

P 7068/18

7/65



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 221084 E 221084

10/30

GRN 19-201819-027666915-1

Development Agreement

Query No- 0205-0001330416/18

Certified that the Document is
admitted to registration. The
stamp should be affixed
on this document as the Part
of the document.

S. Choudhury

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

21 AUG 2018

1. Date: 20th August 2018
- Nature of Document: Development Agreement.
3. Parties: Collectively the following:

- 3.1 Owners: 1. SRI AMAL KUMAR DHAR (PAN No. ACXPD5914F) 2. SRI CHANCHAL KUMAR DHAR (PAN No. AMKPD7967M) 3. SRI KAMAL DHAR (PAN No. AKSPD6564G) all sons of Late Renupada Dhar 4. MISS SOBHA DHAR (PAN No. ACSPD8281A) daughter of Renupada Dhar 5. ^{ob}JITENDRA NATH DATTA (PAN No. ATYPD2738B) S/o Late Khudiram Datta 6. ^{ob}SMT. RINA ROY (PAN No. AWDPR6976K) 7. ^{ob}SMT. RUMA MALLIK (PAN No. AMDPM5731F)

18
/

G. Ghosh

Date of Purchase
from Asansol Treasury
14 AUG 2018
L No 1 of 2000-01

3612

क्रयिक/अर

कारिख.

16/8/18

पुला-

5000/-

नाम-

Arnab K. Dhan

ठिकाना-

उपहार श्री

गुरु, सुंदरी

प्रासन्ता गि. आसन्सोल

PRASANTA GHANTY
Asansol Town Stamp Vendor
Licence No.-1 of 2000-01

Rina Roy

4

Rina Roy

5

Ruma Mallik

6



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

20 AUG 2018

Jitendra Nath Dutta by the
Pen of Anishan Banik.

Anishan Banik

both daughter of Sri Jitendra Nath Datta **8. SRI TAPAN KUMAR BISWAS** (PAN No. ADDPB4785H) son of Late Santosh Kumar Biswas all resident of Sarada Bhawan, 87/153, Dr. M. N. Saha Road, Master Para, Asansol-1, PS Asansol(South), District Paschim Bardhaman of **ONE PART**

3.2 Developer: M/S JAI MATA DI HOUSING PROJECTS (PARTNERSHIP FIRM (PAN No. AAKFJ1776A) within the meaning of the Partnership Act, and having its registered office C/o Parimal Roy, S/o Late Fakir Chandra Roy by faith Hindu, resident of K. S. Road, PO Asansol, PS Asansol(North), District Burdwan (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors-in-interest and/or assigns)of the **Other Part** represented by its Partners 1) **PARIMAL ROY**, (PAN No. AHCPR5637F) S/o Late Fakir Chandra Roy by faith Hindu, resident of K. S. Road, PO Asansol, PS Asansol(North), District Burdwan 2) **AVIJIT DUTTA**(PAN No. AHWPD5193J) , son of Mr. Ramendra Nath Dutta, by faith-Hindu, by occupation Business, residing at 3 N. S. Road, Asansol, PO Asansol, PS Asansol(South), District Burdwan

4. **Subject Matter:** The "Project" being development of the "Said Property" described in the **Schedule-A** by constructing thereat a complex of multi-storied buildings (hereafter called the "**Complex**") consisting, inter alia, of such self-contained independent portions that can be separately and exclusively used and enjoyed for residential, commercial and semi-commercial purpose (hereinafter called the "**Units**") and spaces for parking of cars and two wheelers (hereinafter called the "**Parking Spaces**"). The Units, the Parking Spaces, both covered and open, servant's quarters, if any, and other areas of the Building and abutting it within the Said Property that may be exclusively used and occupied hereinafter collectively called "**Saleable Areas**".

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5. Background:

5.1 That one Renu Pada Dhar son of Late Bishnu Das Dhar of Dr. M. N. Saha Road, Master Para, Asansol-1, PS Asansol(South), District Burdwan was the owner of the Land measuring .165 Acres equivalent to 10 Cottah of land situated within RS Plot No 6384 with Mouza Asansol Municipality, PS Asansol, District Burdwan and his ownership was duly recorded in the RS Record of Right of RS Khatian No 1138 of the said Mouza and said Renu Pada Dhar was in khas possession of the same by raising a double storied building with his family died leaving behind his four sons namely Shyama Pada Dhar @ Shyamal Dhar, Amal Kumar Dhar, Chanchal Kumar Dhar, Kamal Dhar and eight daughters namely Miss Sobha Dhar, Maya Dhar (Das), Sefalika Dhar(Dutta), Ava Dhar (Pal), Smt. Bandana Dhar (Biswas), Alpana Dhar (Dutta), Smt. Keka Dhar (Boral) & Smt. Sikha Dhar as his only legal heirs and successors as per Hindu Law and as such after the death of said Renu Pada Dhar his aforesaid heirs inherited the property left by him as per law of inheritance and the heirs of said Renu Pada Dhar possessed the same jointly having 1/12 share each and while they are in joint possession of the same said Shyama Pada Dhar @ Shyamal Dhar, Maya Dhar(Das), Ava Dhar (Pal), and Smt. Alpana Dhar (Dutta) transferred their undivided share in the aforesaid property in favour of Sri Amal Kumar Dhar, Sri Chanchal Kumar Dhar, Sri Kamal Dhar and Miss Sobha Dhar out of love and affection by dint of Regd. Deed of Gift being No 924 for the year 2015 of ADSR Asansol and delivered joint possession to them and said Keka Dhar (Boral) and said Sikha Dhar also transferred their undivided share in the aforesaid property in favour of Sri Amal Kumar Dhar, Sri Chanchal Kumar Dhar, Sri Kamal Dhar and Miss

M. Chatterjee

Sobha Dhar out of love and affection by dint of Regd. Deed of Gift being No 1534 for the year 2015 of ADSR Asansol and delivered joint possession to them and thus said Sri Amal Kumar Dhar, Sri Chanchal Kumar Dhar, Sri Kamal Dhar and Miss Sobha Dhar become the joint owner of 10/12 share and said Shefalika Dhar (Dutta) and Bandana Dhar (Biswas) have 2/12 share in the property left by said Renu Pada Dhar.

That subsequently said Shefalika Dhar died leaving behind her husband Sri Jitendra Nath Datta and two daughter Rina Roy(Datta) and Ruma Mallik (Datta) as her only legal heirs and successors and said Bandana Dhar (Biswas) also died issueless leaving behind her husband Tapan Kumar Biswas who inherited the property left by said Bandana Dhar and now said Sri Jitendra Nath Datta, Rina Roy(Datta) and Ruma Mallik (Datta) and Tapan Kumar Biswas become the joint owner of 2/12 share in the property left by said Renu Pada Dhar

5.2 The Owners has represented to the Developer *inter alia* as follows:

- (a) That the Said Property or any part thereof is not subject to any other mortgage, charge, lien, security and/or guarantee of any nature whatsoever.
- (b) No notices have been issued by the Income-tax Authority nor are any proceedings pending within the meaning of Section 281 of Income-tax Act, 1961 and there is no prohibitory order 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 Owners' has clear and marketable title of the said property

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G. S. Datta
Adv.

- (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 Owners.
- (g) The Owner has not entered into any agreement and/or writings with any person or persons nor has it received any deposit and/or earnest money or token money from any person or persons under any arrangement whatsoever in respect of the Said Property or any part thereof.
- (h) The Said Property has never belonged to any Schedule Tribe.
- (i) The Owners have full power and absolute authority to enter into this Agreement.

5.3 The Owner has decided to develop the Said Property by executing the Project in the manner recorded below. The Developer herein is directly involved in the business of Real estate development having proper know how, manpower, finance and other resources. Relying on the representations of the Owner the Developer has decided to develop the Said Property, on the terms and conditions mentioned herein.

6. Now it is agreed and declared:

6.1 Agreement: The Parties hereby agree to execute the Project on the terms and conditions mentioned below.

6.2 Obligation of the Owner:

6.2.1 Mutation: The name of the Owner's is not yet mutated in the records of the B. L & L. R. O, Asansol in respect of the Said Property. The Owner's hereby undertakes to take necessary steps at his own costs to mutate its name in the records of the B. L & L. R. O, Asansol within 4 (four) months from the date hereof. The parties may mutually extend the time for

Handwritten signature in blue ink, possibly reading "G. K. Singh" or similar.

Mutation and Conversion by a period of 2 (two) months or by further mutually decided extension

6.2.2 Plan Sanction: The plan shall be prepared by an architect appointed by the Developer in accordance with the prevalent Building Rules. However, submitting the Building Plan for sanctioning to the AMC and ADDA and or any other appropriate authority as may be required and pay all the requisite charges for the sanction of the Building Plan and expenses in connection therewith shall be borne by the Developer.

6.2.3 Possession: Immediately after executing this Agreement, the Owner shall hand over exclusive possession of the Said 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.

6.2.4 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, deal with, charge, encumber or induct any person in occupation of the Said Property or in any portion thereof or enter into any agreement relating to the property.

6.2.6 Title Deeds: The Owner shall hand over the originals of all title deeds, khazana, parcha etc. related to the Said Property in its 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 and hand them over to the Association of the ultimate owners of all the Units after its formation.

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- 6.2.7 Powers and authorities:** Grant to the Developer or its designated authorised person or persons all such powers and authorities required for the completion of the Project.
- 6.2.8 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.
- 6.2.9 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.
- 6.3 Obligation of the Developer:** Simultaneously with the receipt of the exclusive possession of the Said Property as envisaged herein above, the Developer at its own costs and expenses, execute the Project, which will, inter alia, include:
- 6.3.1 Architect:** Selecting and paying the remuneration of the Architect for preparation of the plan for the Project (hereafter the "**Building Plan**").
- 6.3.2 Appointment:** Paying and appointing engineers and other professionals for the Project.
- 6.3.3 Clearances:** 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.
- 6.3.4 Plan Finalisation:** Finalising and preparing of the Building Plan in such a manner so that the maximum constructed area can be had for the Project and by involving the Owner in its preparation.

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6.3.6 Permissions: Obtaining all other necessary permissions statutorily required for sanctioning of the Building Plan Sanction and/or for executing the Project including but not limited to registration as a Promoter under the Promoters Act, 1993 and also recording this Project in terms of such Act.

6.3.7 Construction: Constructing the Complex in strict conformity with the Sanction Plan, with the best of materials as the Architect for the Project will decide from time to time an indicative Specification is mentioned in **Schedule-B**, which may be alter/modified at the sole discretion of the Developer.

6.3.8 Building Materials: Purchasing various materials for the Project.

6.3.9 Completion: Completing the Complex and making the units inhabitable in all respects to obtain the 'Completion Certificate' from AMC and ADDA and completing the Project in all respects within 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 36 months may be extended for 6 months at a time, till completion of the project, subject to satisfactory review of the work by the Owner.

6.4 Entitlement of the Owner: The Owner shall be entitled of 135 Sft. commercial area on side road and 35% in the Domestic area and one car parking spaces out of the entire Saleable Areas in the Complex according to sanctioned building plan after completion of the project. That the location of the owners allocated area will be proportionately from the each floor or as will settled after sanctioned of building plan of the said proposed building by the unanimous decision.

6.5 Entitlement of the Developer: The Developer shall be entitled to the sale proceeds of the remaining area in the Complex together with proportionate

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undivided share and interest of the land underneath along with common right of user of the roof of the said building.

- 6.6 Sale or transfer:** Developer has the right to sell, transfer and/or lease any units except the commercial area of the Owners allocation at such prices decided on mutual understanding by the owners and Developer and to appropriate the receipts from such transfers.
- 6.7 Rates and Taxes and utilities:** All rates, taxes and outgoings if any, in respect of the Said Property shall be borne and paid in the manner following:
- 6.8 Further Construction:** The Developer and Land Owner shall retain further construction rights over the roof of the Building equally 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.
- 6.9 Additional Facilities:** All extra costs and expenses to be incurred by the Developer for providing additional facilities including without limitation Legal Charges, if applicable, Club Membership, Generator and Electric Meter Charges, Sinking Fund, LPG Connection Charges, Transformer Charges, Advance Maintenance charges in respect of the Owner's Allocation shall be borne by the respective purchasers of the individual units and paid by it to the Developer to the exclusion of the Owner.
- 6.10 Documentation:** All documents and agreements of every nature related to the development of the Project (hereafter the "**Documents**") shall be as drawn by the ~~Advocate~~ of the Developer after consulting the concerned Parties and after the same have been approved by the Owner the same shall be final and binding on such Parties. The professional fees of the Advocate shall be borne by the Developer.

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C. K. Srinivas
Adv

by the Arbitration and Conciliation Act, 1996 and the seat of the arbitration shall be at Calcutta.

9. **Termination:** In case of termination of this agreement by the Owner, 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.
10. **Taxation or Laws:** For any Change in Taxation or Legal Laws or introduction of new laws, both the parties shall perform their respective obligations. If any clauses of the agreement are not in line with the rules of the land, then the parties confirm that they shall enter into fresh agreements to comply with the rules and regulations properly.

Schedule-A

(Said Property)

ALL THAT piece and parcel of land situated at Within the District of Burdwan, PS Asansol, **Mouza Asansol Municipality**, JL No 20, RS Khatian No 1138, **RS Plot 6384** (Six thousand three hundred eighty four) measuring an area of **.165 Acres equivalent to 10 (Ten) Cottah** of Bastu Land with old dilapidated 60 years old two storied building covering an area of 2640 Sft. being Holding No 87/153, Dr. M. N. Saha Road, Asansol

butted and bounded as follows: of being lying and situated

ON THE NORTH	: 11'6" wide Road	
ON THE EAST :	6 Ft. wide common passage	
ON THE SOUTH	: 5'6" wide common passage	and
ON THE WEST :	34' wide M. N. Saha Road	

M. N. Saha

Schedule-B**(Owner's Allocation)**

The Owner shall be entitled of 135 Sft. commercial area on side road and 35% in the Domestic area and one car parking spaces out of the entire Saleable Areas in the Complex according to sanctioned building plan after completion of the project in lieu of share of expected profits out of the projects.

That the location of the owners allocated area will be proportionately from the each floor or as will settled after sanctioned of building plan of the said proposed building by the unanimous decision.

Schedule-C**[Specifications]**

Foundation	: Concrete cement structure.
Walls	: Conventional Brick work.
Wall Finish	: Interior – Plaster of Paris. Exterior - High quality paint.
Flooring	: Bedroom – Marble/Vitrified Tiles Living & Dining – Marble/Vitrified Tiles Kitchen – Marble & Vitrified Tiles Toilet – Wall, floor & basin counter – Tiles.
Kitchen	: Platform made of Marble/Black stone with Stainless Steel sink. Electrical point for Refrigerator, washing machine, micro woven, water purifier, geyser and exhaust fan.

- Toilet : Sanitary ware with all C.P. fittings, Electrical point for Geyser
& Exhaust fan, electrical saver.
- Plumbing : Concealed pipe line for Hot & Cold water.
- Door & Windows : Wooden frame with flush view doors & Aluminum window
- Lift : Reputed Lift manufacturer
- A.C. : Provision for Air- conditioning point in all bedrooms.
- Electric : PVC conduit pipes with concealed copper wiring with good
Quality modular switches with MCB distribution panel
Telephone/TV point will be provided in master bedroom and living
area.

AMENITIES :

1. Power back up with standby Generator at the costs of the unit purchasers.
2. C. C. TV at ground floor for common area at the costs of the unit purchasers.
3. Intercom connectivity with security and all the flats at the costs of the unit purchasers.
4. 24 hrs water supply.

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G. S. S. S.
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Finger Print attested by me : *Aashuwan*

Aashuwan



Finger Print attested by me : *Chanchal Kumar Dhar*

Chanchal Kumar Dhar



Finger Print attested by me : *Kamal Dhar.*



Finger Print attested by me : *Sobha Dhar.*

Sobha Dhar.



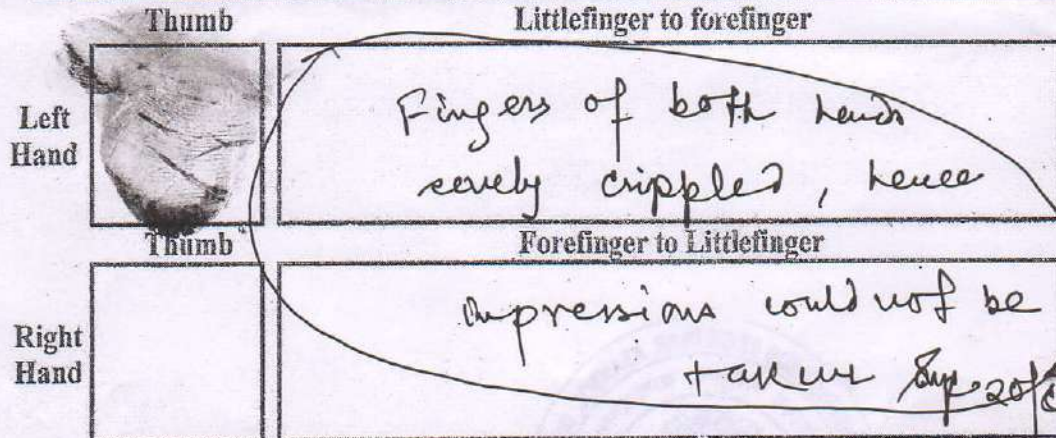
Ruma Malik

Finger Print attested by me : Ruma Malik



Rina Roy

Finger Print attested by me : Rina Roy



Jitendra Nath Dutta

Finger Print attested by me : Jitendra Nath Dutta by the Pen of Anurban Bania by the Pen of Anurban Bania.



Rajan Kumar Prasad

Finger Print attested by me : Rajan Kumar Prasad @ Rajan Kumar Prasad



Arijit Saha

Finger Print attested by me :

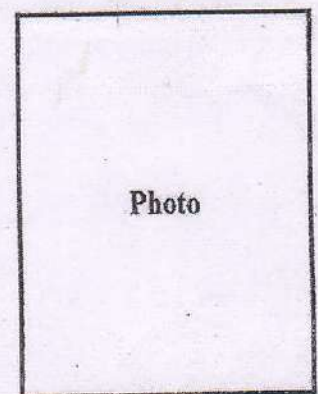
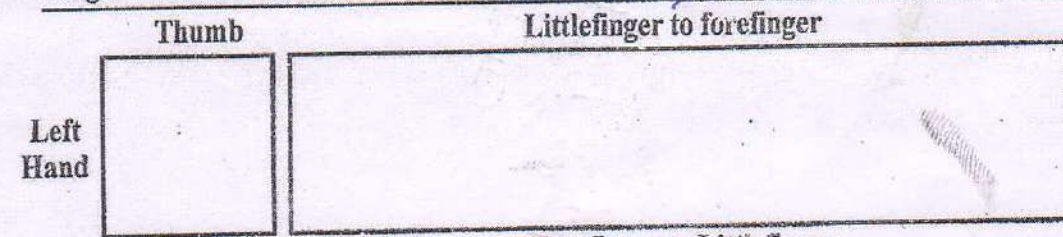
Arijit Saha



Pooja Key

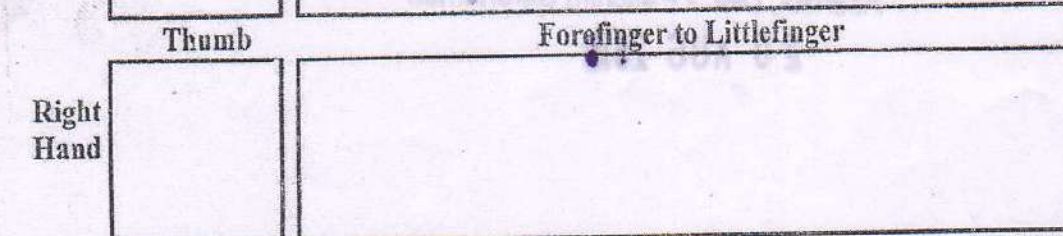
Finger Print attested by me :

Pooja Key



Photo

Finger Print attested by me :



Photo

Finger Print attested by me :

In witness whereof the Parties have executed these presents at Asansol on this the 20th August 2018.

Witnesses:-

1. Anurban Banik
S/O of Mr. Parimal Banik
Mohishila
Asansol.
2. S.R. Roy.
S/O of A.K. Roy
Ismile, Asn.

Anshu
Chanchal Kumar Dhan
Kamal Dhar
Sobha Dhan
Rina Roy
Ruma Mallik

Jitendra Nath Dutta by the Perch Anurban Banik

Tapan Kumar Roy
Tapan Kumar Roy

Signature of the Owners

Anjit Datta

Parimal Roy

Signature of the Developer

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

Chowdhury Musarat Hossain
(Chowdhury Musarat Hossain)

Advocate

Enroll No. F-1024/1172/2002










Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 02050001330416/2018

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr Jitendra Nath Datta Sarada Bhawan, Dr. M. N. Saha Road, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:- Burdwan, West Bengal, India, PIN - 713301	Land Lord			Jitendra Nath Datta by the Pen of Burdwan Bank 20/8/18.
2	Smt Rina Foy Sarada Bhawan, Dr M N Saha Road, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:- Burdwan, West Bengal, India, PIN - 713301	Land Lord			Rina Roy 20.8.18
3	Smt Ruma Mallik Sarada Bhawan, Dr. M. N Saha Road, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:- Burdwan, West Bengal, India, PIN - 713301	Land Lord			Ruma Mallik 20.08.2018

SI No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Anirban Banik Son of Mr Parimal Banik Mohishila, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:- Burdwan, West Bengal, India, PIN - 713301	Mr Amal Kumar Dhar, Mr Parimal Roy, Mr Avijit Dutta, Mr Chanchal Kumar Dhar, Mr Kamal Dhar, Miss Sobha Dhar, Mr Jitendra Nath Datta, Smt Rina Roy, Smt Ruma Mallik, Mr Tapan Kumar Biswas	<i>Anirban Banik</i> 20/8/18.

 (Saurav Roychowdhury)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 ASANSOL
 Burdwan, West Bengal

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-027666915-1 Payment Mode Online Payment
GRN Date: 20/08/2018 10:15:37 Bank : State Bank of India
BRN : IK00SLQRJ7 BRN Date: 20/08/2018 10:17:17

DEPOSITOR'S DETAILS

Id No. : 02050001330416/2/2018
[Query No./Query Year]
Name : Musaraf Chowdhury
Contact No. : Mobile No. : +91 9800078680
E-mail :
Address : Sree Pally More S B Gorai Road, Asansol
Applicant Name : Mr Chowdhury Musaraf Hossain
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02050001330416/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	5010
2	02050001330416/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	14

Total 5024

In Words : Rupees Five Thousand Twenty Four only

Major Information of the Deed

Deed No :	I-0205-07165/2018	Date of Registration	21/08/2018
Query No / Year	0205-0001330416/2018	Office where deed is registered	
Query Date	19/08/2018 10:17:38 AM	A.D.S.R. ASANSOL, District: Burdwan	
Applicant Name, Address & Other Details	Chowdhury Musaraf Hossain Sree Pally More, S B Gorai Road, Asansol, Thana : Asansol (S), District : Burdwan, WEST BENGAL, PIN - 713304, Mobile No. : 9434253243, 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. 2/-	Rs. 68,31,495/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,010/- (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: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: Master Para, Mouza: Asansol Municipality

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-6384	RS-1138	Bastu	Bastu	10 Katha	1/-	49,99,995/-	Property is on Road
Grand Total :					16.5Dec	1 /-	49,99,995 /-	



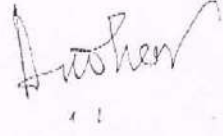


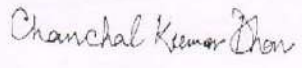



Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2640 Sq Ft.	1/-	18,31,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1040 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2640 sq ft	1 /-	18,31,500 /-	



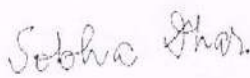


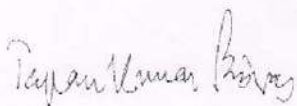


Major Information of the Deed :- I-0205-07165/2018-21/08/2018

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Amal Kumar Dhar (Presentant) Son of Late Renu Pada Dhar Executed by: Self, Date of Execution: 20/08/2018 , Admitted by: Self, Date of Admission: 20/08/2018 ,Place : Office</p>	<p>Photo</p>  <p>20/08/2018</p>	<p>Fingerprint</p>  <p>LTI 20/08/2018</p>	<p>Signature</p>  <p>20/08/2018</p>
<p>Sarada Bhawan, 87/153, Dr. M. N. Saha Road, Master, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACXPD5914F, Status :Individual, Executed by: Self, Date of Execution: 20/08/2018 , Admitted by: Self, Date of Admission: 20/08/2018 ,Place : Office</p>				
2	<p>Name</p> <p>Mr Chanchal Kumar Dhar Son of Late Renupada Dhar Executed by: Self, Date of Execution: 20/08/2018 , Admitted by: Self, Date of Admission: 20/08/2018 ,Place : Office</p>	<p>Photo</p>  <p>20/08/2018</p>	<p>Fingerprint</p>  <p>LTI 20/08/2018</p>	<p>Signature</p>  <p>20/08/2018</p>
<p>Sarada Bhawan, 87/153, Dr. M. N. Saha Road, Master, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713301 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AMKPD7967M, Status :Individual, Executed by: Self, Date of Execution: 20/08/2018 , Admitted by: Self, Date of Admission: 20/08/2018 ,Place : Office</p>				
3	<p>Name</p> <p>Mr Kamal Dhar Son of Late Renupada Dhar Executed by: Self, Date of Execution: 20/08/2018 , Admitted by: Self, Date of Admission: 20/08/2018 ,Place : Office</p>	<p>Photo</p>  <p>20/08/2018</p>	<p>Fingerprint</p>  <p>LTI 20/08/2018</p>	<p>Signature</p>  <p>20/08/2018</p>
<p>Sarada Bhawan, 87/153, Dr. M. N. Saha Road, Master, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713301 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AKSPD6564G, Status :Individual, Executed by: Self, Date of Execution: 20/08/2018 , Admitted by: Self, Date of Admission: 20/08/2018 ,Place : Office</p>				

Major Information of the Deed :- I-0205-07165/2018-21/08/2018



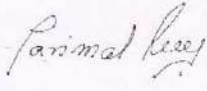


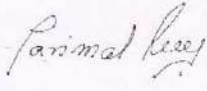


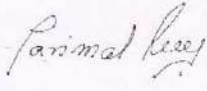


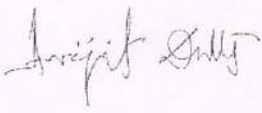


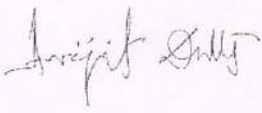


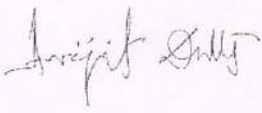
4	Name	Photo	Fingerprint	Signature
	Miss Sobha Dhar Daughter of Late Renupada Dhar Executed by: Self, Date of Execution: 20/08/2018 , Admitted by: Self, Date of Admission: 20/08/2018 ,Place : Office	 20/08/2018	 LTI 20/08/2018	 20/08/2018
	Sarada Bhawan, 87/153, Dr. M. N. Saha Road, Master, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713301 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACSPD8281A, Status :Individual, Executed by: Self, Date of Execution: 20/08/2018 , Admitted by: Self, Date of Admission: 20/08/2018 ,Place : Office			
5	Mr Jitendra Nath Datta Son of Late Khudiram Datta Sarada Bhawan, Dr. M. N. Saha Road, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713301 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ATYPD2738B, Status :Individual, Executed by: Self, Date of Execution: 20/08/2018 , Admitted by: Self, Date of Admission: 20/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/08/2018 , Admitted by: Self, Date of Admission: 20/08/2018 ,Place : Pvt. Residence			
6	Smt Rina Roy Daughter of Mr Jitendra Nath Datta Sarada Bhawan, Dr M N Saha Road, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713301 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AWDPR6976K, Status :Individual, Executed by: Self, Date of Execution: 20/08/2018 , Admitted by: Self, Date of Admission: 20/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/08/2018 , Admitted by: Self, Date of Admission: 20/08/2018 ,Place : Pvt. Residence			
7	Smt Ruma Mallik Daughter of Mr Jitendra Nath Datta Sarada Bhawan, Dr. M. N Saha Road, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713301 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AMDPM5731F, Status :Individual, Executed by: Self, Date of Execution: 20/08/2018 , Admitted by: Self, Date of Admission: 20/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/08/2018 , Admitted by: Self, Date of Admission: 20/08/2018 ,Place : Pvt. Residence			
8	Name	Photo	Fingerprint	Signature
	Mr Tapan Kumar Biswas Son of Late Santosh Kumar Biswas Executed by: Self, Date of Execution: 20/08/2018 , Admitted by: Self, Date of Admission: 20/08/2018 ,Place : Office	 20/08/2018	 LTI 20/08/2018	 20/08/2018
	87/153, Dr M N Saha Road, Master Para, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:- Burdwan, West Bengal, India, PIN - 713301 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADDPB4785H, Status :Individual, Executed by: Self, Date of Execution: 20/08/2018 , Admitted by: Self, Date of Admission: 20/08/2018 ,Place : Office			

Major Information of the Deed :- I-0205-07165/2018-21/08/2018

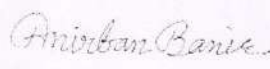
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	JAI MATA DI HOUSING PROJECTS K S Road, Asansol, P.O:- Asansol, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713302 , PAN No.:: AAKFJ1776A, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Parimal Roy Son of Late Fakir Chandra Roy Date of Execution - 20/08/2018, , Admitted by: Self, Date of Admission: 20/08/2018, Place of Admission of Execution: Office </td> <td>  Aug 20 2018 2:28PM </td> <td>  LTI 20/08/2018 </td> <td>  20/08/2018 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Parimal Roy Son of Late Fakir Chandra Roy Date of Execution - 20/08/2018, , Admitted by: Self, Date of Admission: 20/08/2018, Place of Admission of Execution: Office	 Aug 20 2018 2:28PM	 LTI 20/08/2018	 20/08/2018	K S Road, Asansol, P.O:- Asansol, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713302, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHCPR5637F Status : Representative, Representative of : JAI MATA DI HOUSING PROJECTS (as partner)		
Name	Photo	Finger Print	Signature									
Mr Parimal Roy Son of Late Fakir Chandra Roy Date of Execution - 20/08/2018, , Admitted by: Self, Date of Admission: 20/08/2018, Place of Admission of Execution: Office	 Aug 20 2018 2:28PM	 LTI 20/08/2018	 20/08/2018									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Avijit Dutta Son of Mr Ramendra Nath Dutta Date of Execution - 20/08/2018, , Admitted by: Self, Date of Admission: 20/08/2018, Place of Admission of Execution: Office </td> <td>  Aug 20 2018 2:27PM </td> <td>  LTI 20/08/2018 </td> <td>  20/08/2018 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Avijit Dutta Son of Mr Ramendra Nath Dutta Date of Execution - 20/08/2018, , Admitted by: Self, Date of Admission: 20/08/2018, Place of Admission of Execution: Office	 Aug 20 2018 2:27PM	 LTI 20/08/2018	 20/08/2018	3 N. S. Road, Asansol, P.O:- Asansol, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHWPD5193J Status : Representative, Representative of : JAI MATA DI HOUSING PROJECTS (as partner)		
Name	Photo	Finger Print	Signature									
Mr Avijit Dutta Son of Mr Ramendra Nath Dutta Date of Execution - 20/08/2018, , Admitted by: Self, Date of Admission: 20/08/2018, Place of Admission of Execution: Office	 Aug 20 2018 2:27PM	 LTI 20/08/2018	 20/08/2018									

Identifier Details :

Name & address	
Mr Anirban Banik Son of Mr Parimal Banik Mohishila, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713301, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Amal Kumar Dhar, Mr Parimal Roy, Mr Avijit Dutta, Mr Chanchal Kumar Dhar, Mr Kamal Dhar, Miss Sobha Dhar, Mr Jitendra Nath Datta, Smt Rina Roy, Smt Ruma Mallik, Mr Tapan Kumar Biswas	20/08/2018
	

Major Information of the Deed :- I-0205-07165/2018-21/08/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Amal Kumar Dhar	JAI MATA DI HOUSING PROJECTS-2.0625 Dec
2	Mr Chanchal Kumar Dhar	JAI MATA DI HOUSING PROJECTS-2.0625 Dec
3	Mr Kamal Dhar	JAI MATA DI HOUSING PROJECTS-2.0625 Dec
4	Miss Sobha Dhar	JAI MATA DI HOUSING PROJECTS-2.0625 Dec
5	Mr Jitendra Nath Datta	JAI MATA DI HOUSING PROJECTS-2.0625 Dec
6	Smt Rina Roy	JAI MATA DI HOUSING PROJECTS-2.0625 Dec
7	Smt Ruma Mallik	JAI MATA DI HOUSING PROJECTS-2.0625 Dec
8	Mr Tapan Kumar Biswas	JAI MATA DI HOUSING PROJECTS-2.0625 Dec

Transfer of property for S1

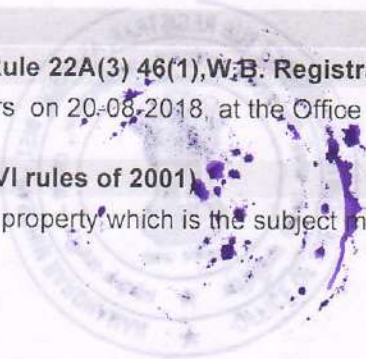
Sl.No	From	To. with area (Name-Area)
1	Mr Amal Kumar Dhar	JAI MATA DI HOUSING PROJECTS-330.00000000 Sq Ft
2	Mr Chanchal Kumar Dhar	JAI MATA DI HOUSING PROJECTS-330.00000000 Sq Ft
3	Mr Kamal Dhar	JAI MATA DI HOUSING PROJECTS-330.00000000 Sq Ft
4	Miss Sobha Dhar	JAI MATA DI HOUSING PROJECTS-330.00000000 Sq Ft
5	Mr Jitendra Nath Datta	JAI MATA DI HOUSING PROJECTS-330.00000000 Sq Ft
6	Smt Rina Roy	JAI MATA DI HOUSING PROJECTS-330.00000000 Sq Ft
7	Smt Ruma Mallik	JAI MATA DI HOUSING PROJECTS-330.00000000 Sq Ft
8	Mr Tapan Kumar Biswas	JAI MATA DI HOUSING PROJECTS-330.00000000 Sq Ft

Endorsement For Deed Number : I - 020507165 / 2018**On 20-08-2018****Presentation(Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules,1962)**

Presented for registration at 10:30 hrs on 20-08-2018, at the Office of the A.D.S.R. ASANSOL by Mr Amal Kumar Dhar, 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 68,31,495/-



Major Information of the Deed :- I-0205-07165/2018-21/08/2018

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

Execution is admitted on 20/08/2018 by 1. Mr Amal Kumar Dhar, Son of Late Renu Pada Dhar, Sarada Bhawan, 87/153, Dr. M. N. Saha Road, Master, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Others, 2. Mr Chanchal Kumar Dhar, Son of Late Renupada Dhar, Sarada Bhawan, 87/153, Dr. M. N. Saha Road, Master, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession Others, 3. Mr Kamal Dhar, Son of Late Renupada Dhar, Sarada Bhawan, 87/153, Dr. M. N. Saha Road, Master, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession Others, 4. Miss Sobha Dhar, Daughter of Late Renupada Dhar, Sarada Bhawan, 87/153, Dr. M. N. Saha Road, Master, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession Others, 5. Mr Tapan Kumar Biswas, Son of Late Santosh Kumar Biswas, 87/153, Dr M N Saha Road, Master Para, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession Others

Indetified by Mr Anirban Banik, , Son of Mr Parimal Banik, Mohishila, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713301, by caste Hindu, by profession Others

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

Execution is admitted on 20-08-2018 by Mr Parimal Roy, partner, JAI MATA DI HOUSING PROJECTS (Partnership Firm), K S Road, Asansol, P.O:- Asansol, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713302

Indetified by Mr Anirban Banik, , Son of Mr Parimal Banik, Mohishila, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713301, by caste Hindu, by profession Others

Execution is admitted on 20-08-2018 by Mr Avijit Dutta, partner, JAI MATA DI HOUSING PROJECTS (Partnership Firm), K S Road, Asansol, P.O:- Asansol, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713302

Indetified by Mr Anirban Banik, , Son of Mr Parimal Banik, Mohishila, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713301, by caste Hindu, by profession Others

Endorsement by Commissioner after execution of Visit Commission Case No:-000883 of 2018

1. Having visited the residence of Mr Jitendra Nath Datta, Son of Late Khudiram Datta, Sarada Bhawan, Dr. M. N. Saha Road, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713301, by caste Hindu, by profession Others I have this day examined the said Mr Jitendra Nath Datta who has been identified to my satisfaction by Mr Anirban Banik, , Son of Mr Parimal Banik, Mohishila, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713301, by caste Hindu, by profession Others AND the said Mr Jitendra Nath Datta has admitted the execution of this document

2. Having visited the residence of Smt Rina Roy, Daughter of Mr Jitendra Nath Datta, Sarada Bhawan, Dr M N Saha Road, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713301, by caste Hindu, by profession Others I have this day examined the said Smt Rina Roy who has been identified to my satisfaction by Mr Anirban Banik, , Son of Mr Parimal Banik, Mohishila, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713301, by caste Hindu, by profession Others AND the said Smt Rina Roy has admitted the execution of this document

3. Having visited the residence of Smt Ruma Mallik, Daughter of Mr Jitendra Nath Datta, Sarada Bhawan, Dr. M. N. Saha Road, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713301, by caste Hindu, by profession Others I have this day examined the said Smt Ruma Mallik who has been identified to my satisfaction by Mr Anirban Banik, , Son of Mr Parimal Banik, Mohishila, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713301, by caste Hindu, by profession Others AND the said Smt Ruma Mallik has admitted the execution of this document

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/08/2018 10:17AM with Govt. Ref. No: 192018190276669151 on 20-08-2018, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00SLQRJ7 on 20-08-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-0205-07165/2018-21/08/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by online = Rs 5,010/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/08/2018 10:17AM with Govt. Ref. No: 192018190276669151 on 20-08-2018, Amount Rs: 5,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00SLQRJ7 on 20-08-2018, Head of Account 0030-02-103-003-02



Saurav Roychowdhury
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Burdwan, West Bengal

On 21-08-2018

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

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by Stamp Rs 5,000/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3612, Amount: Rs.5,000/-, Date of Purchase: 16/08/2018, Vendor name: P G



Saurav Roychowdhury
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Burdwan, West Bengal



Major Information of the Deed :- I-0205-07165/2018-21/08/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0205-2018, Page from 126905 to 126933

being No 020507165 for the year 2018.



Digitally signed by Saurav Roy
Chowdhury
Date: 2018.08.28 11:57:22 +05:30
Reason: Digital Signing of Deed.

Saurav Roychowdhury

(Saurav Roychowdhury) 28-08-2018 11:57:07

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)