, office space, parking spaces, covered garage etc. for residential and commercial use and the developer shall be at liberty to construct said multi-storied building upto the height, permissible under Law and to be sanctioned by the sanctioning authority and the owners 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' scheduled property.

3. That all costs and expenses for construction, development, paper works for getting the plans sanctioned and for making application for other purposes like electric connection, 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 (except the land owners) of self-contained flats, units, shops, offices, godowns, parking space, covered garages etc. to be constructed by the developer in equal proportion over costs required to be incurred for electric and water connection (except

Contd....p/8.



(8)

fittings and arrangement for lifting undergrounds water by the developers).

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. That developer shall construct building at the own costs, funds and expenses on the schedule mentioned property owned by the owners.

7. The owners on this date have delivered possession of the "A" scheduled property unto the developer for the purpose of development, construction of multi-storied building comprising self-contained flats, units, shops, offices, godowns, parking space, covered garages etc. under this irrevocable licence, authority and power hereby given by the owners.

Contd....p/9.



(9)

8. The owners in exchange of granting exclusive rights irrevocable licence, authority and powers followed by delivery of possession of said 'A' schedule property to developers. For development and construction of multi-storied building thereon with right to sale and transfer of the same the owners shall get the schedule 'B' mentioned properties/flats etc. as their allocation and as deferred payment towards consideration price of 'A' schedule property.

9. The owners shall execute a Development Power of Attorney in favour of the developer for the purpose of representing the owners before statutory and public authorities and in public officer and for carrying on proposed construction works on 'A' scheduled property.

10. The owners allocation in exchange of owners permission, licence authorities and powers to developer to enter upon said 'A' scheduled property with full authority, right to commence, carry on and complete developments, construction of multi-storied building at developer's own costs and expenses shall be as follows:

Contd....p/10.



(10)

ALL THAT three numbers of residential flat having super built up area 750 sq.ft. each (i.e. one no. of flat in each floor in finished conditions having Flat Nos. 1/C, 2/C & 3/C) and three numbers of two wheeler parking space having an area 25 sq.ft. each on the ground floor of the said proposed apartment to be constructed on and upon the 'A' schedule land with proportionate land share of the land mentioned in the schedule 'A' below.

The remainder of the Saleable Areas together with proportionate undivided interest in the land comprised in the premises which can be separately occupied, used and enjoyed by the developer. And it is agreed that the owners after getting possessing 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 deferent payment in the eye of law and the same is tantamount to valuable consideration as regards to owners 'A' scheduled property.

11. The owners shall further declare that by this development agreement no manner of rights, title at all is created, conferred upon the said second party/developer.

Contd....p/11.

(11)

12. The developer hereby agrees to develop, construct multi-storied building at its own costs on landed property of the owners morefully mentioned in Schedule 'A' hereunder.

13. The developer hereby undertake promise to deliver possession of the 'B' scheduled Flats to owners within 36 (Thirty Six) months from the date of sanctioned of building plan by the concerned authority of Asansol Municipal Corporation and hereby indemnity and keep indemnified the owners against all losses, damages, costs, charges, expenses that will be incurred or suffered by the owners on account of arising out of any breach of any 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.

14. The owners hereby authorized empowered the developer to sell, to mortgage lease to grant licence in respect of any part of developer's allocation to any intending purchaser/purchasers Mortgage, lease licence and the developer shall be entitled to appropriate entire consideration money thereof mortgage money

Contd...p/12.



(12)

rents on lease fees for licence for their own use and owners shall be bound to execute proper document / documents in connection with aforesaid sale, mortgage, lease, licence if required and requisitions by the developer in respect of developer's allocation except owners' allocation as mentioned in schedule 'B' hereunder.

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

16. If for the Owners' allocation, any service tax is required to be paid for the same would be paid by the Owners and the Owners shall keep the developer saved harmless and indemnified against the same.

17. All corporation rates, taxes, khajanas outgoings if any in respect of the premises shall be borne by the owners/first party and developer/second party jointly as per their respective share of allocation.



Contd....p/13.

(13)

18. The developer shall be entitled to appoint engineer or any other technical person/persons men, masons, labour of its choice in the matter of execution of construction work at the risk of the Developer.

19. The disputes and differences shall be resolved appropriate civil court at Asansol only have jurisdiction.

20. The developer shall be entitled to borrow money from any bank or financial institution without creating any financial liability on the Owners by creating charge, mortgage on the said premises.

21. 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.

22. The owners shall hand over the 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 owners of the units at the proposed building.

Contd....p/14.



(14)

23. The Owners and the developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construe as a partnership between the parties hereto in any manner nor shall the parties hereto constitute an Association of persons.

SCHEDULE 'A' ABOVE REFERRED TO:

(The Land)

Within the District of Paschim Bardhaman, P.S. Asansol (South), Sub-Division Asansol Sadar and Addl. Dist. Sub-Registry Office: Asansol within Mouza: Asansol, J.L. No.35, L.O.P. No.223, C.S. Plot No.125, R.S. Plot No.248 (Two hundred Forty Eight),

- (i) L.R. Khatian No.5141, L.R. Plot No.242 (Two hundred Forty Two), Area: 2 (Two) cottahs 4 (Four) chhittacks 30 (Thirty) sq.ft.;
- (ii) L.R. Khatian No.5142, L.R. Plot No.242 (Two hundred Forty Two), Area: 2 (Two) cottahs 4 (Four) chhittacks 30 (Thirty) sq.ft.;
- (iii) L.R. Khatian No.5143, L.R. Plot No.242 (Two hundred Forty Two), Area: 2 (Two) cottahs 4 (Four) chhittacks 30 (Thirty) sq.ft.;

Contd....p/15.

(15)

Total Measuring = 6 (Six) cottahs 14 (Fourteen) chhittacks of land with a twenty years old and dilapidated condition house having covered area 200 sq.ft. The said property is situated at 1 No. Mohishila Colony, Simultala under Ward No.86 of Asansol Municipal Corporation.

Butted and bounded as under:-

- On the North : House of Swapan Ganguly;
On the South: House of Bapi Das;
On the East : 30'-0" wide Road;
On the West : House of Kanchan Chatterjee;

SCHEDULE 'B' ABOVE REFERRED TO:

(Owners' Allocation)

ALL THAT three numbers of residential flat having super built up area 750 sq.ft. each (i.e. one no. of flat in each floor in finished conditions having Flat Nos. 1/C, 2/C & 3/C) and three numbers of two wheeler parking space having an area 25 sq.ft. each on the Ground Floor of the said proposed apartment to be constructed on and upon the 'A' schedule land with proportionate land share of the land mentioned in the schedule 'A' below.

Contd....p/16.

(16)

IN WITNESS WHEREOF the Owners and the Developer have put their signature in this agreement at their own volition on the day, month and year first above written in presence of the following witnesses.

WITNESSES:

1. Abhisup Das
S/O Swapan Das
+ NO, Mohishela
Catsmy, Dakshinpara,
Asansol - 3

2. Ashis Ghosh
S/o. Banshi Shek Ghosh
Kashipur, Sahabganj
Bhatar, Anba Bardwan
713121, (W.B)

1. Hari narayan Chatterjee

2. Hari Binoy Chatterjee

3. Hari Bhushan Chatterjee

Signature of the Owners

Shristi Construction
Supriya Das
Partner

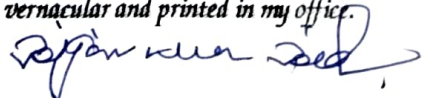
Shristi Construction
Chitra Burman
Partner

Shristi Construction
Mousumi Ghosal
Partner

Shristi Construction
Subrata Chatterjee
Partner

Signature of the Developer

Drafted and prepared by me as per instructions of the parties and read over & explained the contents of this deed by me before the parties in vernacular and printed in my office.



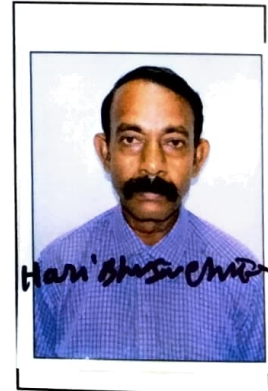
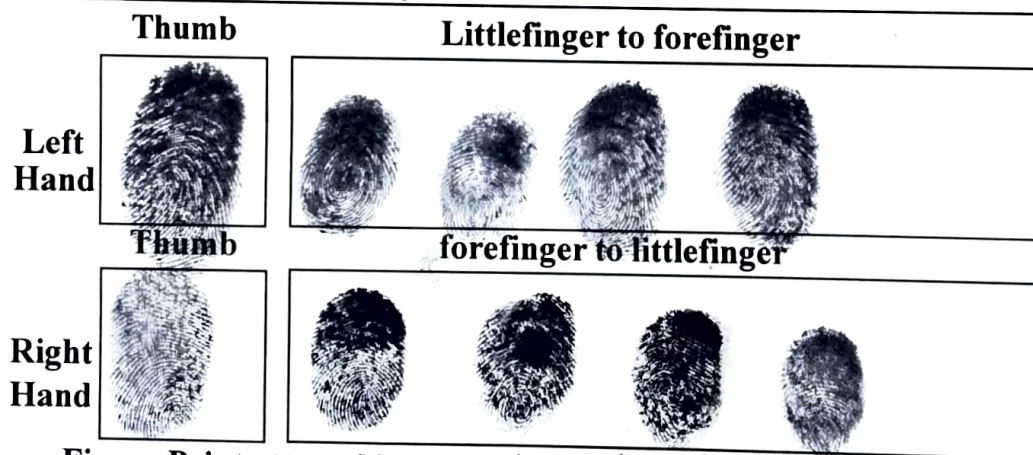
(Bijan Kumar Bid)
Advocate / Asansol Court
Enrolment No. WB/1925/2001



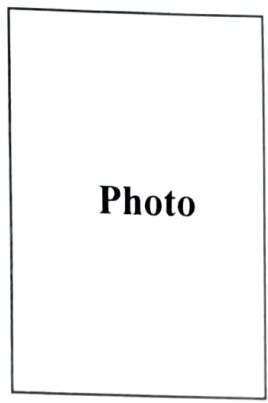
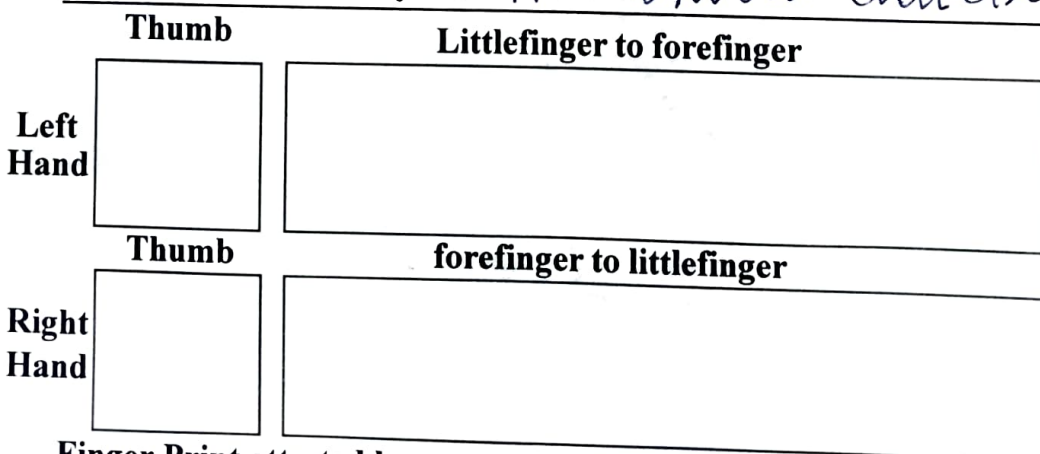
Finger Print attested by me : *Hari narayan chatterjee*



Finger Print attested by me : *Hari Kinkar Chatterjee*



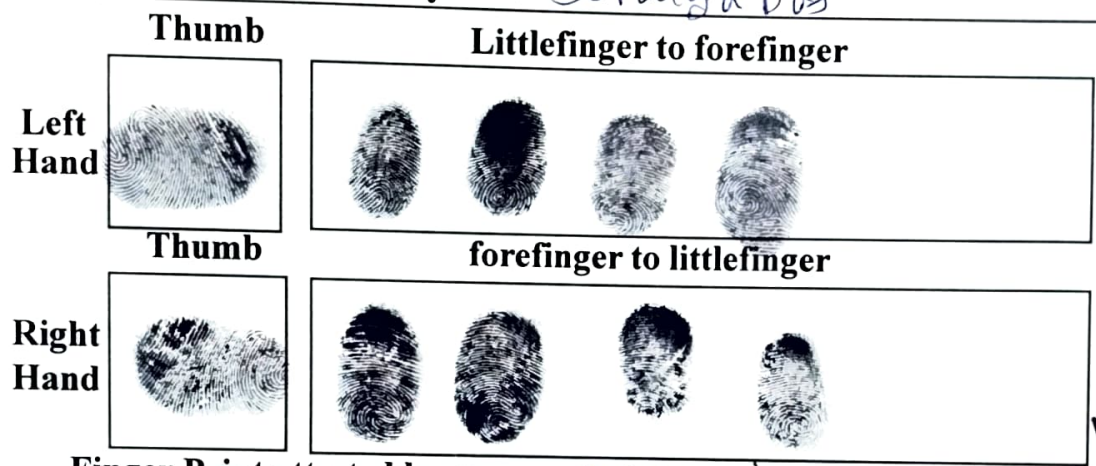
Finger Print attested by me : *Hari Bhuvan Chatterjee*



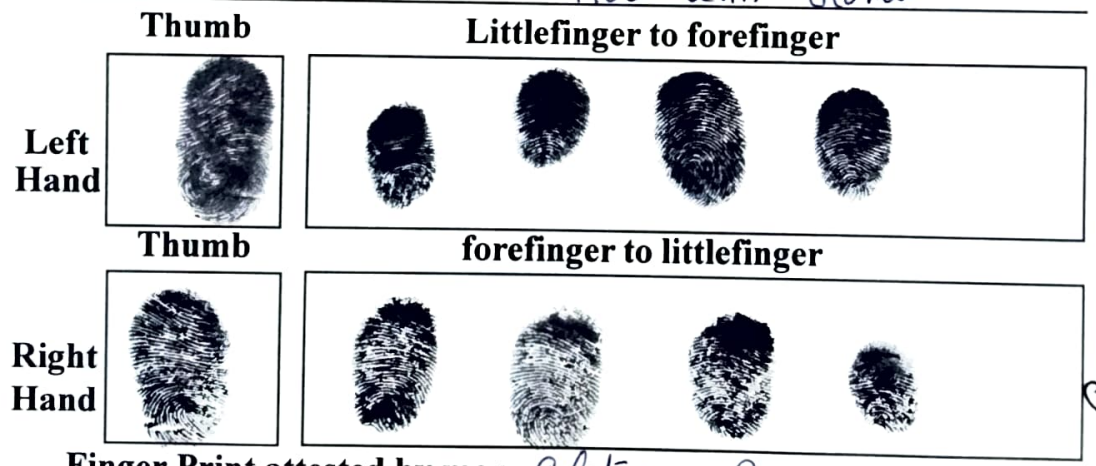
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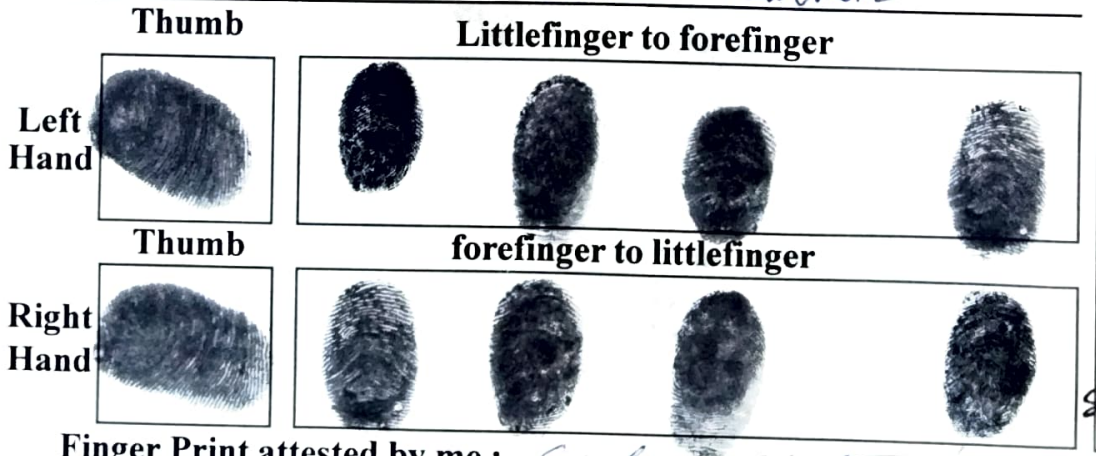
Finger Print attested by me : Supriya Das



Finger Print attested by me : Mousumi Gorai



Finger Print attested by me : Chitra Burman



Finger Print attested by me : Subir Chatterjee



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



192023240152132621

GRN Details

GRN: 192023240152132621 Payment Mode: Online Payment
GRN Date: 01/08/2023 19:22:25 Bank/Gateway: State Bank of India
BRN : IK0CJTRDN6 BRN Date: 01/08/2023 19:24:46
GRIPS Payment ID: 010820232015213261 Payment Init. Date: 01/08/2023 19:22:25
Payment Status: Successful Payment Ref. No: 2001956197/1/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Hari Narayan Chatterjee
Address: Asansol
Mobile: 9332246744
Depositor Status: Seller/Executants
Query No: 2001956197
Applicant's Name: Mr BIJAN KUMAR BID
Identification No: 2001956197/1/2023
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 01/08/2023
Period To (dd/mm/yyyy): 01/08/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001956197/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	2060
2	2001956197/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	2081

IN WORDS: TWO THOUSAND EIGHTY ONE ONLY.

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : ABHIRUP DAS
2. FATHER/ HUSBAND NAME : SWAPAN DAS
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Service
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) 1 NO, Molistika colony, Dakshinpara
POST OFFICE (পোস্ট অফিস) Asansal-3
POLICE STATION (থানা) Asansal (south) PIN 713303
DISTRICT(জেলা) Paschim Bardhaman STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Relative
6. AADHAR NO 2499 5622 8494
PAN CBEPD6043H
EPIC NO BCQ5319223

আমি (শনাক্তকারী) ABHIRUP DAS অএ দলিলের (Query No.)
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, _____ as identifier identifying the executants
of the concerned deed (Query No.) 2001956197/2023.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Abhirup Das

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed

Deed No :	I-2305-06742/2023	Date of Registration	02/08/2023
Query No / Year	2305-2001956197/2023	Office where deed is registered	
Query Date	31/07/2023 6:41:27 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	BIJAN KUMAR BID ASANSOL COURT, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713303, Mobile No. : 9332246744, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 59,72,061/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,060/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :



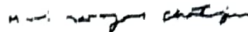





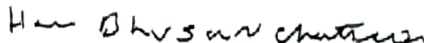
District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) -- Road Width (20-30)), Mouza: Asansol, JI No: 35, Pin Code : 713303

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-242 (RS :-)	LR-5141	Bastu	Bastu	2 Katha 4 Chatak 30 Sq Ft	1/-	19,49,062/-	Width of Approach Road: 30 Ft.,
L2	LR-242 (RS :-)	LR-5142	Bastu	Bastu	2 Katha 4 Chatak 30 Sq Ft	1/-	19,49,062/-	Width of Approach Road: 30 Ft.,
L3	LR-242 (RS :-)	LR-5143	Bastu	Bastu	2 Katha 4 Chatak 30 Sq Ft	1/-	19,49,062/-	Width of Approach Road: 30 Ft.,
TOTAL :					11.3438Dec	3 /-	58,47,186 /-	
Grand Total :					11.3438Dec	3 /-	58,47,186 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	200 Sq Ft.	1/-	1,24,875/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	1,24,875 /-	



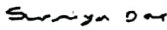


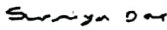


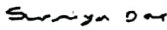


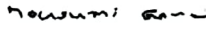


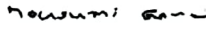


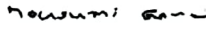


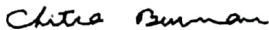


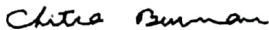


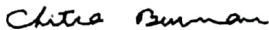
Land Lord Details :



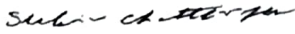
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri HARI NARAYAN CHATTERJEE Son of Late HARAN CHANDRA CHATTERJEE Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	02/08/2023	LTI 02/08/2023	02/08/2023	
1 NO MOHISHILA COLONY SIMULTALA, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AYxxxxxx4Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office				
2	Name Shri HARI KINKAR CHATTERJEE Son of Late HARAN CHANDRA CHATTERJEE Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	02/08/2023	LTI 02/08/2023	02/08/2023	
1 NO MOHISHILA COLONY SIMULTALA, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx5P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office				
3	Name Shri HARI BHUSAN CHATTERJEE Son of Late HARAN CHANDRA CHATTERJEE Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	02/08/2023	LTI 02/08/2023	02/08/2023	
1 NO MOHISHILA COLONY SIMULTALA, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHRISTY CONSTRUCTION 1 NO MOHISHILA COLONY, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 , PAN No.:: ACxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SUPRIYA DAS Son of Shri RABI DAS Date of Execution - 02/08/2023, , Admitted by: Self, Date of Admission: 02/08/2023, Place of Admission of Execution: Office </td> <td>  Aug 2 2023 1:06PM </td> <td>  LTI 02/08/2023 </td> <td>  02/08/2023 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr SUPRIYA DAS Son of Shri RABI DAS Date of Execution - 02/08/2023, , Admitted by: Self, Date of Admission: 02/08/2023, Place of Admission of Execution: Office	 Aug 2 2023 1:06PM	 LTI 02/08/2023	 02/08/2023	1 NO MOHISHILA COLONY DAKSHIN PARA, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHRISTY CONSTRUCTION (as PARTNER)		
Name	Photo	Finger Print	Signature									
Mr SUPRIYA DAS Son of Shri RABI DAS Date of Execution - 02/08/2023, , Admitted by: Self, Date of Admission: 02/08/2023, Place of Admission of Execution: Office	 Aug 2 2023 1:06PM	 LTI 02/08/2023	 02/08/2023									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs MOUSUMI GORAI Wife of Mr BHARAT GORAI Date of Execution - 02/08/2023, , Admitted by: Self, Date of Admission: 02/08/2023, Place of Admission of Execution: Office </td> <td>  Aug 2 2023 1:06PM </td> <td>  LTI 02/08/2023 </td> <td>  02/08/2023 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mrs MOUSUMI GORAI Wife of Mr BHARAT GORAI Date of Execution - 02/08/2023, , Admitted by: Self, Date of Admission: 02/08/2023, Place of Admission of Execution: Office	 Aug 2 2023 1:06PM	 LTI 02/08/2023	 02/08/2023	2 NO MOHISHILA COLONY SUNVIEW PARK, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHRISTY CONSTRUCTION (as PARTNER)		
Name	Photo	Finger Print	Signature									
Mrs MOUSUMI GORAI Wife of Mr BHARAT GORAI Date of Execution - 02/08/2023, , Admitted by: Self, Date of Admission: 02/08/2023, Place of Admission of Execution: Office	 Aug 2 2023 1:06PM	 LTI 02/08/2023	 02/08/2023									
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs CHITRA BURMAN Wife of Mr SUBHASIS BURMAN Date of Execution - 02/08/2023, , Admitted by: Self, Date of Admission: 02/08/2023, Place of Admission of Execution: Office </td> <td>  Aug 2 2023 1:07PM </td> <td>  LTI 02/08/2023 </td> <td>  02/08/2023 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mrs CHITRA BURMAN Wife of Mr SUBHASIS BURMAN Date of Execution - 02/08/2023, , Admitted by: Self, Date of Admission: 02/08/2023, Place of Admission of Execution: Office	 Aug 2 2023 1:07PM	 LTI 02/08/2023	 02/08/2023	2 NO MOHISHILA COLONY SUNVIEW PARK, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BRxxxxx1F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHRISTY CONSTRUCTION (as PARTNER)		
Name	Photo	Finger Print	Signature									
Mrs CHITRA BURMAN Wife of Mr SUBHASIS BURMAN Date of Execution - 02/08/2023, , Admitted by: Self, Date of Admission: 02/08/2023, Place of Admission of Execution: Office	 Aug 2 2023 1:07PM	 LTI 02/08/2023	 02/08/2023									

Name	Photo	Finger Print	Signature
Mr SUBIR CHATTERJEE (Presentant) Son of Late AMIYA KUMAR CHATTERJEE Date of Execution - 02/08/2023, , Admitted by: Self, Date of Admission: 02/08/2023, Place of Admission of Execution: Office	 <small>Aug 2 2023 1:08PM</small>	 <small>LTI 02/08/2023</small>	 <small>02/08/2023</small>
MANSARAVAR APARTMENT NEAR BUDHA WATER TANK KALAJHARIA ROAD, City:- Asansol, P.O:- ASANSOL, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx5Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHRISTY CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ABHIRUP DAS Son of SWAPAN DAS 1 NO MOHISHILA COLONY DAKSHINPARA, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303	 <small>02/08/2023</small>	 <small>02/08/2023</small>	 <small>02/08/2023</small>
Identifier Of Shri HARI NARAYAN CHATTERJEE, Shri HARI KINKAR CHATTERJEE, Shri HARI BHUSAN CHATTERJEE, Mr SUPRIYA DAS, Mrs MOUSUMI GORAI, Mrs CHITRA BURMAN, Mr SUBIR CHATTERJEE			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Shri HARI NARAYAN CHATTERJEE	SHRISTY CONSTRUCTION-2 Katha 4 Chatak 30 Sq Ft
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Shri HARI KINKAR CHATTERJEE	SHRISTY CONSTRUCTION-2 Katha 4 Chatak 30 Sq Ft
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Shri HARI BHUSAN CHATTERJEE	SHRISTY CONSTRUCTION-2 Katha 4 Chatak 30 Sq Ft
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Shri HARI NARAYAN CHATTERJEE	SHRISTY CONSTRUCTION-66.66666700 Sq Ft
2	Shri HARI KINKAR CHATTERJEE	SHRISTY CONSTRUCTION-66.66666700 Sq Ft
3	Shri HARI BHUSAN CHATTERJEE	SHRISTY CONSTRUCTION-66.66666700 Sq Ft

Land Details as per Land Record

District Paschim Bardhaman, P S - Asansol, Municipality ASANSOL MC, Road Mohisila Colony No 1, Road Zone Road Width (20-30) -- Road Width (20-30), Mouza Asansol, JI No 35, Pin Code 713303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 242, LR Khatian No:- 5141	Owner: হরিনারায়ন চাটাজী, Gurdian: হারান , Address: নিজ , Classification: বাণ্য, Area: 0.04000000 Acre.	Shri HARI NARAYAN CHATTERJEE
L2	LR Plot No:- 242, LR Khatian No:- 5142	Owner: হরিকিঙ্কর চাটাজী, Gurdian: হারান , Address: নিজ , Classification: বাণ্য, Area: 0.04000000 Acre.	Shri HARI KINKAR CHATTERJEE
L3	LR Plot No:- 242, LR Khatian No:- 5143	Owner: হরিন্দুশন চাটাজী, Gurdian: হারান , Address: নিজ , Classification: বাণ্য, Area: 0.03000000 Acre.	Shri HARI BHUSAN CHATTERJEE

On 02-08-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:39 hrs on 02-08-2023, at the Office of the A.D.S.R. ASANSOL by Mr SUBIR CHATTERJEE .

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 59,72,061/-

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

Execution is admitted on 02/08/2023 by 1. Shri HARI NARAYAN CHATTERJEE, Son of Late HARAN CHANDRA CHATTERJEE, 1 NO MOHISHILA COLONY SIMULTALA, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business, 2. Shri HARI KINKAR CHATTERJEE, Son of Late HARAN CHANDRA CHATTERJEE, 1 NO MOHISHILA COLONY SIMULTALA, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business, 3. Shri HARI BHUSAN CHATTERJEE, Son of Late HARAN CHANDRA CHATTERJEE, 1 NO MOHISHILA COLONY SIMULTALA, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business

Indetified by Mr ABHIRUP DAS, , Son of SWAPAN DAS, 1 NO MOHISHILA COLONY DAKSHINPARA, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Business

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

Execution is admitted on 02-08-2023 by Mr SUPRIYA DAS, PARTNER, SHRISTY CONSTRUCTION (Partnership Firm), 1 NO MOHISHILA COLONY, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr ABHIRUP DAS, , Son of SWAPAN DAS, 1 NO MOHISHILA COLONY DAKSHINPARA, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Business

Execution is admitted on 02-08-2023 by Mrs MOUSUMI GORAI, PARTNER, SHRISTY CONSTRUCTION (Partnership Firm), 1 NO MOHISHILA COLONY, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr ABHIRUP DAS, , Son of SWAPAN DAS, 1 NO MOHISHILA COLONY DAKSHINPARA, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Business

Execution is admitted on 02-08-2023 by Mrs CHITRA BURMAN, PARTNER, SHRISTY CONSTRUCTION (Partnership Firm), 1 NO MOHISHILA COLONY, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr ABHIRUP DAS, , Son of SWAPAN DAS, 1 NO MOHISHILA COLONY DAKSHINPARA, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Business

Execution is admitted on 02-08-2023 by Mr SUBIR CHATTERJEE, PARTNER, SHRISTY CONSTRUCTION (Partnership Firm), 1 NO MOHISHILA COLONY, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr ABHIRUP DAS, , Son of SWAPAN DAS, 1 NO MOHISHILA COLONY DAKSHINPARA, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/08/2023 7:24PM with Govt. Ref. No: 192023240152132621 on 01-08-2023, Amount Rs: 21/-, Bank State Bank of India (SBIN0000001), Ref. No. IK0CJTRDN6 on 01-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,060/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,060/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2352, Amount: Rs.5,000.00/-, Date of Purchase: 17/07/2023, Vendor name: J P SHAW

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/08/2023 7:24PM with Govt. Ref. No: 192023240152132621 on 01-08-2023, Amount Rs: 2,060/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CJTRDN6 on 01-08-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2023, Page from 130311 to 130339
being No 230506742 for the year 2023.



Digitally signed by MANOJ KUMAR
MANDAL

Date: 2023.08.04 14:59:00 +05:30

Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2023/08/04 02:59:00 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)