

1356/2024

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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certified that the Document, if admitted to registration. The endorsement sheet attached with this document are the Part of this document.

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

21 FEB 2024

GRN :- 19-202324-038906170-8

e-QUERY NO.- 2000437743/2024

**DEVELOPMENT & CONSTRUCTION AGREEMENT (0110)**

THIS DEVELOPMENT & CONSTRUCTION AGREEMENT is made on this the 21<sup>th</sup> day of FEBRUARY, 2024, By :-

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अधिकार सं. 594 तारीख 6/2/24

पूजा 1000/-

नाम Subhansu Sam

पता Asansol

कोषाधी प्रसन्ता घन्टी

PRASANTA GHANTY  
ASANSOL LIVE STAMP VENDOR

Office of District  
Treasurer  
11 JAN 2024  
L.No. 1 of 2024-25



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

21 FEB 2024

1. **SHRI SUBHANKAR SOM, (PAN- BBPPS6010P), (AADHAR - 247932537149)**, s/o Late Chittaranjan Som, citizenship - Indian, by faith - Hindu, by occupation - others, resident of - 01 no. Mohishila Colony, Simultala, Karosin Bye Lane, Ushagram, Asansol, Pin- 713303, District - Paschim Bardhaman, West Bengal, India;
2. **SMTYA. SIBANI DEY (PAN- AYPPD7745L), (AADHAR - 572484106917)**, d/o Sailesh Chandra Dutta @ Sailan Dutta, wife of Late Ashok Dey, citizenship - Indian, by faith - Hindu, by occupation - Housewife, resident of - School Road, Puranahat, Burnpur, P.S. - Hirapur, 713325, District - Paschim Bardhaman, West Bengal, India;
3. **SMTYA. SHIKHA DEY (PAN- BDIPD2783B), (AADHAR - 994656380890)**, d/o Jagannath Paul, wife of Late Biswajit Dey, citizenship - Indian, by faith - Hindu, by occupation - Housewife, resident of - School Road, Puranahat, Burnpur, P.S. - Hirapur, 713325, District - Paschim Bardhaman, West Bengal, India;
4. **SHRI MANAS KUMAR DEY (PAN- BDIPD2192N), (AADHAR - 664563995675)**, S/o Late Asok Kumar Dey, citizenship - Indian, by faith - Hindu, by occupation - others, resident of - School Road, Puranahat, Burnpur, P.S. - Hirapur, 713325, District - Paschim Bardhaman, West Bengal, India;
5. **SHRI TAPAS KUMAR DEY (PAN- BDIPD2684R), (AADHAR - 997375932464)**, S/o Late Ashok Kumar Dey, citizenship - Indian, by faith - Hindu, by occupation - others, resident of - School Road, Puranahat, Burnpur, P.S. - Hirapur, 713325, District - Paschim Bardhaman, West Bengal, India;
6. **SHRI AMIT KUMAR DEY (PAN- AQWPD4576A), (AADHAR - 338270759066)**, S/o Late Ashok Kumar Dey, citizenship - Indian, by faith - Hindu, by occupation - others, resident of - Puranahat School Road, Puranahat, Burnpur, P.S. - Hirapur, 713325, District - Paschim Bardhaman, West Bengal, India;
7. **SMTYA. BITHIKA DEY (PAN- CCWPD8056P), (AADHAR - 502130999355)**, d/o Prafulla Chandra Mitra, w/o Late Alok Kumar Dey, citizenship - Indian, by faith - Hindu, by occupation - Housewife, resident of - Atachaki Bye Lane Goli, Asansol, P.S. - Asansol, 713303, Ushagram, District - Paschim Bardhaman, West Bengal, India;
8. **SHRI ANUP DEY (PAN- AOSPD2577D), (AADHAR - 497285744631)**, s/o Late Alok Kumar Dey, citizenship - Indian, by faith - Hindu, by occupation - others, resident of - Atachaki Bye Lane Goli, Asansol, P.S. - Asansol, 713303, Ushagram, District - Paschim Bardhaman, West Bengal, India;
9. **MISS ARATI DEY (PAN- BNMPD6814R), (AADHAR - 746583623389)**, d/o Kalipada Dey, citizenship - Indian, by faith - Hindu, by occupation - others,

resident of - Atachaki Bye Lane Goli, Asansol, P.S. - Asansol, 713303, Ushagram, District - Paschim Bardhaman, West Bengal, India;

10. **SHRI NARAYAN DEY (PAN- BKJPD6558E), (AADHAR - 746418004252),** s/o Late Kalipada Dey, citizenship - Indian, by faith - Hindu, by occupation - others, resident of - Atachaki Bye Lane Goli, Asansol, P.S. - Asansol, 713303, Ushagram, District - Paschim Bardhaman, West Bengal, India;

11. **SHRI RAMGOPAL DEY (PAN- CTNPD0243C), (AADHAR - 803773200361),** s/o Late Kalipada Dey, citizenship - Indian, by faith - Hindu, by occupation - others, resident of - Simultala, Sanghati Nagar, Purnima Housing, Asansol, P.S. - Asansol, 713303, Ushagram, District - Paschim Bardhaman, West Bengal, India;

12. **SHRI MALAY CHATTOPADHYAY alias MALAY CHATTERJEE (PAN- ANRPC5359E) (AADHAR - 2034 1747 9128),** s/o Late Tarapada Chattopadhyay @ Tarapada Chatterjee, citizenship - Indian, by faith - Hindu, by occupation - others, resident of - 01 no. Mohishila Colony, Keroshin By Lane Goli, Asansol, P.S. - Asansol, 713303, P.O.- Asansol, District - Paschim Bardhaman, West Bengal, India;

13. **SHRI SUJOY KUMAR CHATTERJEE (PAN - AJEPC7226M) (AADHAR - 3361 6978 3440),** s/o Late Tarapada Chatterjee, citizenship - Indian, by faith - Hindu, by occupation - others, resident of - House no.- 181, Keroshin By Lane Goli, Asansol, P.S. - Asansol, 713303, P.O.- Asansol, District - Paschim Bardhaman, West Bengal, India;

14. **SHRI BIBEKANANDA CHATTERJEE (PAN - ACZPC7634F) (AADHAR - 6676 1478 8309),** s/o Late Krishna Pada Chatterjee, citizenship - Indian, by faith - Hindu, by occupation - others, resident of - 01 no. Mohishila Colony, Battala Bazaar, Asansol, Ushagram, P.S. - Asansol, 713303, P.O.- Asansol, District - Paschim Bardhaman, West Bengal, India;

15. **SHRI SUBHASH CHATTERJEE (PAN - BLHPC6138A) (AADHAR - 6418 8674 9674),** s/o Late Krishna Pada Chatterjee, citizenship - Indian, by faith - Hindu, by occupation - others, resident of - 01 no. Mohishila Colony, Battala Bazaar, Asansol, Ushagram, P.S. - Asansol, 713303, P.O.- Asansol, District - Paschim Bardhaman, West Bengal, India;

16. **DR. ARABINDA CHATTERJEE alias ARABINDA CHATTERJEE (PAN - AEKPC7302M) (AADHAR - 2840 2714 9625),** s/o Late Krishna Pada Chatterjee, citizenship - Indian, by faith - Hindu, by occupation - Medical Practitioner, resident of - 13F Mayadasi Road, Parnasree Pally S.O., Parnasree Pally, P.O.- Parnasree Pally, P.S. - Parnasree, Kolkata - 700060, West Bengal, India; hereinafter called and referred to as the 'LAND OWNERS' / 'FIRST PARTY' (which expression shall unless excluded by or inconsistent with or repugnant

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to the context mean and include all their legal heirs, nominees, executors, administrators, representatives, successors and assigns) of the **ONE PART**.

**AND**

**'UNIVERSAL CONSTRUCTION CO.'** (PAN NO.- AADFU9050F) a Partnership Firm having its registered office at 'C/O Kabita Enterprise, S B Gorai Road, Near Ram Sayer Maidan, P.O.- Asansol, Pin - 713301, P.S.- Asansol (South), District - Paschim Bardhaman, West Bengal, India, represented by one of its Partner **MR. AMIT KUMAR RAI** (PAN NO. ARUPRI718F) S/o Shri Kailash Rai, resident of - 3/F-03, 3<sup>rd</sup> Floor, Radhika Apartment, Simultala, No.- 01 Mohishila Colony, P.O.- Asansol, Pin - 713303, P.S.- Asansol (South), District - Paschim Bardhaman, West Bengal, India, hereinafter called the **"SECOND PARTY / DEVELOPER"** (which expression shall mean and include all its successors-in-office, legal representatives, and assigns) of the **OTHER PART**.

- a. **WHEREAS** the aforesaid First Party / Landowner no.- 01 namely Shri Subhankar Som, s/o Late Chittaranjan Som became the absolute owner & possessor of part of the schedule mentioned property measuring 03 katha equivalent to L.R. Recorded as 0.05 acres equivalent to 05 decimal, comprised in or upon L.O.P. No.- 191 appertaining to C.S. Plot No.- 210 (P) corresponding to L.R. Plot No.- 340 under L.R. Khatian no.- 6505 within Mouza - ASANSOL, J.L. no.- 035 (previously J.L. No.- 024), Police Station- Asansol (South), Dist. Paschim Bardhaman (previously District - Burdwan) by virtue of a Gift Deed executed by the Governor of the State of West Bengal on 09.01.1997 which stands registered as Deed No.- 1 0252 for the year 1997, duly noted in Book no.- 1, Volume no.- 1, Page from 045 to 048 and registered in the office of the Additional Dist. Sub Registry office Burdwan at Asansol and since then he have been owning & possessing the schedule mentioned property openly, peacefully & uninterruptedly.

**AND WHEREAS** while owning & possessing the same First Party / Landowner no.- 01 namely Shri Subhankar Som, s/o Late Chittaranjan Som subsequently recorded & mutated his name in the L.R. Record of Rights at the office of S.D.L. & L.R.O. (E.P.-1), Asansol being L.R. Plot No.- 340 appertaining to L.R. Khatian No.- 6505 within Mouza - ASANSOL, J.L. no.- 035, Police Station- Asansol (South), Dist.- Paschim Bardhaman, measuring 03 katha equivalent to L.R. Recorded as 0.05 acres equivalent to 05 decimal (more or less) & have been paying khajna/ground rent ever since to the Government of West Bengal.

- b. **WHEREAS** Smt. Kamala Bala Dey alias Kamala Dey (since deceased) wife of Late Kalipada Dey became the absolute owner & possessor of the schedule mentioned property measuring 06 katha, comprised in or upon L.O.P. No.- 190 appertaining to C.S. Plot No.- 244 (P) corresponding to L.R. Plot No.- 340 under L.R. Khatian no.- 6309 within Mouza - ASANSOL, J.L. no.- 035 (previously J.L. No.- 024), Police Station-

Asansol (South), Dist. Paschim Bardhaman (previously District - Burdwan) by virtue of a Gift Deed executed by the Governor of the State of West Bengal on 06.06.1995 which stands registered as Deed No.- 1 0031 for the year 1995, duly noted in Book no.- 1, Volume no.- 1, Page from 121 to 124 and registered in the office of the Additional Dist. Sub Registry office, Asansol and since then she have been owning & possessing the schedule mentioned property openly, peacefully & uninterruptedly.

**AND WHEREAS** Kalipada Dey pre-deceased his wife & thereafter Smt. Kamala Bala Dey alias Kamala Dey expired intestate and as a Hindu on 03.03.2012 and such date have been duly noted in the Certificate of Death being registration no.- 2012/00787 of Asansol Municipal Corporation leaving behind her four (04) sons & one (01) daughter namely Ashok Dey (since deceased), Alok Dey (since deceased), Shri Narayan Dey (i.e. First Party / Land owner no.- 10), Shri Ram Gopal Dey (i.e. First Party / Land owner no.- 11) & Smt. Arati Dey (i.e. First Party / Land owner no.- 09), as her only legal heirs & successors to inherit to her effects and estates in equal share & proportions each in accordance to the Hindu Succession Act, 1956.

**AND WHEREAS** Ashok Dey @ Asok Kumar De s/o Late Kalipada Dey & Late Kamala Bala Dey @ Kamal Dey , expired intestate and as a Hindu on 08.11.2019 as per Certificate of Death Registration No.- D-2019 19-90056-000294 of S.D. Hospital Durgapur thereby leaving behind his four sons & widow namely Biswajit Dey (since deceased), Shri Manas Kumar Dey (i.e. First Party / Land owner no.- 04), Shri Tapas Kumar Dey (i.e. First Party / Land owner no.- 05), Shri Amit Kumar Dey (i.e. First Party / Land owner no.- 06) & Smtya. Shibani Dey (i.e. First Party / Land owner no.- 02) respectively as his only legal heirs & successors to inherit to his effects and estates in equal share & proportions each in accordance to the Hindu Succession Act, 1956.

**THEREAFTER** Biswajit Dey s/o Late Ashok Dey expired issueless, intestate and as a Hindu on 03.05.2016 being Certificate of Death Registration No.- HOSP/2010/009709 & OLD REGN. NO.: 9715 issued by Kolkata Municipal Corporation, New Market, P.S.- Kolkata thereby leaving his widow namely Smt. Shikha Dey (i.e. First Party / Land owner no.- 03) as his only legal heir & successor to inherit to his effects and estates in equal share & proportions each in accordance to the Hindu Succession Act, 1956.

**AND WHEREAS** Alok Dey s/o Late Kalipada Dey & Late Kamala Bala Dey @ Kamal Dey, expired intestate and as a Hindu on 12.03.2021 as per Certificate of Death Registration No.- D-2021- 19-90247-000279 of Asansol Municipal Corporation thereby leaving behind his only son & widow namely Shri Shri Anup Dey (i.e. First Party / Land owner no.- 08) & Smt. Bithika Dey (i.e. First Party / Land owner no.- 07) respectively as his only legal heirs & successors

to inherit to his effects and estates in equal share & proportions each in accordance to the Hindu Succession Act, 1956.

**AND WHEREAS** the above named First Party/Landowners no.- 02 to 11 became the absolute owners & possessors having equal shares each in the part of the schedule mentioned property & they have been openly, peacefully & uninterruptedly & jointly owning & possessing the said below mentioned schedule property & have subsequently recorded & mutated their names in the L.R. Record of Rights at the office of S.D.L & L.R.O. (E.P.-1), Asansol being L.R. Plot No.- 340 appertaining to L.R. Khatian Nos.- 6312, 6313, 6314, 6315, 6316, 6317, 6318, 6319, 6320, 6321, respectively within Mouza - ASANSOL, J.L. no.- 035, Police Station- Asansol (South), Dist.- Paschim Bardhaman, measuring 06 katha equivalent to 0.10 acres equivalent to 10 decimal (more or less) & have been paying khajna/ground rent ever since to the Government of West Bengal.

- c. **WHEREAS** Smt. Binapani Roy Choudhury (since deceased) wife of Late Baidyanath Roy Choudhury became the absolute owner & possessor of the schedule mentioned property measuring 06 katha, comprised in or upon L.O.P. No.- 189 appertaining to C.S. Plot No.- 244 (P) corresponding to L.R. Plot No.- 340 under L.R. Khatian no.- 1391 within Mouza - ASANSOL, J.L. no.- 035 (previously J.L. No.- 024), Police Station- Asansol (South), Dist. Paschim Bardhaman (previously District - Burdwan) by virtue of a Gift Deed executed by the Governor of the State of West Bengal on 06.06.1995 which stands registered as Deed No.- 1 0034 for the year 1991, duly noted in Book no.- 1, Volume no.- 1, Page from 133 to 136 and registered in the office of the Additional Dist. Sub Registry office, Asansol and since then she have been owning & possessing the schedule mentioned property openly, peacefully & uninterruptedly.

**AND WHEREAS** the husband of Binapani Roy Choudhury namely Baidyanath Roy Choudhury predeceased her as issueless, intestate, as Hindu & later Binapani Roy Choudhury expired issueless, intestate & as Hindu on 21.02.2012 and such fact has been duly noted in the Cremation Certificate being registration no.- 48830 WBMC, dated - 04.06.2012 of Banaberia Municipality.

THAT Late Binapani Roy Choudhury expired leaving behind her only 05 (five) numbers of Nephews (being First Party / Landowner nos.- 12 to 16 namely Shri Malay Chattopadhyay alias Malay Chatterjee, Shri Sujoy Kumar Chatterjee, Shri Bibekananda Chatterjee, Shri Subhash Chatterjee & Dr. Arabinda Chatterjee alias Arabinda Chatterjee respectively) from her 02 (two) deceased brothers namely Tarapada Chatterjee & Krishnapada Chatterjee as her only legal heirs & successors to inherit to her effects and estates in equal share & proportions each in accordance to the Hindu Succession Act, 1956.

**AND WHEREAS** the above named First Party/Landowners no.- 12 to 16 became the absolute owners & possessors having equal shares each in the part of the schedule mentioned property & they have been openly, peacefully & uninterruptedly & jointly owning & possessing the said below mentioned schedule property & have subsequently recorded & mutated their names in the L.R. Record of Rights at the office of S.D.L. & L.R.O. (E.P.-1), Asansol being L.R. Plot No.- 340 appertaining to L.R. Khatian Nos.- 6384, 6385, 6386, 6388 & 6387 respectively within Mouza - ASANSOL, J.L. no.- 035, Police Station- Asansol (South), Dist.- Paschim Bardhaman, measuring 06 katha equivalent to 0.10 acres equivalent to 10 decimal (more or less) & have been paying khajna/ground rent ever since to the Government of West Bengal.

**AND WHEREAS** in the circumstances mentioned above the First Party/Landowners no.- 01 to 16 above named absolutely seized and possessed of or otherwise well and sufficiently entitled to the property fully mentioned in the entire below mentioned schedule in each part and all have been openly, peacefully, uninterruptedly & jointly owning & possessing the same.

**AND WHEREAS** the First Party intended to develop the schedule mentioned land for the G+V multistoried building namely "**UNIVERSAL ARCADE**" consisting of various residential units & garages in the manner recorded below and whereas the Second Party herein is directly involved in the business of Real estate development having proper know how, manpower, finance & other resources. Relying on the representations of the Landowners, the Developer has decided to develop the said Property on the terms and conditions mentioned herein.

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

**AND WHEREAS** the Parties enter into a mutual agreement therein, where the First Party Landowners engaged the '**UNIVERSAL CONSTRUCTION CO.**', a Partnership Firm, authorizing to erect the said G+V multistoried building namely "**UNIVERSAL ARCADE**" upon the said below mentioned schedule land at the costs and expenses of the Second Party/Developer.

**AND WHEREAS** with a view to enabling the said Firm to raise the said G+IV multistoried building it has become necessary for the said landowner's to execute one Registered Development & Construction Agreement & one Registered General Power of Attorney after Development & Construction Agreement for mutual convenience, appointing and constituting **SHRI AMIT KUMAR RAI**, son of Shri Kailash Rai, representing the aforesaid Firm in his capacity as Partner AND as the First Party's true & lawful attorney to exercise



the following powers in connection with the schedule mentioned lands for the First Party and on his behalf in the matter of raising the said G+V multistoried building on the schedule mentioned land.

**HENCE** this instant Development & Construction Agreement & another separate General Power of Attorney after Development & Construction Agreement is/are being executed by the present Landowners/First Party in favour of their lawfully nominated & constituted Attorney 'UNIVERSAL CONSTRUCTION CO.', a Partnership Firm, AND represented by one of its Partner SHRI AMIT KUMAR RAI, to oblivate any future complications & disputes.

**The First Party / Land owners have represented to the Developer inter alia as follows:--**

- a) That the said property or any part thereof is not subject to any other mortgage, charges, lien, security and/or guarantee of any nature whatsoever.
- b) No notices have been issued by the Income-tax Authority nor any proceedings pending within the meaning and Section 281 of Income -tax Act,1961 and there is no prohibitory upon the owner.
- c) No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the owners to deal with the said Property.
- d) There is no order of attachment or injunction order in respect of the said Property or any part thereof.
- e) The Owner's has clear and marketable title of the said Property.
- f) the said Property or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Owner.
- g) that there are no subsisting agreement or arrangement to sell or otherwise for the said Property or any part thereof with anyone else and he has not executed any kind of Power of Attorney in favour of any third party to deal with the said Property or any part thereof.
- h) the First Party/Landowners undertake and declare that they shall not enter into negotiations, commit, transfer, charge, mortgage, alienate or transfer possession of the Property to any third parties during the subsistence of this instant Deed.
- i) that there are no pending liabilities, liens, charges or encumbrances with regard to the said Property including any government dues, which would affect the title of the First Party for the said Property.
- j) The said Property has never belonged to any Schedule tribe.

k) The First Party / Owners have full power and absolute authority to enter into this Agreement.

L) That except the First party/ies no.- 01 to 16 named above there are no other legal heirs - surviving or dead - of Late Kamala Bala Dey @ Kamala Dey AND Late Binapani Roy Choudhury.

M) That Smt. Kamala Bala Dey alias Kamala Dey expired intestate and as a Hindu on 03.03.2012 and such date have been duly noted in the Certificate of Death being registration no.- 2012/00787 of Asansol Municipal Corporation.

N) That Smt. Binapani Roy Choudhury expired as issueless, intestate & Hindu on 21.02.2012 and such date have been duly noted in the Cremation Certificate being registration no.- 48830 WBMC, dated - 04.06.2012 of Banaberia Municipality.

**NOW IT IS AGREED AND DECLARED:**

1. The Parties hereby agree to execute the Project on the terms and conditions mentioned below.

**OBLIGATION OF THE FIRST PARTY / LAND OWNER :**

2. **MUTATION** :- The name of the instant First Parties / Land Owners are already mutated in the records of the S.D.L. & L.R.O. (E.P.-1), Asansol in respect of the said schedule 'A' Property in respect to L.R. Plot No.- 340 appertaining to L.R. Khatian Nos.- 6505, 6312, 6313, 6314, 6315, 6316, 6317, 6318, 6319, 6320, 6321, 6384, 6385, 6386, 6388 & 6387 respectively within Mouza - ASANSOL, J.L. no.- 035 & they have paid khajna accordingly.

3. **PLAN** :- The Building Plan has been already sanctioned by the Appropriate Authority of Asansol Municipal Corporation in favor of instant First Parties / Land Owners being Building Permit Number: SWS-OBPAS/1101/2023/1619, dated - 19-12-2023.

4. **CONVERSION** :- The Conversion Certificate/s about changing the character of land from Danga to Commercial Bastu has been obtained in favor of instant First Parties / Land Owners from the office of SRO-II In Charge, S.D.L.&L.R.O., EP-1, Asansol, Paschim Bardhaman, on various dates - 29/05/2023, 30/05/2023, 31/05/2023, 25/08/2023.

5. The Building Plan which has been already sanctioned vide Building Permit Number: SWS-OBPAS/1101/2023/1619, dated - 19-12-2023 by the Commissioner of Asansol Municipal Corporation have been prepared in such a manner that the maximum constructed area can be had for the Project by involving the Developer as well as the First Party / Landowner members in its preparation.

6. That the First Party / Landowners obtained LUC Certificate u/s 46 of the West Bengal Town & Country (Panning & Development) Act, 1979 from Asansol

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Durgapur Development Authority (in short ADDA) vide Memo no.- ADDA/ASN/DP/2022/2135, dated - 19.09.2022.

7. Obtaining all other necessary permissions statutorily required for sanctioning of the Building Plan Sanction and/or for executing the Project.

8. **POSSESSION** :- Immediately within a period of 02 (two) days after executing this Agreement, the Owners shall hand over exclusive, absolute & unhindered possession of the Said schedule mentioned Property to the Developer (hereafter called the "Possession Date") and allow unhindered entry and or access to the Said Property to the men, servants and agents of the Developer there at, first for the purpose of measurement, soil testing and such other necessities connected with the Project, and thereafter for actually executing the Project.

9. **HINDRANCES** :- The Owner shall not create any hindrances or obstruction to the Developer during the constructions of the Building/s or in execution of the Project. The Owner shall not, in any manner whatsoever charge, encumber or induct any third person in occupation of the Said Property or in any portion thereof or enter into any agreement relating to the property.

10. The Owner shall hand over the originals of all title deeds, chain deeds, legal heir certificates, khajana, parcha, mutation etc. related to the Said Property in their possession to the Developer and which will remain in its custody and will produce them as and when required to all concerns in connection with the Project.

11. **POWERS & AUTHORITIES** :- Grant to the Developer or its designated authorized person or persons all such powers and authorities required for the peaceful & unhindered completion of the Project.

12. **TAXES** :- The Owner shall pay all rates, taxes, fees and/or outgoings that are payable under any existing statute or may become payable by any new enactment in respect of, concerning with or connected to this Agreement or the Project to such person or authority entitled thereto up to the Date of handing over possession of Said Property to the Developer.

13. **INDEMNITY** :- The Owner shall indemnify and keep the Developer saved, harmless and indemnified in respect of the title to the property and all actions, proceedings, fines, penalties and/or other consequences arising due to any non-compliance or violation of any kind or nature, whether statutory or contractual.

14. The First Party / Landowners hereby further declares that :-

- a) There is no agreement between the First Party / Landowners no.- 01 to 16 and any other party except "UNIVERSAL CONSTRUCTION CO." a Partnership Firm, either for sale or for development and construction of housing complex and the said land is free from any encumbrance.

- b) Sec-202 of Indian contract Act will be taken into consideration in case of death of any of the First Party / Landowner.
- c) That land related dispute, if any, shall be resolved by the Land owner.
- d) That GST, stamp duty and registration fees in relation to the landowner's allocation, as morefully specified in Schedule B below, shall be borne by the Landowner himself / herself / themselves.

**OBLIGATION OF THE SECOND PARTY / DEVELOPER:**

- 15. Selecting and paying the remuneration of the Architect for preparation of the plan for the Project (hereafter the "Building Plan").
- 16. Paying and appointing engineers, and other professionals for the unhindered completion of the Project.
- 17. Paying and appointing Legal Professionals for the unhindered completion of the Project.
- 18. Paying the proper & requisite fees for the sanction of the Building Plan to the Asansol Municipal Corporation.
- 19. Obtaining all clearances including without limitation from the Urban Land Ceiling department that are or may be required for obtaining sanction of the Building Plan but for which the Owner shall render all help and co-operation.
- 20. Constructing the Complex in strict conformity with the to-be Sanctioned Plan of A.M.C., with the best of materials as the Architect for the Project will decide from time to time, an indicative Specification is mentioned in Schedule - D, which may be altered / modified at the sole discretion of the Developer.
- 21. Purchasing various materials for the Project.
- 22. (a) Completing the Complex and making the units inhabitable in all respects within **thirty six (36) months** from the date of sanction of the Building Plan, *subject to Force Majeure* and reasons beyond the control of the Developer (hereafter the "Completion Date"). The said time of thirty six (36) months may be extended for 06 (six) months at a time, till completion of the project, subject to satisfactory review of the work by the Landowners.
- (b) If the Developer is unable to handover the 'Landowner's Allocated Spaces' / 'Schedule - B Property' within 36 (thirty six) months, then a monthly remuneration at the rate of half of the monthly rent now payable (as reiterated in Schedule B below) shall be paid to each of the Landowners from the expiry of the said 36 (thirty six) months till completion of the same.

- 23. ENTITLEMENTS OF THE OWNERS :-** (a) The Landowners shall be entitled to their allocation/s as mutually agreed, specified & detailed in the Allotment Agreement dated - 16.02.2024 & as written hereunder in the "B" schedule, out of the entire saleable areas in the said G+V multi-storeyed building after completion of the project. (b) That except for the provisions as specified/detailed in the Allotment Agreement & as henceforth written in the Schedule 'B' below regarding Owner's cash, rent and Physical allocation, that above named FIRST PARTY/LAND OWNER shall not demand or claim anything else from the DEVELOPER. (c) **RENT :-** The monthly rent, as requested by the instant specific Landowners, to be paid by the Developer out of his own finances & it shall start from 01 (one) week after receiving the sanctioned plan from Asansol Municipal Corporation till completion of the Owner's Allocation. The details of the said rents to be paid, by the Developer, is written more fully in details in the Schedule B below. (d) That after completion of the project, formation of the Flat Owner's Association / society & handover of the same, the Land owners/ First Party members shall be liable to pay for his/her/their own electricity consumption of their said Flat /property & monthly maintenance in respect of his/her/their said property to the said Apartment/ Society so formed.
- 24.** That the Developer shall not be entitled to Mortgage or lease out the schedule mentioned property or any part thereof but any intending Purchaser or Purchasers may obtain necessary financial help from any financial institution, bank etc. for purchasing his/her/their individual flat / flats only and in that case said Purchaser shall be entitled to Mortgage his/her/ their said individual flat/flats.
- 25.** That NO transfer of title in respect of the Schedule 'A' property has/have been effected by this instant Development & Construction Agreement.
- 26.** If the Project has to be abandoned due to any defect in the title of the Said Property or its nature, the Owner shall refund the pre-development and all other costs, interest to the Developer.
- 27.** The Developer shall retain further construction rights over the roof of the Building however, the ultimate roof of the Building at any given point of time shall be common for all the owners/occupiers of the Units of the Building at that point of time. The further construction over the roof of the building shall be carried out by the developer and the owner herein shall get a proportionate share from the said constructed area as mentioned above.
- 28.** All documents and agreements of every nature related to the development of the Project (hereafter the "Documents") shall be as drawn by the Ld. Advocate of the Developer i.e. Shri Utsav Mukherjee after consulting the concerned Parties and after the same have been approved by the First Party / Owner & the same shall be final and binding on such both Parties. The professional fees of the Ld. Advocate shall be borne by the Developer.
- 29.** The owners shall execute another separate a general power of attorney in favor of representative of the developer so that the developer can take all

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steps in respect of the property including enter into agreement for sale or conveyance deed and apply the same for registration, except Landowner's allocation.

29. That the G+V multi-storeyed building/Project has been named as "UNIVERSAL ARCADE" consisting of various residential units & garages as mutually decided & settled by & between the Parties.

30. **FORCE MAJEURE** -: Force Majeure shall mean any act/s of God including, but not limited to flood, earthquake, virulent pandemic, endemic, epidemic, Government imposed lockdown riot, go slow notice, construction stoppage notice, war, storm, tempest, civil commotion, strike, labour unrest or any political or communal unrest, etc. Neither of the Parties herein named shall be regarded to have committed any breach of the terms and covenants herein contained if it is prevented from discharging any of its obligations due to any condition amounting to Force Majeure or circumstances beyond its control.

31. **ARBITRATION** -: In case of any dispute with respect to the interpretation of this agreement or on the rights and duties of the parties in terms of this agreement or any issue touching this agreement, the parties shall first attempt to resolve by conciliation. Such conciliation shall be attempted by each of the parties nominating a representative and them jointly working out conciliation between the parties. In case such conciliation fails to take place within 30 days then in that event the matter shall be referred to an arbitration of a Sole Arbitrator to be mutually appointed by both the parties. Such arbitration shall be governed by the Arbitration and Conciliation Act, 1996 and the seat of the arbitration shall be at ASANSOL.

32. **TERMINATION** -: In case of termination of this agreement by the Owner/s, the Developer shall be entitled to the expenses and interest already made him in the execution of the project and in addition to the same 50% of the profit of the unsold area to be calculated at the prevalent market rate. However, in case the Developer terminates the agreement, then it shall not be entitled to claim any other sum except re-imburement of actual expenses including interest from the date of execution of this Agreement.

33. That the FIRST PARTY/LAND OWNER will have no liberty to enter into any agreement/s with the intending purchaser/s or execute any Deed in favour of any person/persons relating to the Developer Allocation mentioned below.

34. That the Developer will have full right to demolish the old structure/s situated on the "A" schedule mentioned land (if any) and will have right to make construction of a multi-storeyed building thereon as per sanctioned Plan.

35. The validity, construction and performance of this Agreement to sell shall be governed and interpreted in accordance with the laws of India.

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36. Each Party to this Agreement to sell represents that it possesses full power and authority to enter into this Agreement and to perform its obligations hereunder and that the legal representative (if any) of each Party is fully authorised to sign this Agreement.

37. This agreement embodies entire understanding of the parties as to its subject matter and shall not be amended except in writing executed by both the parties to this Agreement.

38. Save and except if required by Government, any Courts of Law, or its legal advisors, auditors and other consultants both the Parties shall refrain from disclosing the contents and nature of these presents or any other information received by them in the course of the transaction.

39. If any provision of this Agreement is invalid, unenforceable or prohibited by law, this Agreement shall be considered divisible as to such provision and such provision shall be inoperative and the remainder of this Agreement shall be valid, binding and of like effect as though such provision was not included herein.

40. This Agreement together with the Schedules and Annexures shall constitute the entire agreement between the Parties hereto and shall supersede all prior proposals, negotiations, understandings and agreements, whether oral or written exchanged between the parties. Any variations/ modifications to this agreement shall not have any effect unless the same is in writing and executed by both the parties.

**SCHEDULE - "A" ABOVE REFERRED TO :-**

(First Party / Owners' Land upon where construction is to be made)

In the District of Paschim Bārdhaman, A.D.S.R. Office - Asansol, P.S. Asansol, Mouza - ASANSOL, J.L. No.- 035, under the local limits of Ward no.- 18 (old) 086 (NEW) of Asansol Municipal Corporation, Holding No.- 24/7, all that piece and parcel of "danga" land (presently class of land - Commercial Bastu) measuring 15 (fifteen) katha (03 katha + 06 katha + 06 katha) equivalent to 24.75 (twenty four point seven five) decimal (more or less) of homestead land comprised in L.O.P. No.- 189, 190 & 191 appertaining to C.S. Plot No.- 210 (P) & 244 (P) corresponding to R.S. Plot no.- 210 corresponding to L.R. Plot No.- 340 appertains to L.R. Khatian Nos.- 6505, 6312, 6313, 6314, 6315, 6316, 6317, 6318, 6319, 6320, 6321, 6384, 6385, 6386, 6388 & 6387 respectively, alongwith all easement rights at - 01 number Mohishila Colony, Near Atachaki Bye Lane, Simultala, Asansol. The aforesaid property is butted and bounded by:

On the North	:-	H/O Tilak Lahiri & Others
On the South	:-	H/O Mihir Banerjee & others
On the East	:-	Road 30 ft. wide pucca
On the West	:-	H/O Kalyan Biswas & Rana Dutta.

Title of the Schedule mentioned Property is not being transferred by this instant Development Agreement.

Subhankar Som

**-: SCHEDULE - "B" ABOVE REFERRED TO :-**  
**(Land Owner's Allocation)**

- One self-contained unfurnished residential Flat, WEST FACING, having super built up area 1119 (one thousand one hundred & nineteen) Sq. ft., on the **1st Floor (First floor)**, and one (04) four wheeler car parking space 135 Sq. ft. on the Ground Floor of the said proposed building "UNIVERSAL ARCADE".
- One self-contained unfurnished residential Flat, east facing, having super built up area 850 (eight hundred & fifty) Sq. ft., on the **4<sup>th</sup> Floor**, and one four wheeler car parking space 135 Sq. ft. on the Ground Floor of the said proposed building "UNIVERSAL ARCADE".
- One self contained unfurnished residential Flat, east facing, having super built up area 850 (eight hundred & fifty) Sq. ft., on the **3<sup>rd</sup> Floor**, and one four wheeler car parking space 135 Sq. ft. on the Ground Floor of the said proposed building "UNIVERSAL ARCADE".
- One self contained unfurnished 01 BHK residential Flat, south west facing, having super built up area 650 (six hundred & fifty) Sq. ft., in the **2<sup>nd</sup> Floor**, and one four wheeler car parking space 135 Sq. ft. on the Ground Floor of the said proposed building "UNIVERSAL ARCADE".
- The Land Owner/First Party member being no.- 10 shall be entitled as rent an amount being Rs.6,000/- (Rupees six Thousand) only per month for accommodation purpose till completion of Land Owner No.- 10's Allocation.
- One self contained unfurnished residential Flat, east facing, having super built up area 850 (eight hundred & fifty) Sq. ft., in the **2<sup>nd</sup> Floor**, AND alongwith a 04 wheeler parking space in the common parking zone measuring 135 sq. ft. of the said proposed building "UNIVERSAL ARCADE".
- The Land Owner/First Party member being no.- 11 shall be entitled as rent an amount being Rs. 4,000/- (Rupees Four Thousand) only per month for accommodation purpose till completion of Land Owner No.- 11's Allocation.



- One self contained unfurnished residential Flat, east facing, having super built up area 850 (eight hundred & fifty) Sq. ft., in the 1<sup>st</sup> Floor, AND alongwith a 04 wheeler parking space in the common parking zone measuring 135 sq. ft. of the said proposed building "UNIVERSAL ARCADE".
- One self-contained unfurnished residential Flat, south east facing, having super built up area of 850 Sft. on the 3<sup>rd</sup> Floor and one four wheeler car parking space measuring 120 Sft. on the Ground Floor in the of the said proposed building "UNIVERSAL ARCADE".
- One self-contained Flat, south east facing, having super built up area of 850 Sft. on the 2<sup>nd</sup> Floor and one four wheeler car parking space of 120 Sft. on the Ground Floor in the of the said proposed building "UNIVERSAL ARCADE".
- That the Land Owner No.- 12 & 13 shall jointly get a sum of Rs. 16,00,000/- (sixteen lac only) as a whole and the land owner No.- 15 & 16 shall jointly get a sum of Rs. 32,00,000/- (thirty two lac only) as whole and in the manner written below out of the entire saleable areas in the complex according to Asansol Municipal Corporation's Sanctioned Building Plan as security deposit as well as share of future estimated profit out of the proposed Project.
- Be it mentioned herein that an amount of Rs. 5,00,000/- (Rupees Five Lakhs) only has already been paid by the developer to party no.- 12 & 13 and an amount of Rs. 10,00,000/- (Rupees Ten Lakhs) only has already been paid by the developer to party no.- 15 and 16 jointly.
- Be it mentioned herein that the remaining amount of Rs. 33,00,000/- (Rupees Thirty three lakhs) only will be paid in 04 (four) equal instalments to each of the land owners no.- 12, 13, 15 & 16 respectively from the date of sanction of building plan.

 The payment schedule given below :-

1. At the time of plan sanction 25% of remaining balance.
2. At the time of 1<sup>st</sup> (First) floor roof casting 25% of remaining balance.

3. At the time of 4th (Fourth) floor roof casting 25% of remaining balance.
4. At the time of possession 25% of remaining balance.

**-: SCHEDULE - "C" ABOVE REFERRED TO :-  
(DEVELOPER'S Allocation Property)**

All that land mentioned in the above 'A' schedule and super built up area including the covered area on each floor of the proposed G+V multi storied building under the name & style of "UNIVERSAL ARCADE", excepting the Landowner's Allocation specified in Schedule 'B' above, together with the right of passage, light, air, ingress, easementary, hereditaments rights, egress & right of construction over the ultimate roof of the building.

<b>SCHEDULE- "D" [Specifications]</b>	
<b>Foundation:</b>	Concrete cement structure.
<b>Walls:</b>	Conventional Brick work.
<b>Wall Finish :</b>	Interior - Plaster of Paris. // Exterior - High quality paint.
<b>Flooring :</b>	Bedroom - Marble, // Living & Dining - Marble, Kitchen - Marble, Toilet - Wall, floor & Tiles.
<b>Kitchen :</b>	Platform made of Marble with Stainless Steel sink. Electrical point for Refrigerator and exhaust fan.
<b>Toilet :</b>	Sanitary ware with all C.P. fittings, Electrical point for Geyser & Exhaust fan.
<b>Plumbing :</b>	Concealed pipe line.
<b>Door &amp; Windows :</b>	Wooden frame with flush view doors & Aluminum window
<b>Lift :</b>	Reputed Lift manufacturer.
<b>Electric :</b>	PVC conduit pipes with concealed copper wiring with good Quality switches with MCB distribution panel.

01 (ONE) numbers of sheet containing photos and finger prints of both hands duly attested by the parties concern is annexed hereto which do form a part of this deed.

**IN WITNESS WHEREOF** the Parties have executed these presents at Asansol on date, month and year mentioned in the outset.

**Witnesses:-**

1. Ajeet Kumar Rai  
S/O Kailash Rai  
Radika Apartment  
SIMUNTAL 1 NO  
MOHISILA COLONY  
ASANSOL 713303

① Subhanka / Som

② Sulari Dey.

③ Shikha Dey

Signature of the Land Owners

- ④ Manas Kumar Dey
- ⑤ Tapas Kumar Dey.
- ⑥ Amit Kumar Dey
- ⑦ Biswanath Ch
- ⑧ Anup Dey
- ⑨ Anati Dey.
- ⑩ Narayan Dey
- ⑪ Biswanath Ch
- ⑫ Malay Chatterjee @ Malay Chatterjee.
- ⑬ Sujay Kumar Chatterjee
- ⑭ Bekeheranda Chatterjee
- ⑮ Subhash Chatterjee
- ⑯ Dr Arabinda Chatterjee @ Arabinda Chatterjee

Signature of the Land Owners

2. Tosemjit Pal,  
S/O- 117- Tendit Kumar Pal  
ISMILE, ASANSOL  
713301

UNIVERSAL CONSTRUCTION CO.

Amit Kumar Rai

Signature of Developer

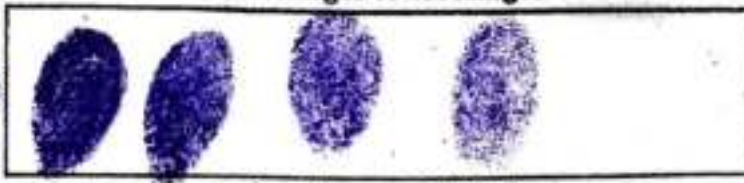
Drafted & Prepared by me as per instruction, directions & documents provided by both the parties and explained the contents to both the Parties in Vernacular (English & Bengali) and Printed in my office.

*Utsav Mukherjee*

UTSAV MUKHERJEE  
(ADVOCATE)

PASCHIM BARDHAMAN DISTRICT JUDGES' COURT AT ASANSOL  
Enrolment No.- WB/549/2011.

Left Hand  
Thumb Littlefinger to forefinger

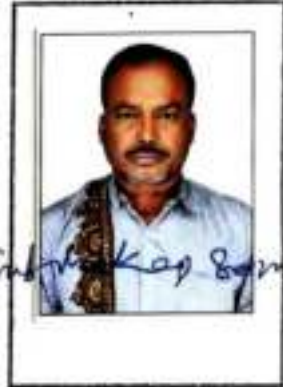


Right Hand  
Thumb forefinger to Littlefinger



Finger Print attested by me : Amit Kumar Rai

Left Hand  
Thumb Littlefinger to forefinger



Right Hand  
Thumb forefinger to Littlefinger



Finger Print attested by me : Subhankar Som

Left Hand  
Thumb Littlefinger to forefinger

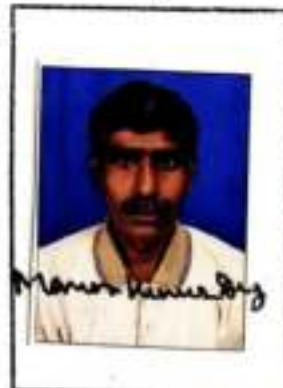


Right Hand  
Thumb forefinger to Littlefinger



Finger Print attested by me : Silam Dey

Left Hand  
Thumb Littlefinger to forefinger



Right Hand  
Thumb forefinger to Littlefinger



Finger Print attested by me : MANAS KUMAR DEY

Thumb Littlefinger to forefinger

Left Hand

Thumb forefinger to Littlefinger

Right Hand



Finger Print attested by me : *Anil Kumar Dey*



Thumb Littlefinger to forefinger

Left Hand

Thumb forefinger to Littlefinger

Right Hand



Finger Print attested by me : *Tapas Kumar Dey*



Thumb Littlefinger to forefinger

Left Hand

Thumb forefinger to Littlefinger

Right Hand



Finger Print attested by me : *Shikha Dey*

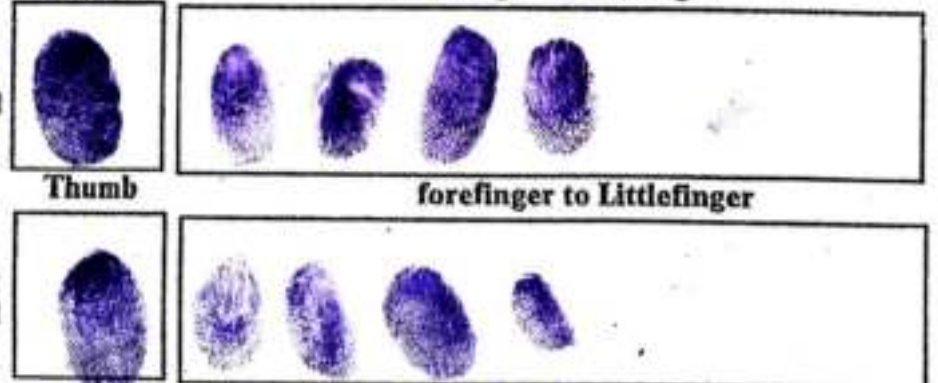


Thumb Littlefinger to forefinger

Left Hand

Thumb forefinger to Littlefinger

Right Hand



Finger Print attested by me : *Arati Dey*





Finger Print attested by me : Narayan Dey



Finger Print attested by me : Rajat Kumar



Finger Print attested by me : Anup Dey



Finger Print attested by me : Rajat Kumar

**Left Hand**      **Thumb**      **Littlefinger to forefinger**



**Right Hand**      **Thumb**      **forefinger to Littlefinger**




*Malay Chatterjee / Chatterjee*

Finger Print attested by me : *Malay Chatterjee / Chatterjee* © *Malay Chatterjee*

**Left Hand**      **Thumb**      **Littlefinger to forefinger**



**Right Hand**      **Thumb**      **forefinger to Littlefinger**




Finger Print attested by me : *Sujoy Kumar Chatterjee*

**Left Hand**      **Thumb**      **Littlefinger to forefinger**



**Right Hand**      **Thumb**      **forefinger to Littlefinger**




Finger Print attested by me : *Rebekananda Chatterjee*

**Left Hand**      **Thumb**      **Littlefinger to forefinger**




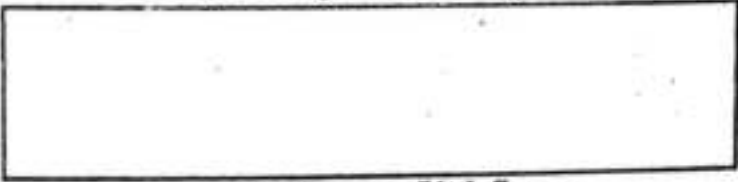

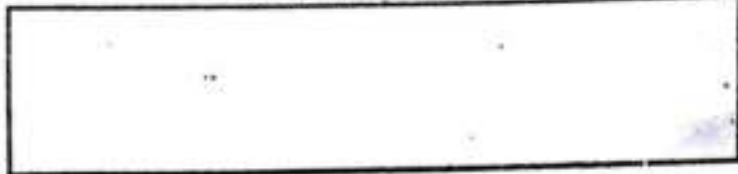
**Right Hand**      **Thumb**      **forefinger to Littlefinger**



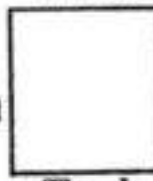
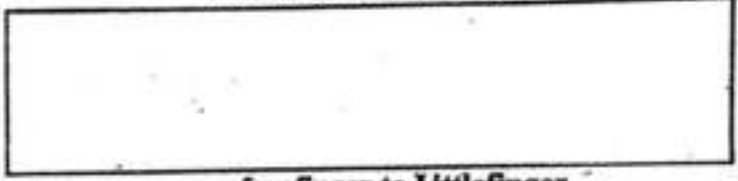
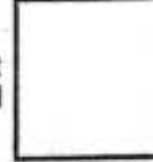


Finger Print attested by me : *Sudhanshu Chatterjee*

	<b>Thumb</b>	<b>Littlefinger to forefinger</b>	
<b>Left Hand</b>			
	<b>Thumb</b>	<b>forefinger to Littlefinger</b>	
<b>Right Hand</b>			

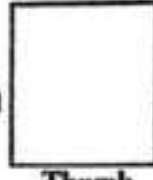
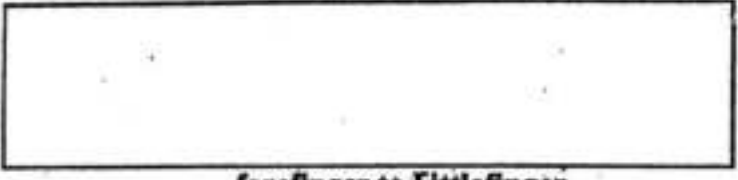


**Finger Print attested by me :** DI Aravinda Chatterjee @ Aravinda Chatterjee

	<b>Thumb</b>	<b>Littlefinger to forefinger</b>	<p style="text-align: center;">Photo</p>
<b>Left Hand</b>			
	<b>Thumb</b>	<b>forefinger to Littlefinger</b>	
<b>Right Hand</b>			

**Finger Print attested by me :**

	<b>Thumb</b>	<b>Littlefinger to forefinger</b>	<p style="text-align: center;">Photo</p>
<b>Left Hand</b>			
	<b>Thumb</b>	<b>forefinger to Littlefinger</b>	
<b>Right Hand</b>			

**Finger Print attested by me :**

	<b>Thumb</b>	<b>Littlefinger to forefinger</b>	<p style="text-align: center;">Photo</p>
<b>Left Hand</b>			
	<b>Thumb</b>	<b>forefinger to Littlefinger</b>	
<b>Right Hand</b>			

**Finger Print attested by me :**



# DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিব বিবরণ)

1. NAME (নাম) : AJEET KUMAR RAI
2. FATHER/HUSBAND NAME (পিতা/স্বামীর নাম) : Kailash Rai
3. OCCUPATION (পেশা) : Business.
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)  
VILLAGE/TOWN (গ্রাম) Radika Apartment, Mohishila.  
POST OFFICE (পোস্ট অফিস) Ushaghat  
POLICE STATION (থানা) Azadpur PIN 713303  
DISTRICT (জেলা) Parchin STATE (রাজ্য) W-B.
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Brother
6. AADHAR NO 5167 8850 0795.  
PAN \_\_\_\_\_  
EPIC NO \_\_\_\_\_

আমি (শনাক্তকারী) \_\_\_\_\_ অ.এ দলিলের (Query No.) \_\_\_\_\_  
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Ajeet Kumar Rai as identifier identifying the executants of the concerned deed (Query No.) 2000H37743/2024

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Ajeet Kumar Rai

IDENTIFIER SIGNATURE  
(শনাক্তকারীর স্বাক্ষর)

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



192023240389061708

Details

GRN: 192023240389061708 Payment Mode: SBI Epay  
GRN Date: 19/02/2024 10:58:28 Bank/Gateway: SBlePay Payment Gateway  
BRN : 3782043108729 BRN Date: 19/02/2024 10:59:28  
Gateway Ref ID: CHP0992249 Method: State Bank of India NB  
GRIPS Payment ID: 190220242038906169 Payment Init. Date: 19/02/2024 10:58:28  
Payment Status: Successful Payment Ref. No: 2000437743/1/2024  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr AMIT KUMAR RAI  
Address: SIMULTALA 1 NO MOHISHILA COLONY, ASANSOL-713303  
Mobile: 9732095565  
Email: RAIAMIT2904@GMAIL.COM  
Period From (dd/mm/yyyy): 19/02/2024  
Period To (dd/mm/yyyy): 19/02/2024  
Payment Ref ID: 2000437743/1/2024  
Dept Ref ID/DRN: 2000437743/1/2024

Payment Details

Sl. No.	Payment Ref. No.	Head of Payment	Head of P/C	Amount (₹)
1	2000437743/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	19061
2	2000437743/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	51621
			<b>Total</b>	<b>70682</b>

IN WORDS: SEVENTY THOUSAND SIX HUNDRED EIGHTY TWO ONLY.



### Major Information of the Deed

Deed No :	I-2305-01323/2024	Date of Registration	21/02/2024
Query No / Year	2305-2000437743/2024	Office where deed is registered	
Query Date	18/02/2024 12:07:50 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	UTSAV MUKHERJEE DISTRICT JUDGES COURT PASCHIM BARDHAMAN AT ASANSOL, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 8250942170, 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], [4311] Other than Immovable Property, Receipt [Rs : 51,60,000/-]	
Set Forth value		Market Value	
		Rs. 1,28,86,356/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,061/- (Article:48(g))		Rs. 51,621/- (Article:E, E, E, B)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment 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, , 01 Mohisila Colony 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-340 (RS :-210 )	LR-6505	Bastu	Bastu	0.05 Acre		25,77,271/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,

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, , 01 Mohisila Colony Pin Code : 713303



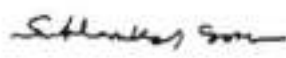


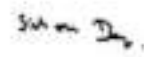



Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-340 (RS :-210 )	LR-6312	Bastu	Bastu	0.01 Acre		5,15,454/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	LR-340 (RS :-210 )	LR-6313	Bastu	Bastu	0.01 Acre		5,15,454/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L4	LR-340 (RS :-210 )	LR-6314	Bastu	Bastu	0.01 Acre		5,15,454/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L5	LR-340 (RS :-210 )	LR-6315	Bastu	Bastu	0.01 Acre		5,15,454/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,










L6	LR-340 (RS -210)	LR-6316	Bastu	Bastu	0.01 Acre		5,15,454/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L7	LR-340 (RS -210)	LR-6317	Bastu	Bastu	0.01 Acre		5,15,454/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L8	LR-340 (RS -210)	LR-6318	Bastu	Bastu	0.01 Acre		5,15,454/-	Width of Approach Road: 30 Ft.,
L9	LR-340 (RS -210)	LR-6319	Bastu	Bastu	0.01 Acre		5,15,454/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L10	LR-340 (RS -210)	LR-6320	Bastu	Bastu	0.01 Acre		5,15,454/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L12	LR-340 (RS -210)	LR-6384	Bastu	Bastu	0.02 Acre		10,30,909/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L13	LR-340 (RS -210)	LR-6385	Bastu	Bastu	0.02 Acre		10,30,909/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L14	LR-340 (RS -210)	LR-6386	Bastu	Bastu	0.02 Acre		10,30,909/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L15	LR-340 (RS -210)	LR-6388	Bastu	Bastu	0.02 Acre		10,30,909/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L16	LR-340 (RS -210)	LR-6387	Bastu	Bastu	0.02 Acre		10,30,909/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>19Dec</b>	<b>0 /-</b>	<b>97,93,631 /-</b>	

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, 01 Mohisila Colony Pin Code : 713303

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L11	LR-340 (RS -210)	LR-6321	Bastu	Bastu	0.01 Acre		5,15,454/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		<b>Grand Total :</b>			<b>25Dec</b>	<b>0 /-</b>	<b>128,86,356 /-</b>	

**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri SUBHANKAR SOM (Presentant)</b> Son of Late CHITTARANJAN SOM Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office		 Captured	
	21/02/2024	LTI 21/02/2024	21/02/2024	
01 NO. MOHISHILA COLONY,, Block/Sector: SIMULTALA, KAROSIN BYE LANE,, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BBxxxxxx0P, Aadhaar No: 24xxxxxxxx7149, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office				
2	<b>Name</b> <b>Smt SIBANI DEY</b> Daughter of SAILESH CHANDRA DUTTA ALIAS SAILAN DUTTA Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office		 Captured	
	21/02/2024	LTI 21/02/2024	21/02/2024	
SCHOOL ROAD,, Block/Sector: PURANAHAT,, Flat No: BURNPUR,, City:- Not Specified, P.O:- BURNPUR, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYxxxxxx5L, Aadhaar No: 57xxxxxxxx6917, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office				
3	<b>Name</b> <b>Smt SHIKHA DEY</b> Daughter of JAGANNATH PAUL WIFE OF LATE BISWAJIT DEY Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office		 Captured	
	21/02/2024	LTI 21/02/2024	21/02/2024	
SCHOOL ROAD,, Block/Sector: PURANAHAT,, City:- Not Specified, P.O:- BURNPUR, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BDxxxxxx3B, Aadhaar No: 99xxxxxxxx0890, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	<b>Shri MANAS KUMAR DEY</b> Son of Late ASHOK KUMAR DEY Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office	 21/02/2024	 LTI 21/02/2024 Captured	 21/02/2024
SCHOOL ROAD,, Block/Sector: PURANAHAT,, City:- Not Specified, P.O:- BURNPUR, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BDxxxxxx2N, Aadhaar No: 66xxxxxxxx5675, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	<b>Shri TAPAS KUMAR DEY</b> Son of Late ASHOK KUMAR DEY Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office	 21/02/2024	 LTI 21/02/2024 Captured	 21/02/2024
SCHOOL ROAD,, Block/Sector: PURANAHAT,, City:- Not Specified, P.O:- BURNPUR, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BDxxxxxx4R, Aadhaar No: 99xxxxxxxx2464, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	<b>Shri AMIT KUMAR DEY</b> Son of Late ASHOK KUMAR DEY Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office	 21/02/2024	 LTI 21/02/2024 Captured	 21/02/2024
SCHOOL ROAD,, Block/Sector: PURANAHAT,, City:- Not Specified, P.O:- BURNPUR, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AQxxxxxx6A, Aadhaar No: 33xxxxxxxx9066, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office				



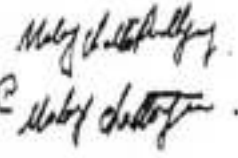
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 Document is digitally signed.

7	Name	Photo	Finger Print	Signature
	<b>Smt BITHIKA DEY</b> Daughter of PRAFULLA CHANDRA MITRA WIFE OF ALOKE KUMAR DEY Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office		 Captured	
	ATACHAKI BYE LANE GOLI,, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CCxxxxxx6P, Aadhaar No: 50xxxxxxxx9355, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office			
8	Name	Photo	Finger Print	Signature
	<b>Shri ANUP DEY</b> Son of Late ALOK KUMAR DEY Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office		 Captured	
	ATACHAKI BYE LANE GOLI,, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AOxxxxxx7D, Aadhaar No: 49xxxxxxxx4631, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office			
9	Name	Photo	Finger Print	Signature
	<b>Miss ARATI DEY</b> Daughter of KALIPADA DEY Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office		 Captured	
	ATACHAKI BYE LANE GOLI,, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BNxxxxxx4R, Aadhaar No: 74xxxxxxxx3389, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office			
10	Name	Photo	Finger Print	Signature
	<b>Shri NARAYAN DEY</b> Son of Late KALIPADA DEY Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office		 Captured	

ATACHAKI BYE LANE GOLI,, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BKxxxxxx8E, Aadhaar No: 74xxxxxxx4252, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office

11	Name	Photo	Finger Print	Signature
	<b>Shri RAMGOPAL DEY</b> Son of Late KALIPADA DEY Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office		 Captured	
		21/02/2024	LTI 21/02/2024	21/02/2024

SIMULTALA,, Block/Sector: SANGHATI NAGAR,, Flat No: PURNIMA HOUSING, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CTxxxxxx3C, Aadhaar No: 80xxxxxxx0361, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office



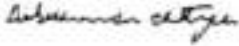





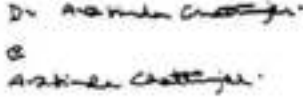
12	Name	Photo	Finger Print	Signature
	<b>Shri MALAY CHATTOPADHYAY, (Alias: Shri MALAY CHATTERJEE)</b> Son of Late TARAPADA CHATTERJEE ALIAS TARAPADA CHATTOPADHYAY Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office		 Captured	
		21/02/2024	LTI 21/02/2024	21/02/2024

01 NO. MOHISHILA COLONY,, Block/Sector: KEROSHIN BY LANE GOLI,, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ANxxxxxx9E, Aadhaar No: 20xxxxxxx9128, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office

13	Name	Photo	Finger Print	Signature
	<b>Shri SUJOY KUMAR CHATTERJEE</b> Son of Late TARAPADA CHATTERJEE Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office		 Captured	
		21/02/2024	LTI 21/02/2024	21/02/2024

HOUSE NO. 181,, Block/Sector: KEROSHIN BY LANE GOLI,, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AJxxxxxx6M, Aadhaar No: 33xxxxxxx3440, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office






14	Name	Photo	Finger Print	Signature
	<b>Shri BIBEKANANDA CHATTERJEE</b> Son of Late KRISHNA PADA CHATTERJEE Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office		 Captured	 21/02/2024
01 NO. MOHISHILA COLONY,, Block/Sector: BATTALA BAZAAR,, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx4F, Aadhaar No: 66xxxxxxxx8309, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office				
15	Name	Photo	Finger Print	Signature
	<b>Shri SUBHASH CHATTERJEE</b> Son of Late KRISHNA PADA CHATTERJEE Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office		 Captured	 21/02/2024
01 NO. MOHISHILA COLONY,, Block/Sector: BATTALA BAZAAR,, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BLxxxxxx8A, Aadhaar No: 64xxxxxxxx9674, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office				
16	Name	Photo	Finger Print	Signature
	<b>Dr ARABINDA CHATTERJEE, (Alias: ARABINDA CHATTERJEE)</b> Son of Late KRISHAN PADA CHATTERJEE Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office		 Captured	 21/02/2024
13F MAYADASI ROAD,, Block/Sector: PARNASREE PALLY S.O.,, City:- Not Specified, P.O:- KOLKATA, P.S:-Amharst Street, District:-Kolkata, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx2M, Aadhaar No: 28xxxxxxxx9625, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office				

29/02/2024 ,Query No:-23052000437743 / 2024 Deed No :-01323/2024.  
 Document is digitally signed.

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>UNIVERSAL CONSTRUCTION CO</b> C/o Kabita Enterprise, Block/Sector: Sb Gorai Rd Near Ram Sayer Maidan, Flat No: Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 , PAN No. : AAxxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr AMIT KUMAR RAI</b> Son of Mr KAILASH RAI Date of Execution - 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024, Place of Admission of Execution: Office		 Captured LTI 21/02/2024	 21/02/2024
3F03 3RD FLOOR, Block/Sector: RADHIKA APPT, Flat No: 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. : ARxxxxxx8F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : UNIVERSAL CONSTRUCTION CO (as PARTNER)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr AJEET KUMAR RAI</b> Son of Mr KAILASH RAI RADHIKA APPT SIMULTALA, Block/Sector: MOHISILA COLONY, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303		 Captured	 21/02/2024
Identifier Of Mr AMIT KUMAR RAI, Shri SUBHANKAR SOM, Smt SIBANI DEY, Smt SHIKHA DEY, Shri MANAS KUMAR DEY, Shri TAPAS KUMAR DEY, Shri AMIT KUMAR DEY, Smt BITHIKA DEY, Shri ANUP DEY, Miss ARATI DEY, Shri NARAYAN DEY, Shri RAMGOPAL DEY, Shri MALAY CHATTOPADHYAY, Shri SUJOY KUMAR CHATTERJEE, Shri BIBEKANANDA CHATTERJEE, Shri SUBHASH CHATTERJEE, Dr ARABINDA CHATTERJEE			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri SUBHANKAR SOM	UNIVERSAL CONSTRUCTION CO-0.05 Acre

**Transfer of property for L10**

Sl.No	From	To. with area (Name-Area)
1	Shri NARAYAN DEY	UNIVERSAL CONSTRUCTION CO-0.01 Acre

**Transfer of property for L11**

Sl.No	From	To. with area (Name-Area)
1	Shri RAMGOPAL DEY	UNIVERSAL CONSTRUCTION CO-0.01 Acre

29/02/2024 ,Query No:-23052000437743 / 2024 Deed No :-1-01323/2024.  
 Document is digitally signed.

**Transfer of property for L12**

Sl.No	From	To. with area (Name-Area)
1	Shri MALAY CHATTOPADHYAY	UNIVERSAL CONSTRUCTION CO-0.02 Acre

**Transfer of property for L13**

Sl.No	From	To. with area (Name-Area)
1	Shri SUJOY KUMAR CHATTERJEE	UNIVERSAL CONSTRUCTION CO-0.02 Acre

**Transfer of property for L14**

Sl.No	From	To. with area (Name-Area)
1	Shri BIBEKANANDA CHATTERJEE	UNIVERSAL CONSTRUCTION CO-0.02 Acre

**Transfer of property for L15**

Sl.No	From	To. with area (Name-Area)
1	Shri SUBHASH CHATTERJEE	UNIVERSAL CONSTRUCTION CO-0.02 Acre

**Transfer of property for L16**

Sl.No	From	To. with area (Name-Area)
1	Dr ARABINDA CHATTERJEE	UNIVERSAL CONSTRUCTION CO-0.02 Acre

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Smt SIBANI DEY	UNIVERSAL CONSTRUCTION CO-0.01 Acre

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Smt SHIKHA DEY	UNIVERSAL CONSTRUCTION CO-0.01 Acre

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Shri MANAS KUMAR DEY	UNIVERSAL CONSTRUCTION CO-0.01 Acre

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	Shri TAPAS KUMAR DEY	UNIVERSAL CONSTRUCTION CO-0.01 Acre

**Transfer of property for L6**

Sl.No	From	To. with area (Name-Area)
1	Shri AMIT KUMAR DEY	UNIVERSAL CONSTRUCTION CO-0.01 Acre

**Transfer of property for L7**

Sl.No	From	To. with area (Name-Area)
1	Smt BITHIKA DEY	UNIVERSAL CONSTRUCTION CO-0.01 Acre

**Transfer of property for L8**

Sl.No	From	To. with area (Name-Area)
1	Shri ANUP DEY	UNIVERSAL CONSTRUCTION CO-0.01 Acre

**Transfer of property for L9**

Sl.No	From	To. with area (Name-Area)
1	Miss ARATI DEY	UNIVERSAL CONSTRUCTION CO-0.01 Acre

## 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, 01 Mohisila Colony Pin Code : 713303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 340, LR Khatian No:- 6505	Owner:ଶ୍ରୀ ସୁଭାଙ୍କର ଦେବ, Gurdian:ଶ୍ରୀ ସୁଭାଙ୍କର ଦେବ, Address:ଝାଝା, Classification:ଝାଝା, Area:0.05000000 Acre,	Shri SUBHANKAR SOM

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, 01 Mohisila Colony Pin Code : 713303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 340, LR Khatian No:- 6312	Owner:ଶ୍ରୀ ସିବାନୀ ଦେବ, Gurdian:ଶ୍ରୀ ସିବାନୀ ଦେବ, Address:ଝାଝା, Classification:ଝାଝା, Area:0.01000000 Acre,	Smt SIBANI DEY
L3	LR Plot No:- 340, LR Khatian No:- 6313	Owner:ଶ୍ରୀ ଶିକ୍ଷା ଦେବ, Gurdian:ଶ୍ରୀ ଶିକ୍ଷା ଦେବ, Address:ଝାଝା, Classification:ଝାଝା, Area:0.01000000 Acre,	Smt SHIKHA DEY
L4	LR Plot No:- 340, LR Khatian No:- 6314	Owner:ଶ୍ରୀ ମନାସ କୁମାର ଦେବ, Gurdian:ଶ୍ରୀ ମନାସ କୁମାର ଦେବ, Address:ଝାଝା, Classification:ଝାଝା, Area:0.01000000 Acre,	Shri MANAS KUMAR DEY
L5	LR Plot No:- 340, LR Khatian No:- 6315	Owner:ଶ୍ରୀ ତପାସ କୁମାର ଦେବ, Gurdian:ଶ୍ରୀ ତପାସ କୁମାର ଦେବ, Address:ଝାଝା, Classification:ଝାଝା, Area:0.01000000 Acre,	Shri TAPAS KUMAR DEY
L6	LR Plot No:- 340, LR Khatian No:- 6316	Owner:ଶ୍ରୀ ଅମିତ କୁମାର ଦେବ, Gurdian:ଶ୍ରୀ ଅମିତ କୁମାର ଦେବ, Address:ଝାଝା, Classification:ଝାଝା, Area:0.01000000 Acre,	Shri AMIT KUMAR DEY
L7	LR Plot No:- 340, LR Khatian No:- 6317	Owner:ଶ୍ରୀ ବିଥିକା ଦେବ, Gurdian:ଶ୍ରୀ ବିଥିକା ଦେବ, Address:ଝାଝା, Classification:ଝାଝା, Area:0.01000000 Acre,	Smt BITHIKA DEY
L8	LR Plot No:- 340, LR Khatian No:- 6318	Owner:ଶ୍ରୀ ଅନୁପ ଦେବ, Gurdian:ଶ୍ରୀ ଅନୁପ ଦେବ, Address:ଝାଝା, Classification:ଝାଝା, Area:0.01000000 Acre,	Shri ANUP DEY
L9	LR Plot No:- 340, LR Khatian No:- 6319	Owner:ମିସ୍ ଅରାତି ଦେବ, Gurdian:ମିସ୍ ଅରାତି ଦେବ, Address:ଝାଝା, Classification:ଝାଝା, Area:0.01000000 Acre,	Miss ARATI DEY
L10	LR Plot No:- 340, LR Khatian No:- 6320	Owner:ଶ୍ରୀ ନାରାୟଣ ଦେବ, Gurdian:ଶ୍ରୀ ନାରାୟଣ ଦେବ, Address:ଝାଝା, Classification:ଝାଝା, Area:0.01000000 Acre,	Shri NARAYAN DEY
L12	LR Plot No:- 340, LR Khatian No:- 6384	Owner:ଶ୍ରୀ ମାଲୟ ଚାଟ୍ଟୋପାଧ୍ୟାୟ, Gurdian:ଶ୍ରୀ ମାଲୟ ଚାଟ୍ଟୋପାଧ୍ୟାୟ, Address:ଝାଝା, Classification:ଝାଝା, Area:0.02000000 Acre,	Shri MALAY CHATTOPADHYAY
L13	LR Plot No:- 340, LR Khatian No:- 6385	Owner:ଶ୍ରୀ ସୁଜୟ କୁମାର ଚାଟ୍ଟୋପାଧ୍ୟାୟ, Gurdian:ଶ୍ରୀ ସୁଜୟ କୁମାର ଚାଟ୍ଟୋପାଧ୍ୟାୟ, Address:ଝାଝା, Classification:ଝାଝା, Area:0.02000000 Acre,	Shri SUJOY KUMAR CHATTERJEE
L14	LR Plot No:- 340, LR Khatian No:- 6386	Owner:ଶ୍ରୀ ବିବେକାନନ୍ଦା ଚାଟ୍ଟୋପାଧ୍ୟାୟ, Gurdian:ଶ୍ରୀ ବିବେକାନନ୍ଦା ଚାଟ୍ଟୋପାଧ୍ୟାୟ, Address:ଝାଝା, Classification:ଝାଝା, Area:0.02000000 Acre,	Shri BIBEKANANDA CHATTERJEE

L15	LR Plot No:- 340, LR Khatian No:- 6388	Owner: ଶ୍ରୀ ସବୁଜ ଚଟ୍ଟରଞ୍ଜୀ, Gurdian: ଶ୍ରୀ ସବୁଜ ଚଟ୍ଟରଞ୍ଜୀ, Address: ଶ୍ରୀ ଚଟ୍ଟରଞ୍ଜୀ, Classification: ଗଣ, Area 0.02000000 Acre,	Shri SUBHASH CHATTERJEE
L16	LR Plot No:- 340, LR Khatian No:- 6387	Owner: ଡଃ. ଅରବିନ୍ଦ ଚଟ୍ଟରଞ୍ଜୀ, Gurdian: ଶ୍ରୀ ସବୁଜ ଚଟ୍ଟରଞ୍ଜୀ, Address: ଶ୍ରୀ ଚଟ୍ଟରଞ୍ଜୀ, Classification: ଗଣ, Area 0.02000000 Acre,	Dr ARABINDA CHATTERJEE

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, 01 Mohisila Colony Pin Code: 713303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L11	LR Plot No:- 340, LR Khatian No:- 6321	Owner: ଶ୍ରୀ ରାମଗୋପାଳ ଦେବ, Gurdian: ଶ୍ରୀ ରାମଗୋପାଳ ଦେବ, Address: ଶ୍ରୀ ଦେବ, Classification: ଗଣ, Area 0.01000000 Acre,	Shri RAMGOPAL DEY

Endorsement For Deed Number : I - 230501323 / 2024

On 21-02-2024

**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 15:50 hrs on 21-02-2024, at the Office of the A.D.S.R. ASANSOL by Shri SUBHANKAR SOM , 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 1,28,86,356/-

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

Execution is admitted on 21/02/2024 by 1. Shri SUBHANKAR SOM, Son of Late CHITTARANJAN SOM, 01 NO. MOHISHILA COLONY,, Sector: SIMULTALA, KAROSIN BYE LANE,, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others, 2. Smt SIBANI DEY, Daughter of SAILESH CHANDRA DUTTA ALIAS SAILAN DUTTA, SCHOOL ROAD,, Sector: PURANAHAT,, Flat No: BURNPUR,, P.O: BURNPUR, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession House wife, 3. Smt SHIKHA DEY, Daughter of JAGANNATH PAUL WIFE OF LATE BISWAJIT DEY, SCHOOL ROAD,, Sector: PURANAHAT,, P.O: BURNPUR, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession House wife, 4. Shri MANAS KUMAR DEY, Son of Late ASHOK KUMAR DEY, SCHOOL ROAD,, Sector: PURANAHAT,, P.O: BURNPUR, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Others, 5. Shri TAPAS KUMAR DEY, Son of Late ASHOK KUMAR DEY, SCHOOL ROAD,, Sector: PURANAHAT,, P.O: BURNPUR, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Others, 6. Shri AMIT KUMAR DEY, Son of Late ASHOK KUMAR DEY, SCHOOL ROAD,, Sector: PURANAHAT,, P.O: BURNPUR, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Others, 7. Smt BITHIKA DEY, Daughter of PRAFULLA CHANDRA MITRA WIFE OF ALOKE KUMAR DEY, ATACHAKI BYE LANE GOLI,, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession House wife, 8. Shri ANUP DEY, Son of Late ALOK KUMAR DEY, ATACHAKI BYE LANE GOLI,, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others, 9. Miss ARATI DEY, Daughter of KALIPADA DEY, ATACHAKI BYE LANE GOLI,, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others, 10. Shri NARAYAN DEY, Son of Late KALIPADA DEY, ATACHAKI BYE LANE GOLI,, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others, 11. Shri RAMGOPAL DEY, Son of Late KALIPADA DEY, SIMULTALA, Sector: SANGHATI NAGAR,, Flat No: PURNIMA HOUSING, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others, 12. Shri MALAY CHATTOPADHYAY, Alias Shri MALAY CHATTERJEE, Son of Late TARAPADA CHATTERJEE ALIAS TARAPADA CHATTOPADHYAY, 01 NO. MOHISHILA COLONY,, Sector: KEROSHIN BY LANE GOLI,, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others, 13. Shri SUJOY KUMAR CHATTERJEE, Son of Late TARAPADA CHATTERJEE, HOUSE NO. 181,, Sector: KEROSHIN BY LANE GOLI,, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others, 14. Shri BIBEKANANDA CHATTERJEE, Son of Late KRISHNA PADA CHATTERJEE, 01 NO. MOHISHILA COLONY,, Sector: BATTALA BAZAAR,, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others, 15. Shri SUBHASH CHATTERJEE, Son of Late KRISHNA PADA CHATTERJEE, 01 NO. MOHISHILA COLONY,, Sector: BATTALA BAZAAR,, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others, 16. Dr ARABINDA CHATTERJEE, Alias ARABINDA CHATTERJEE, Son of Late KRISHAN PADA CHATTERJEE, 13F MAYADASI ROAD,, Sector: PARNASREE PALLY S.O.,, P.O: KOLKATA, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Others

Indetified by Mr AJEET KUMAR RAI, , Son of Mr KAILASH RAI, RADHIKA APPT SIMULTALA, Sector: MOHISHILA COLONY, 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 21-02-2024 by Mr AMIT KUMAR RAI, PARTNER, UNIVERSAL CONSTRUCTION CO (Partnership Firm), C/o Kabita Enterprise, Block/Sector: Sb Gorai Rd Near Ram Sayer Maidan, Flat No: Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301

Indetified by Mr AJEET KUMAR RAI, . . Son of Mr KAILASH RAI, RADHIKA APPT SIMULTALA, Sector: MOHISILA COLONY, 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 51,621.00/- ( B = Rs 51,600.00/- ,E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 51,621/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 19/02/2024 10:59AM with Govt. Ref. No: 192023240389061708 on 19-02-2024, Amount Rs: 51,621/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 3782043108729 on 19-02-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,061/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 19,061/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 594, Amount: Rs.1,000.00/-, Date of Purchase: 06/02/2024, Vendor name: P GHANTY

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 19/02/2024 10:59AM with Govt. Ref. No: 192023240389061708 on 19-02-2024, Amount Rs: 19,061/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 3782043108729 on 19-02-2024, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2024, Page from 30596 to 30635  
being No 230501323 for the year 2024.



Digitally signed by MANOJ KUMAR MANDAL  
Date: 2024.02.29 11:56:51 +05:30  
Reason: Digital Signing of Deed.

**(Manoj Kumar Mandal) 29/02/2024**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ASANSOL**  
**West Bengal.**

29/02/2024 ,Query No:-23052000437743 / 2024 Deed No :I-01323/2024.  
Document is digitally signed.

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