



24.01.2023  
07.45pm

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 2000199762/2023 K 144327

Certified that the document is admitted to registration. The signature sheet and the endorsement sheets attached with this document are the part of this document.

31/01/23

Tara Ghosal

ASTHA CONSTRUCTION  
Partner Debi Kumar Sen  
Partner Prabir Anjan Das  
Partner Malika Banerjee

DEED OF DEVELOPMENT AGREEMENT

This Deed of Development Agreement executed on this the 24<sup>th</sup> day of January, 2023 (Two Thousand Twenty Three);

BETWEEN

TARA GORAI

ASTHA CONSTRUCTION  
Amar Debn Karmakar  
Rabi Rosan Verma  
Mallika Banerjee  
PARTNER

**TARA GORAI(UID-3586 3381 3238, PAN-AGLPG0369B)** wife of Sri Satyaban Gorai, Hindu by faith, Service etc. by Occupation, resident of Vidyasagar Pally Ranchi Road Bye Lane, Purulia, P.O. – Purulia, P.S. – Purulia (T), Dist.-Purulia, PIN-723101 hereinunder called and referred to as the **LAND LADY/OWNER**(which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include his/her heirs, executors, administrators, legal representatives, assignees etc.) of the **ONE PART**.

**AND**

**ASTHA CONSTRUCTION(PAN-ABUFA3191R)** a construction firm having its office at West Lake Road, Ashram Pally, Saheb Bandh, Ward No. 03, P.O. – Purulia, P.S. – Purulia (T), Dist. – Purulia, PIN – 723101, West Bengal herein after called and referred to as the **DEVELOPERS** (which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include it's partner's heirs, executors, administrators, legal representatives, assignees etc. in office) of the **OTHER PART**. The developers represented through it's partners (a) **Sri Amarnath Karmakar(UID-2992 7777 2902, PAN- CMHPK2504A)** S/o Late Shiblal Karmakar, by faith hindu, Indian Citizen, by occupation Business, resident of Sonu Tower, Namopara, Rathtala, Purulia, P.O. – Namopara, P.S. – Purulia (T), Dist. – Purulia, West Bengal, PIN – 723103, (First Partner) (b) **Sri Rabi Rosan Verma(UID-9028 2280 0281PAN- AUQPV5891C. )** S/o Manup Kumar Verma resident of H.P. Dan Road, Station Para, Purulia, PIN – 723103, West Bengal(Second Partner). (c) **Smt. Mllika Banerjee (UID-2771 2537 6554, PAN-AOAPB8498K)** wife of Sri Jyotirmoy Banerjee by faith Hindu, Indian Citizen, by occupation Business, resident of Rampada Colony, Purulia, Ward no. 12, P.O. Namopara, P.S. Purulia(Town) Dist. Purulia, West Bengal, Pin 723103(Third Partner).

**WHEREAS** the property situated in Mouza Nadiha J. L. No. 291/3 under Purulia Municipality Ward no. 6, being holding no. 77, R.S. Khata No. 165, being the R.S. Plot No. 2462 measuring an area 03 Katha 03 Chhatak & R.S. Plot No. 2463 measuring area 07 Chhatak, total area 03 Katha 10 Chhatak land situated at Chaibasa Road, Purulia, have been owned and possessed by the present aforesaid **LANDLORD/ OWNER** and she has acquired the same by way of a registered deed of sale being no 5302 dated 05/10/2012 Registered in the Office of the District Sub-Registrar Purulia, entered in Book I, CD Volume 20 page no. 1364 to 1395 for the year 2012 by a valuable consideration.

Tanya Global

ASTHA CONSTRUCTION  
Aman Datta Karmakar  
Rishi Roshan Verma  
PARTNER  
Malika Banerjee

**AND**

**WHEREAS** the Landlord/Owner mutated her name in the concerned B. L. & L. R Office vide mutation case no. 622/2014 and converted the character of land from Agricultural Land to Residential Land by conversion case no. 445/2014 and also obtained a separate holding no. in her name being holding no. 77 ward no. 6 having paid all the municipal taxes and other Govt. taxes and accordingly after the said purchase the present owner/landlord have been in peaceful possession over the aforementioned property which will be mentioned in the schedule herein below.

**AND**

**WHEREAS** for the benefit of herself and also for the development of the property, the landlord/owner have decided to demolish the existing structures and to erect and/or construct a multi-storied building thereon over the aforesaid property mentioned in the schedule herein below and as such due their lacuna in the area of infrastructure, the landlord/owner have decided and intended to develop the schedule property with the assistance of a competent Developer and/or promoter and as soon as the Developer of the other part in this deed have come to know the intention of the landlord/owner have proposed to the landlord/owner to make an agreement for development of the schedule property and the landlord/owner also agreed with such proposal of the Developer of the other part in this deed and has agreed to make an agreement under certain terms and condition as cited herein below.

**AND**

**WHEREAS** the Developers after scrutinizing and going through all the papers and documents regarding the valid title and possession over the schedule property have agreed to develop the schedule property by construction and or erecting a proposed multi-storied Basement + (G+4) or (G+5) building thereon over the same and the same multi-storied Basement + (G+4) or (G+5) building will be known as Basement + (G+4) or (G+5) as the multi-storied Basement + (G+4) or (G+5) building is being erected.

**AND**

**WHEREAS** the landlord/owner has assured the present developer that the schedule property is free from all encumbrances, liens, attachment, mortgage etc. and any other liabilities of any nature whatsoever and howsoever and the owners are in peaceful possession of the said property, the owner has assured the developer that he has marketable and saleable right and title over the Scheduled property.

**AND**

**WHEREAS** after satisfaction regarding the right, title, interest and possession of the landlord, the Developer herein make this deed of Development agreement with the consent that landlord in every part of construction with assist.

Tarika bhojal

ASTHA CONSTRUCTION  
Aman Datta Karmakar  
Rishi Nandan Verma.  
Mallika Banerjee.  
PARTNER

**NOW THIS DEED OF DEVELOPMENT AGREEMENT WITNESSES AS FOLLOWS:-**

1. That the land-owners delivered peaceful possession of the schedule property through the execution of this deed of development agreement to the developer, for the purpose of development and construction of proposed multi-storied Basement + (G+4) or (G+5) building consisting of several nos. of residential/commercial independent flat/unit from the ground floor to upper floors with garage spaces in the ground floor and the developer in this deed shall accordingly take over possession of the land in question for the aforesaid purpose for development of the same.
2. That the land owner has fully assured the developer that the land in question is free from all kinds of encumbrances, charges, liens, attachments and encroachment, mortgage etc. and there is no notice of the proposed multistoried building or buildings thereon over the schedule mentioned property and also there is no objection or hindrance or obstacles in obtaining approval and sanctioned plan for construction of multistoried building/apartment from the competent authorities.
3. The first party/ landowner further assured the developer that apart from them, no one else is/are entitled to or has any right and interest over the schedule property or any part thereof either as co-sharers and co-interested persons in joint family or otherwise the first party/landowners are not the benamdar trustee for any one in respect of the schedule property and the first party/ landowner are fully entitled to transfer, convey, dispose and alienate the property in any manner to any one as they think proper and fit as per their own and sole discretion.
4. That the first party/ land owner also assured the developer that the developer will be in no manner liable for any of the outgoing and outstanding dues relation to the scheduled land for the period prior to execution of this deed of development agreement and the same liabilities shall be borne by the first party/ land owner only. If otherwise found as described clause 2 to clause 4 the developer may be cancelled this agreement.

Taxa Global

ASTHA CONSTRUCTION  
Ajmer Datta Kanwar  
Rishi Ratan Jaiswal  
PARTNER  
Mallika Bhatnagar

5. That the second party/ developer be entitled to do all acts, deeds, matters, which it/he/they think, necessary, relating to the development and construction of proposed multistoried building/apartment consisting of independent, commercial unit, residential flats, garage, parking space etc. in general only on specific reliefs written hereunder:-

6. The reliefs have been given by the first party/ landowners as follows:-

- a. To prepare, amend or revise the building plan so will be submitted by the owner/landlord with the assistance of the Developer herein for the purpose of construction of Multi-storied (G+4) or (G+5) building on the land in question and to process submit the same for approval and sanction to the competent authority Concerned in this name or either in the name of the land owners at the const and expensed of developer of the other part in this deed.
- b. To appoint technical person, architects, engineers, contractors etc. and managerial personals for development and construction of the proposed multistoried building and for allied jobs as may be deemed necessary for the purpose.
- c. That the owner shall not make any interference with the construction work of developer at any point of time, the Developer will construct the complete project as per sanctioned plan of Municipality.

7. The project for construction of the multistoried building as in the manner stated aforesaid have been averred and stated as follows under the nomenclature of "OWNERS' ALLOCATION" and "DEVELOPER'S ALLOCATION":-

After obtaining the sanctioned plan from the competent authority the owner in the one hand and the developer in the other hand of this deed will demark their own portions and or shares in the building so will be constructed over the schedule property and in this event the owners' allocated area will be provided for the Developer Allocated area as Developers' Allocation.

Taxa Global

ASTHA CONSTRUCTION  
Amrinder Singh  
Rishi Kaur  
Mullik Banerjee. PARTNER

#### **8. OWNERS' ALLOCATION:**

The allocated portion in the manner as aforesaid of the entire multi-storied building, the landowner shall be entitled to get his own area.

i) Owner's Allocation – Owner will get 40% in the basement out of total construction area in the basement, 40% commercial area out of total constructed commercial area and 33% residential area out of total constructed residential area.

The residential and commercial units along with the respective two wheeler parking space of the building which is proposed to be under the allocation of owners' allocation shall be finished units and the floors shall be covered with floor tiles, windows will be finished with aluminum with glass fitting, the doors will be flash doors made of by Plywood, inside wall will be finished with wall putty, the slab of the kitchen will be made of by marble stone/codappa stone, walls of bathroom and kitchen will be provided with the glaze tiles and the units will be with complete electric wiring as well as the electrical wires with adequate electrical points will be provided.

#### **9. DEVELOPERS' ALLOCATION:**

a) After construction of the entire building i.e. Basement + (G+4) or (G+5) the developer shall get the rest area of construction area after deducting the owners allocation.

b) That it is hereby agreed by and between the owner and the Developers that to avoid future dispute/litigation after sanctioned of proposed building plan the parties shall demarcate their respective portion of the constructed area in term of the above allocation over the copy of sanctioned building plan and put their respective signature therein which may be treated full and final settlement of allocation of the constructed area of the building and in the event after obtaining the sanctioned building plan the Owner and Developers will allocate their portion by demarcating their respective share in different inks such as the Owner allocated portions and Developers allocated portion in the sanctioned plan and it is further decided that after being allocated the respective portion in the manner as stated above the Owner will be bound to empower the Developer to transfer Developers allocated portions through any Deed of Conveyance or Conveyances by executing registered deed of General Power of Attorney.

Tanya Goyal

ASTHA CONSTRUCTION  
Aman Datta Kamal  
Rishi Anjan Verma. PARTNER  
Mallika Banerjee.

c) Roof right of the building shall be strictly reserved to the Developer for further construction subject to sanction from appropriate authority and in that case land owners and intending purchasers shall have no right to raise any objection.

d) After deducting the said owners allocation as will be determined after obtaining the sanctioned plan, the existing portion of the building will be developers' allocation. The developer shall construct and finish the entire building in question with a period of 24 months from the date of starting the construction provided that if any type of loss to the second party/ developer such as declaration of war by enemy county, hindrance from Govt. Natural Calamity, defect in the title in the land of the first party/land owners leading to dispose before the court etc. then so much of time as is/are so shall be added to the aforesaid period of 6 months. The developers will construct the multi storied building as per their own choices, expenses and decision.

It is to be mentioned here that the developer will handover and deliver the possession to the landlord/owner in respect of owners' allocated area as will be distinguished after obtaining of the sanctioned plan with finished work as early as possible within the aforesaid period of 24 months and in this event the parties of this agreement have mutually agreed that the developer can never in any way transfer any unit prior to handover the finished allocated portion to the owner which is under the nomenclature of "OWNERS' ALLOCATION".

It is to be mentioned here that the developer can use their own allocated portion at their sole discretion and the owner can never make any objection to that effect.

It further be mentioned here that during the period of construction, the first party landlord will never be in any way make any obstruction or create any disturbance in the scheduled premises.

Be it noted that owners and developer will retain their allocated portion together with proportionate share or interest in the land of the said premises also together with proportionate common area and facilities of newly constructed building. The allocated portion of the Developer shall be exclusive of the Developer unconcerned with Owner similarly allocated portion of the Owner shall be exclusive of the Owner unconcerned with Developer.

Tarika Ghoshal

ASTHA CONSTRUCTION  
Amar Datta Kamalakar  
Tarika Ghoshal, PARTNER  
Mallika Banerjee.

10. It is also be agreed between the parties that the proposed lift which will be provided in the proposed multi-storied building Basement + (G+4) or (G+5) will be constructed by the developer at their own cost and expense.

11. For the purpose of registration, stamp duty and registration fee has been paid as per assessment of value of the Additional District Sub-Registrar, Purulia amounting of Rs. 30,99,376/- (Thirty Lakh Ninety Nine Thousand Three Hundred Seventy Six) Only.

12. THE DEED OF DEVELOPMENT AGREEMENT has been executed by the parties with the condition has stated herein below:

The OWNER shall not be entitled to lay any claim if the DEVELOPER makes any alteration over their allocated portion. The OWNERS' allocated portion will be the exclusive share of the OWNER in which the DEVELOPER and / or their assignees and /or successor in interest shall not be entitled to lay any claim or if any claim laid, that will not be tenable or valid. The DEVELOPERS' allocated portion will be exclusive share of DEVELOPER unconcerned with the OWNER, in which the OWNER and /or their assignees and/or successor in interest shall not be entitled to lay any claim or if any claim laid that will not be tenable and valid. The OWNER and the DEVELOPER shall jointly demarcate and define on a copy of the sanctioned plan of the propose building as OWNERS' ALLOCATION in red colour and after such demarcation the balance portion in the sanctioned plan of the proposed building will be treated as DEVELOPERS' ALLOCATION. It has been further agreed and decided that the DEVELOPER shall deliver the OWNERS' ALLOCATION in finished and complete in the manner as stated in "OWNERS' ALLOCATION" above to the OWNER free of cost, charges and encumbrances. The Developer shall be exclusively entitled to Developers' Allocation having valid right, title, interest and possession therein with exclusive right to enter into any agreement for sale, transfer, let out, lease, license, gift, dispose of or otherwise deal with the same in such part or portion as per his/its discretion and appropriate the earnest money, sale proceeds, premium rent or usufruct of the same without any right, title, interest or claim of the owner and the owner shall not be entitled to lay any manner of claim over the same. The Developer as per his/its own descreation will be entitled to retain or deliver possession of his/its allocated portion or part thereof to any person or persons or any such intending buyer transferee, lessee, tenant etc. and no further consent of the owner shall



Taxa Goyal

ASTHA CONSTRUCTION  
Anur Kaur Karmakar  
Rishi Anand Verma  
Malika Bhatnagar PARTNER

be required to this effect and this agreement by itself be deemed to be and treated as consent of the owner. The owner shall be exclusively entitled to owners' allocation having valid right, title, interest and possession therein with exclusive right to retain for themselves enter into an agreement for sale transfer let out lease license gift dispose of or otherwise deal with same in such part of portion as per their discretion and appropriate the earnest money sale proceeds premium, rent or usufruct of the same with any right, title, interest or claim of the Developer and the Developer shall not be entitled to lay any manner of claim over the same.

The owner as per his/her/their discretion shall be entitled to retain or deliver possession of his/her/their allocated portion or part thereof to any person or persons or any such intending buyer, transferee, lessee, tenant etc. and no further consent of the Developer shall be required to this effect and this agreement by itself be deemed to be and treated as the consent of the Developer. At the request of the Developer the owner through registered deed of General Power of Attorney shall give power to the Developer or its nominated person, in respect of the Developers' allocated portion having power to enter into an agreement for sale, to transfer, lease, license, gift, or any such other purpose/ purposes what so ever as stated in that deed having right to receive and /or retain the money against that deed or the consideration money.

13. That the aforesaid proposed multi-storied Basement + (G+4) or (G+5) building will be constructed and the same will be named after entire constructional work of the building after having mutual discussion of the parties.

Be it mentioned that both the parties manually agreed that after completion of the aforesaid multistoried Basement + (G+4) or (G+5) building under the possessional right in accordance with the proportion and distinguished portion of their respective allocation as will be demarcated after obtaining the sanctioned plan as aforesaid and after distinction of their respective allocated area, the parties of this deed will execute a further deed and or assurance to make and execute another deed in where the specific portion of both the parties will be reflected and in such deed both the parties will be bound to put their respective signatures in that documents.

14. That the stamp duty, registration charges, transformer charges, statutory fees, any kind of GST, if be imposed, electricity meter charges, maintenance charges etc. has to be borne and paid by the landlord/ owners in respect of their allocated area, portion in the proportionate ratio as per their allocation of property.

Taxa Uogal

ASTHA CONSTRUCTION  
Amir Bhatnagar  
Tarak Rosan Verma.  
Hriday Banerjee - PARTNER

15. That it is hereby agreed by and between the owners and the developers that after delivery of the allocated portion of the owners by the developer within the stipulated period and the owner shall be treated as the unit holder of the building and the owners shall not be entitled to get any privilege to claim any right apart from the privilege and right of other unit holders.

16. It is mutually decided by the parties of this agreement that the developer will construct the multistoried building over the scheduled property by providing and or using standard materials which is being qualified under the marked as ISO and in this event if any damages will occur in future in respect of the building so proposed on the scheduled property, the landlord will be no way be liable for that and every liability will be borne by the developer itself.

And the owner does hereby ratify and confirm and agrees to ratify and confirm all the lawful acts of the developer which will be done by virtue of this development agreement and general power of Attorney hereby conferred and on the strength of this deed.

#### ARBITRATION

Save and except what has been specifically stated herein before all disputes and differences between the parties arising out of the meaning, construction or imposed of this argument of their respective right and liabilities as per this agreement shall be adjudicated by reference to the arbitration of two independent each party who shall jointly appoint an umpire and the commencement of reference and the award of the arbitrator or the umpire as the case may be the final and conclusive on the subject as between the parties and this clause shall be deemed to be a submission within the meaning of arbitration Act of 1940 and its statutory modifications and/ or re-enactment thereof in force from time to time.

Notwithstanding the foregoing provision the right to use for specific performance of this contract by one party against the other as per terms of this agreement shall remain unaffected.

#### Jurisdiction

All Learned Courts within the limit of the Purulia shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of this present between the parties.

Tajra Goyal

ASTHA CONSTRUCTION  
Rishi Kumar  
Rishi Anand Verma  
PARTNER  
Kalyan Banerjee

### SCHEDULE

All that a landed property within District Purulia, P.S. Purulia(Town), Mouza: Nadiha being J.L. No. 291/3 Pargana Chharrah, situated at Chaibasa Road, Purulia under Purulia Municipality Ward No. 6, being Holding No. 77, R.S. Khatian No. 165, R.S. Plot no. 2463 measuring an area of 07 Chhatak & R.S. Plot no. 2462 measuring an area of 03 Katha 03 Chhatak, in two R.S. Plots under one R. S. Khatian Total area 03 Katha 10 Chhatak which is on the Northern side from East to West 82.6 Feet, on the Southern side from East to West 87.00 Feet, on the Eastern side from North to South 29.3 Feet and on the Western side from North to South 35.3 Feet total area 03 Katha 10 Chhatak has been agreed with the developer to develop the same through this deed of Development Agreement and the entire landed area been delineated in red colour with specific boundary in the sketch map attached herewith which will be treated as the part and parcel of this deed.

**Bounded by:**

North- Land of the Rama Chatterjee and others

South- House of N. Sinha

East- Existing Road.

West- House of Chittaranjan Dey

Taxa 610924

ASTHA CONSTRUCTION  
Anur Rishi Kumar  
Rabi Rosan Verma. PARTNER  
Hriday Banerjee.

### WORK SCHEDULE

#### SPECIFICATION OF CONSTRUCTION AND MATERIALS

1. **Foundation** : Filling with isolated footings.
2. **Structure** : Structure will be of RCC with bricks 10 Inch. outside and 5 Inch. inside wall including cement plaster.
3. **Walls** : Internal- Wall putty and External- Weather coat paint with Water proofing compound.
4. **Flooring** : The entire flat with vitrified tiles.
5. Cement and Rod will be of ISI Mark.
6. **Electrical** : Concealed ISI copper wiring with modern switches, adequate light power points.
7. **Kitchen** : Glazed tiles up to the height of 48 inches above cooking platform. Cooking platform of Marble. Stainless Steel Sink.
8. **Toilet** : Concealed pipelines with hot and cold water lines. Glazed tiles up to the height of seven feet. CP bath fittings, sanitary fittings, PVC Cistern of reputed company with ISI mark.
9. **Doors** : wood frame with flush door shutter, Synthetic doors and frame in toilets. And aluminum glass windows.
10. **Water supply**: Deep Tube well. Overhead tank for sufficient storage & supply.

NOTE- The above specification made are subject to change and Builder/ Developer can change the specifications without any prior notice.

#### (COMMON EXPENSES AND GENERAL EXPENSES)

**GENERAL:** All costs and expenses for maintaining, repairing and doing all acts, deeds and things which are necessary for maintaining and beautifying the said Buildings has to be borne by respective parties as per their respective shares in the aforesaid building. The expenses for maintaining the gutters and water pipes, drains and electrical wires of the said building and used and enjoyed by the parties in common with other occupiers and all expenses for maintaining the said Building, Main Entrance, Landing, Staircases of the Building and Boundary walls and the cost of cleaning and lightening of the said Building and keeping the said, back and front of the building borne by the respective parties as per their respective shares in the building.

Taxa bogal

ASTHA CONSTRUCTION  
Amur Duh-Kamlen  
Tasi Rosam Verma  
PARTNER  
Muller Bamjee

**ASSOCIATION:** All cost and expenses for establishment and incorporation and registration of the Association for the whole building. Proportionate expenses for the Association will be paid by the parties as per their respective shares in the building including the cost of formation of Association, establishment and registration.

**OPERATIONAL:** The expenses for day today maintenance of the whole Building particular building and such expenses to be incurred by Association will be borne by the Unit holders proportionately including the salary of the staffs of the Association.

**RESERVES:** Creation of funds replacement, renovation and / or other periodic expenses.

**GENERATOR AND TRANSFORMER:** Cost for installation of the Generator and Transformers will be borne by parties and unit holders as per their proportionate share in the building and the same will be treated as common.

Taxa Goyal

ASTHA CONSTRUCTION  
Anur Dahi Kamalkar  
Rishi Rosan Verma.  
Mallika Banerjee. PARTNER

**IN WITNESS WHEREOF** the parties hereto have executed these presents on the Day and year first above written.

Note:- Signature with photo and fingers' print of the owner and the developers are affixed on the specimen copy annexed with this Deed.

Witnesses

1. Saikat Goyal  
S/o Sahyabam Goyal  
Vidya Sagar Patti  
Ranchi Road by Lane  
Purulia
2. Samarendra Mahato  
Chakra, Purulia.

Taxa Goyal

Signature of Land Owner

1. Anur Dahi Kamalkar
2. Rishi Rosan Verma.
3. Mallika Banerjee.

Signature of the Developers

Scribe – The Deed has been drafted as per the instruction of the Parties and the writings of this deed read over and explained to the Parties who having been fully understood the meaning and purport of this writing of this Deed, put their respective signature and Fingers impression by their own hand and fingers.

Saroj Panda







































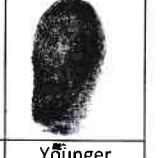





Saroj Panda (Advocate)

District Judges Court Purulia

Enrollment No.F-500/425/2000

Printed by: Ranjit Mahato

Photo with Ten Finger's Impression of the Land Owner and Developers

 <p>Tara Goyal</p>		 and			
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
					
		Right Hand			
 <p>Anand Dubey</p>		 Left Hand			
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
					
		Right Hand			
 <p>Rabi Rosan Verma</p>		 Left Hand			
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
					
		Right Hand			
 <p>Mallika Banerjee</p>		 Left Hand			
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
					
		Right Hand			

Tara Goyal

Anand Dubey

Rabi Rosan Verma

Mallika Banerjee

SITE PLAN OF MOUZA - NADIHA; J.L. NO. 3.

P.S. PURULIA (T) DIST. PURULIA.

UNDER PURULIA MUNICIPALITY. WARD NO. 06

HOLDING NO. 77

REF :- PROPOSED LAND OF R.S. KHATIAN NO. 165

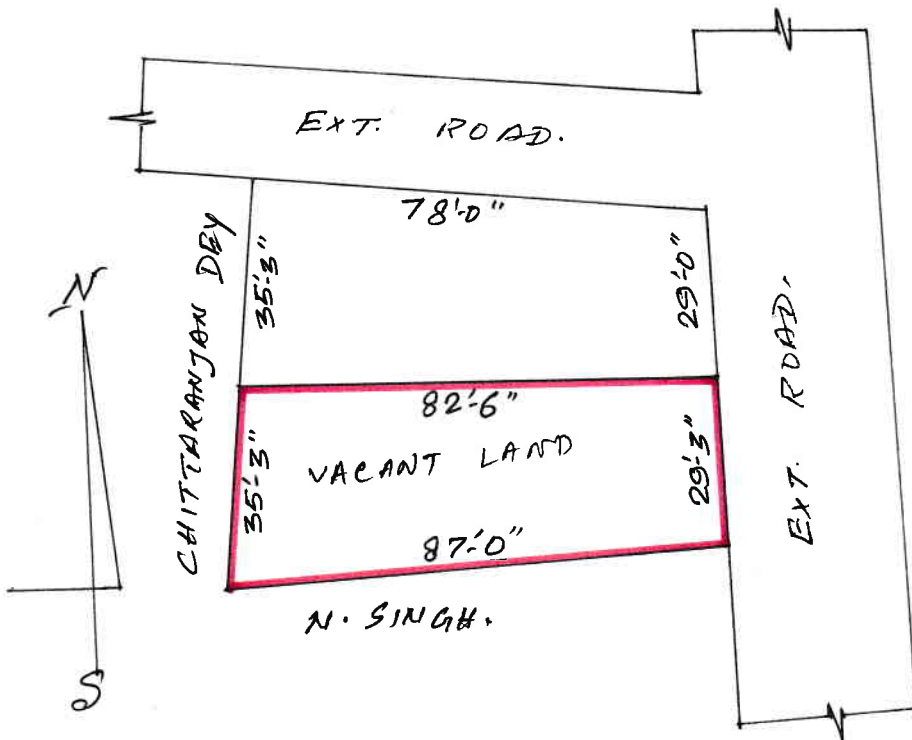
R.S. PLOT NO. 2462 IN PART AREA. 03 KATHA 03 CHH.

R.S. PLOT NO. 2463 IN PART AREA. 00 KATHA 07 CHH.

TOTAL AREA 03 KATHA 10 CHH. 00 SET. RED INK

MARKED 

SCALE. 33'0" = 1"



Signatures of Land owners:-

Tarad Goyal

Signature of Developer

Arun Datta Kundu

Trab: Rosan Verma.

Kallika Banerjee.

TRACED BY

Shakti Pada Mahato

**SHAKTI PADA MAHATO**

Surveyor & Amin, Reg.No.-1603407001

Vill.-Hulka, P.O.-Chakra, Purulia







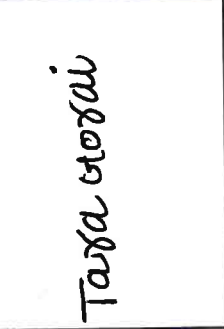





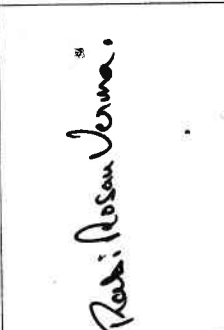
Government of West Bengal

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






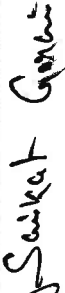
OFFICE OF THE A.D.S.R. PURULIA, District Name :Purulia

Signature / LTI Sheet of Query No/Year 14022000199763/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Tara Gorai Vidyasagar Pally Ranchi Road Bye Lane Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Land Lord			
2	Shri Amarnath Karmakar Sonu Tower Namopara Rathtala Purulia, City:- Purulia, P.O:- Namopara, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103	Represent ative of Developer [ASTHA CONSTR UCTION ]			
3	Shri Rabi Rosan Verma H P Dan Road Station Para Purulia, City:- Purulia, P.O:- Namopara, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103	Represent ative of Developer [ASTHA CONSTR UCTION ]			

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt Mallika Banerjee Rampada Colony Purulia Ward No 12, City:- Purulia, P.O:- Namopara, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103	Representative of Developer [ASTHA CONSTRUCTION]			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Saikat Gorai Son of Shri Satyaban Gorai Vidyasagar Pally Ranchi Road Purulia Ward No 3, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101	Smt Tara Gorai, Shri Amarnath Karmakar, Shri Rabi Rosan Verma, Smt Mallika Banerjee			

G-DEPA

(Ruhul Amin)

ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
PURULIA  
Purulia, West Bengal

## Major Information of the Deed

Deed No :	I-1402-00370/2023	Date of Registration	31/01/2023
Query No / Year	1402-2000199763/2023	Office where deed is registered	
Query Date	24/01/2023 4:11:37 PM	A.D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	Saroj Panda D B Road Purulia, Thana : Purulia Town, District : Purulia, WEST BENGAL, Mobile No. : 9932262327, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
	Rs. 30,99,376/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Chaibasa Road, Road Zone : (Nadiha Post Office -- Dulmi More) , Mouza: Nadiha, , Ward No: 6, Holding No:77 JI No: 3, Pin Code : 723102

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2463	RS-165	Bastu	Bastu	7 Chatak		3,74,062/-	Property is on Road Adjacent to Metal Road,
L2	RS-2462	RS-165	Bastu	Bastu	3 Katha 3 Chatak		27,25,314/-	Property is on Road Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>5.9813Dec</b>	<b>0 /-</b>	<b>30,99,376 /-</b>	
		<b>Grand Total :</b>			<b>5.9813Dec</b>	<b>0 /-</b>	<b>30,99,376 /-</b>	

**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Smt Tara Gorai (Presentant )</b> Wife of Shri Satyaban Gorai Vidyasagar Pally Ranchi Road Bye Lane Purulia, City:- Purulia, P.O:- Purulia, P.S:- Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: agxxxxx9b, Aadhaar No: 35xxxxxxx3238, Status :Individual, Executed by: Self, Date of Execution: 24/01/2023 , Admitted by: Self, Date of Admission: 24/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/01/2023 , Admitted by: Self, Date of Admission: 24/01/2023 ,Place : Pvt. Residence

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>ASTHA CONSTRUCTION</b> West Lake Road Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 , PAN No.:: ABxxxxx1R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Amarnath Karmakar</b> Son of Late Shiblal Karmakar Sonu Tower Namopara Rathtala Purulia, City:- Purulia, P.O:- Namopara, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: cmxxxxx4a, Aadhaar No: 29xxxxxxx2902 Status : Representative, Representative of : ASTHA CONSTRUCTION (as PARTNER)
2	<b>Shri Rabi Rosan Verma</b> Son of Shri Manup Kumar Verma H P Dan Road Station Para Purulia, City:- Purulia, P.O:- Namopara, P.S:- Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: auxxxxx1c, Aadhaar No: 90xxxxxxx0281 Status : Representative, Representative of : ASTHA CONSTRUCTION (as partner)
3	<b>Smt Mallika Banerjee</b> Wife of Shri Jyotirmoy Banerjee Rampada Colony Purulia Ward No 12, City:- Purulia, P.O:- Namopara, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aoxxxxx8k, Aadhaar No: 27xxxxxxx6554 Status : Representative, Representative of : ASTHA CONSTRUCTION

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Saikat Gorai</b> Son of Shri Satyaban Gorai Vidyasagar Pally Ranchi Road Purulia Ward No 3, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101			
Identifier Of Smt Tara Gorai, Shri Amarnath Karmakar, Shri Rabi Rosan Verma, Smt Mallika Banerjee			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Tara Gorai	ASTHA CONSTRUCTION-0.721875 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt Tara Gorai	ASTHA CONSTRUCTION-5.25938 Dec

### Land Details as per Land Record

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Chaibasa Road, Road Zone : (Nadiha Post Office -- Dulmi More) , Mouza: Nadiha, , Ward No: 6, Holding No:77 JI No: 3, Pin Code : 723102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 2463, RS Khatian No:- 165		
L2	RS Plot No:- 2462, RS Khatian No:- 165		

On 24-01-2023

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

Presented for registration at 19:45 hrs on 24-01-2023, at the Private residence by Smt Tara Gorai ,Executant.

**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 30,99,376/-

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

Execution is admitted on 24/01/2023 by Smt Tara Gorai, Wife of Shri Satyaban Gorai, Vidyasagar Pally Ranchi Road Bye Lane Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession House wife

Indetified by Shri Saikat Gorai, , , Son of Shri Satyaban Gorai, Vidyasagar Pally Ranchi Road Purulia Ward No 3, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Business

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

Execution is admitted on 24-01-2023 by Shri Amarnath Karmakar, PARTNER, ASTHA CONSTRUCTION (Partnership Firm), West Lake Road Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101

Indetified by Shri Saikat Gorai, , , Son of Shri Satyaban Gorai, Vidyasagar Pally Ranchi Road Purulia Ward No 3, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Business

Execution is admitted on 24-01-2023 by Shri Rabi Rosan Verma, partner, ASTHA CONSTRUCTION (Partnership Firm), West Lake Road Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101

Indetified by Shri Saikat Gorai, , , Son of Shri Satyaban Gorai, Vidyasagar Pally Ranchi Road Purulia Ward No 3, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Business

Execution is admitted on 24-01-2023 by Smt Mallika Banerjee,

Indetified by Shri Saikat Gorai, , , Son of Shri Satyaban Gorai, Vidyasagar Pally Ranchi Road Purulia Ward No 3, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Business



Ruhul Amin  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. PURULIA  
Purulia, West Bengal

On 31-01-2023

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 14.00/- ( E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 31/01/2023 5:45PM with Govt. Ref. No: 192022230274601251 on 31-01-2023, Amount Rs: 14/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKW0447693 on 31-01-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,010/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 29372, Amount: Rs.5,000.00/-, Date of Purchase: 24/01/2023, Vendor name: PRAVASH BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/01/2023 5:45PM with Govt. Ref. No: 192022230274601251 on 31-01-2023, Amount Rs: 2,010/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKW0447693 on 31-01-2023, Head of Account 0030-02-103-003-02



**Ruhul Amin**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. PURULIA**  
**Purulia, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1402-2023, Page from 5744 to 5768

being No 140200370 for the year 2023.



Digitally signed by RUHUL AMIN  
Date: 2023.02.01 14:10:50 +05:30  
Reason: Digital Signing of Deed.

*Ruhul*

(Ruhul Amin) 2023/02/01 02:10:50 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. PURULIA  
West Bengal.

(This document is digitally signed.)