

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

गण्डिबबडा, पश्चिम बंगाल WEST BENGAL

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

F 261813

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

11 JUN 2020

GRN 19-202021-000886728-1

Development Agreement

Query No- 2000589047/20

1. Date: 10th June 2020
2. Nature of Document: Development Agreement.
3. Parties: Collectively the following:
 - 3.1 Owners: SMT. JHIKIMIKI SUR (PAN NO.- BMFPS1873R) w/o Sri Goutam Sur by faith Hindu, resident of "Sur Bhawan", Saradapally, Near Court More, Asansol 713304, PS Asansol(S), District Paschim Bardhaman (WB) of ONE PART

MAA TARA CONSTRUCTION

Bisram Senapati
Partner

MAA TARA CONSTRUCTION

Zuhair Khan
Partner

3.2 Developer: MAA TARA CONSTRUCTION (PAN NO.- AANFM5552G), a partnership firm having its Regd. office at Jharna Residency, Near- Chinnamasta Mandir, R.N. Road, P.O.- Radhanager Road, Burnpur, Dist – Paschim Bardhaman, Pin – 713325, West Bengal (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) SRI SUBHAS ROY (PAN NO.- ACQPR5437E), S/o Late Bholanath Roy of Rabindranagar, P.O – Asansol, Dist – Paschim Bardhaman, 2) SRI BIKRAM DASGUPTA (PAN NO.- ADGPD8182R), S/o – Lt. Asit Ranjan Dasgupta of Gourango Sengupta Sarani, Radhanagar Road, P.O – Radhanagar (Burnpur), Dist – Paschim Bardhaman of **OTHER PART**.

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**".

By
G. G. H. S. S. S.

5. Background:

5.1 land measuring .26 Acres in CS Plot No 3040 & 3129 corresponding to RS Plot No 2057 & 2183 within Mouza Santa, PS Hirapur was acquired by Smt. Jhikimiki Sur by dint of Gift being No 2811 for the year 2005 of ADSR Asansol and just after getting possession said Smt. Jhikimiki Sur owned and possessed the land and building as absolute owner thereof by living there with her family and she paid all the taxes in respect of the said building to the Asansol Municipality and the name of the said Smt. Jhikimiki Sur had/has correctly been recorded/Mutated in the assessment register of Asansol Municipality now Asansol Municipal corporation being Holding No 126 Kumarpur, Asansol and also mutated her name in the LR Record of Right of LR Khatian No 6229 of Mouza Santa, PS Hirapur, District Paschim Bardhaman more fully described in **Schedule-A** hereto and hereafter collectively called the "**Said Property**".

5.2 The Owner 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.

Am
G. Chatterjee
AS

- (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
- (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.

On
G. S. Srinivasan
for.

6.2 Obligation of the Owner:

6.2.1 Mutation: The name of the Owner's has already mutated in the records of the B. L & L. R. O, Asansol

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

*Am
G. K. Saha
Asst.*

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.

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 shall pay an amount of Rs. 1,30,00,000/- (Rupees One Crore Thirty Lakh only), interest free adjustable security deposit which shall be adjusted after receiving possession, 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**").

Handwritten signature:
M. G. G. G.

- 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.
- 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 altered/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 48 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 48 months may be extended for 6 months at a

On
G. K. S.

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 sale proceed of 20% in the Domestic area and 20% 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 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 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.

By
G. G. G. G.
for

- 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 Advocates 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.
- 6.11 Powers:** The Owners shall issue a Power of Attorney in favour of a representative of the Developer so that the Developer can take all steps in respect of the property including enter into agreement for sale or conveyance deed and apply the same for registration.
- 6.12 Force Majeure:** Force Majeure shall mean any act of God including, but not limited to flood, earthquake, riot, war, storm, tempest, civil commotion, strike, labour unrest or any political or communal unrest. Neither of the Parties shall be regarded to have committed any breach of the terms herein if it is prevented from discharging any of its obligations due to any condition amounting to Force Majeure or circumstances beyond its control.

Am
Graham

6.13 Rules of Interpretation: The words used in bold in the headings of the Clauses and any Sub-Clauses have the meaning assigned to them in such Clauses or Sub-Clauses and the words put in bold in brackets define the word, phrase or expression immediately preceding.

7. **Entire Agreement:** This Agreement contains and records all the terms and conditions agreed between the Parties and supersedes all understandings or arrangements previous hereto, if any, both oral and in writing.
8. **Dispute Resolution:** 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.

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-imbusement of actual expenses including interest.

Am
G. K. Das

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 District Burdwan, PS Hirapur, **Mouza Santa**, RS Khatian No 34, **RS Plot No 2057**(Two thousand fifty seven) & **2183**(Two thousand one hundred eighty three) corresponding to **LR Plot No 1689** (One thousand six hundred eighty nine) under LR Khatian No 6229 **measuring .26 Acres equivalent to 15.73 Cottah.** of Bastu land with structure (double storied) building having covered area **2500 Sft.** being Holding No 199/126 Kumarpur Asansol, Ward No 1(Old)/53 within Asansol Municipal Corporation

Butted and bounded

On the North : H/o Dr. S. N. Banerjee

On the East : Vacant Land

On the South : Durga Mandir

On the West : Road

*On
G. K. Ghosh
for*

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

The Owners shall be entitled of 20% in the Domestic area and 20% 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.

Be it mentioned here that the security deposit amount of Rs. 1, 30,00,000/- (One Crore Thirty Lakh) is paid by the Developer to the owners in the following manner namely

SL.No.	Bank Name	Date	Cheque No.	Amount.(Rs)
1	State Bank of India	18.03.2020	267371,	45,00,000/-
2	State Bank of India	19.03.2020	267372,	45,00,000/-
3.	State Bank of India	20.03.2020	267373	40,00,000/-
TOTAL				Rs. 1, 30,00,000/-

MAA TARA CONSTRUCTION

Partner

MAA TARA CONSTRUCTION

Partner

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

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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

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In witness whereof the Parties have executed these presents at Asansol on this the 10th June 2020.

Witnesses:-

1. Tathagata Sures
S/O Goutam Sures, P/O
Sri Brahm, Sandapally,
Asansol-4, West Bengal.
2. Rohit Kumar Chowdhury
S/O. Kailash Ch. Chowdhury
Churup Dangel (Near water Tank)
P.O. Radhanagar Road, Asansol
Dist. Paschim Bardhaman
PIN- 713325

Tathagata Sures

Signature of the Owner

MAA TARA CONSTRUCTION

Subhas Roy

Partner

MAA TARA CONSTRUCTION

Bikram Sanbha

Partner

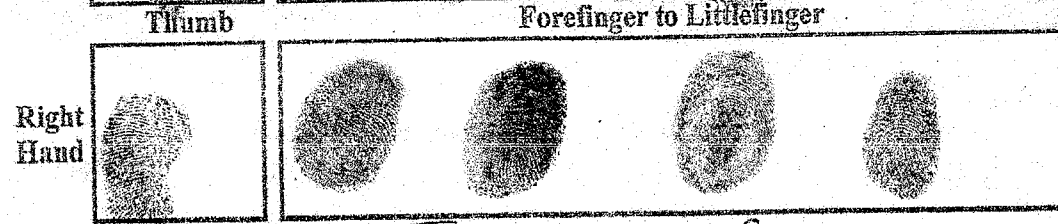
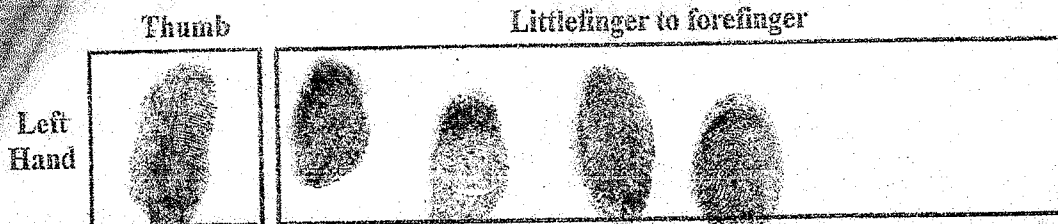
Signature of the Developer

Drafted & prepared by me as per instructions of /
before them in vernacular and typed in my office

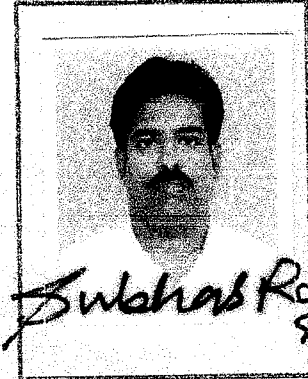
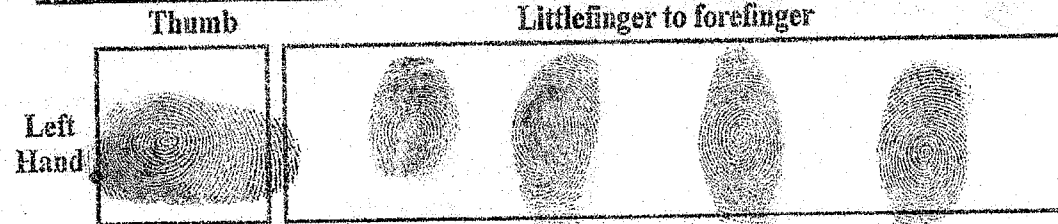
Chowdhury Musarat Hossain
(Chowdhury Musarat Hossain)

Advocate

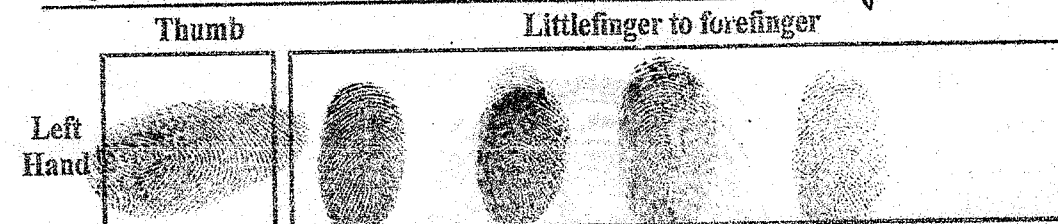
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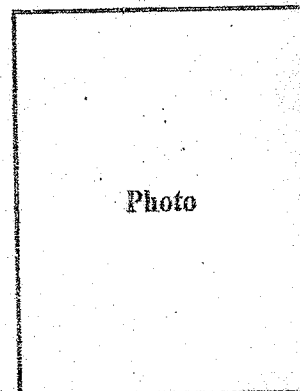
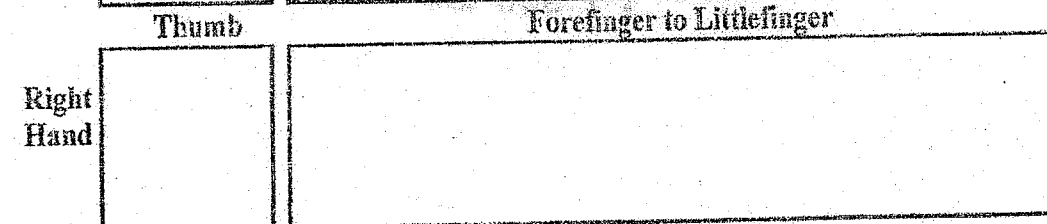
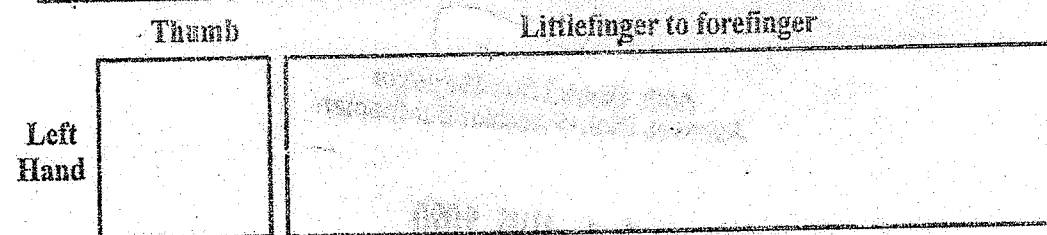
Finger Print attested by me : Shikimika Sun



Finger Print attested by me : Sulshas Roy



Finger Print attested by me : Bikram Sanbora



Finger Print attested by me :

nt of Stamp Duty

ied that required Stamp Duty payable for this document is Rs. 40,011/- and Stamp Duty paid by Stamp Rs 5,000/-,
online = Rs 35,011/-

Description of Stamp

f. Stamp: Type: Impressed, Serial no 2509, Amount: Rs.5,000/-, Date of Purchase: 23/03/2020, Vendor name: P
Ghanty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/06/2020 9:39AM with Govt. Ref. No: 192020210008867281 on 09-06-2020, Amount Rs: 35,011/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0AOEOLH4 on 09-06-2020, Head of Account 0030-02-103-003-02

Hillol Ghosh

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

MAA TARA CONSTRUCTION

Bejram Sen
Partner

MAA TARA CONSTRUCTION

Suhail Roy

Partner

of Registration under section 60 and Rule 69.

d in Book - I

number 0205-2020, Page from 61036 to 61061

No. 020502744 for the year 2020.



Digitally signed by HILLOL GHOSH
Date: 2020.06.12 11:53:58 +05:30
Reason: Digital Signing of Deed.

Hillol Ghosh

(Hillol Ghosh) 2020/06/12 11:53:58 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)

Major Information of the Deed

No :	I-0205-02744/2020	Date of Registration	11/06/2020
Registry No / Year	0205-2000589047/2020	Office where deed is registered	
Query Date	05/06/2020 10:11:31 AM	0205-2000589047/2020	
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. : 9647557623, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 1,30,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,06,01,286/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,011/- (Article:48(g))	Rs. 1,30,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Burdwan, P.S:- Hirapur, Municipality: ASANSOL MC, Road: Sarada Polly-Santa, Road Zone : (Road Width (12-20) -- Road Width (12-20)), Mouza: Santa, JI No: 20, Pin Code : 713304



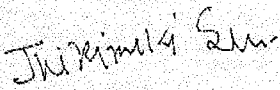
Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1689 (RS :-)	LR-6229	Bastu	Bastu	26 Dec	1/-	1,89,09,098/-	Property is on Road ,Last Reference Deed No :0205-I -02811-2005
Grand Total :					26Dec	1 /-	189,09,098 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2500 Sq Ft.	1/-	16,92,188/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2500 sq ft	1 /-	16,92,188 /-	

Details :

Name, Address, Photo, Finger print and Signature



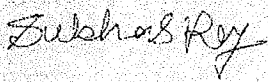


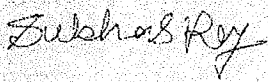


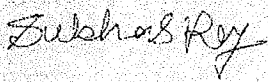
Name	Photo	Finger Print	Signature
Mrs Jhikimiki Sur (Presentant) Wife of Mr Goutam Sur Executed by: Self, Date of Execution: 10/06/2020 , Admitted by: Self, Date of Admission: 11/06/2020 ,Place : Office			
	11/06/2020	LTI 11/06/2020	11/06/2020

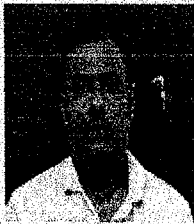

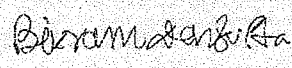
Sur Bhawan, Saradapally, Asansol, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BMFPS1873R, Aadhaar No: 75xxxxxxxx4342, Status :Individual, Executed by: Self, Date of Execution: 10/06/2020 , Admitted by: Self, Date of Admission: 11/06/2020 ,Place : Office

Developer Details :



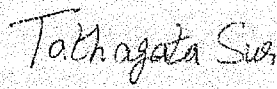
SI No	Name,Address,Photo,Finger print and Signature
1	Maa Tara Construction Jhama Residency, Near- Chinnamasta Mandir, R.N. R, P.O:- Radhanager Road, P.S:- Hirapur, Asansol, District:-Burdwan, West Bengal, India, PIN - 713325 , PAN No.:: AANFM5552G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Subhas Roy Son of Late Bholanath Roy Date of Execution - 10/06/2020, , Admitted by: Self, Date of Admission: 11/06/2020, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Jun 11 2020 3:40PM</td> <td>LTI 11/06/2020</td> <td>11/06/2020</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Subhas Roy Son of Late Bholanath Roy Date of Execution - 10/06/2020, , Admitted by: Self, Date of Admission: 11/06/2020, Place of Admission of Execution: Office					Jun 11 2020 3:40PM	LTI 11/06/2020	11/06/2020
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Mr Subhas Roy Son of Late Bholanath Roy Date of Execution - 10/06/2020, , Admitted by: Self, Date of Admission: 11/06/2020, Place of Admission of Execution: Office													
	Jun 11 2020 3:40PM	LTI 11/06/2020	11/06/2020										
	Rabindranagar, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACQPR5437E, Aadhaar No: 55xxxxxxxx8624 Status : Representative, Representative of : Maa Tara Construction (as partner)												

Name	Photo	Finger Print	Signature
Bikram Dasgupta Late Asit Ranjan Dasgupta Date of Execution - 11/06/2020, Admitted by: Self, Date of Admission: 11/06/2020, Place of Admission of Execution: Office			
	Jun 11 2020 3:40PM	LTI 11/06/2020	11/06/2020
Gourango Sen Sarani, Radhanagar Road, P.O:- Burnpur, P.S:- Hirapur, Asansol, District:-Burdwan, West Bengal, India, PIN - 713325, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADGPD8182R, Aadhaar No: 84xxxxxxx7152 Status : Representative, Representative of : Maa Tara Construction (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tathagata Sur Son of Mr Goutam Sur Sur Bhawan, Saradapally, Asansol, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304			
	11/06/2020	11/06/2020	11/06/2020
Identifier Of Mrs Jhikimiki Sur, Mr Subhas Roy, Mr Bikram Dasgupta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Jhikimiki Sur	Maa Tara Construction-26 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Jhikimiki Sur	Maa Tara Construction-2500.0000000 Sq Ft

Land Details as per Land Record

District: Burdwan, P.S:- Hirapur, Municipality: ASANSOL MC, Road: Sarada Polly-Santa, Road Zone : (Road Width (12-20) -- Road Width (12-20)), Mouza: Santa, JI No: 20, Pin Code : 713304

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1689, LR Khatian No:- 6229	Owner: শ্রীমতি বিকিমিকি সুর, Gurdian: শ্রীমতি গৌতম সু, Address: সারদা পল্লী, আসানসোল, Classification: বাস্তু, Area: 0.26000000 Acre,	Mrs Jhikimiki Sur

2020

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

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

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

Presented for registration at 15:28 hrs on 11-06-2020, at the Office of the A.D.S.R. ASANSOL by Mrs Jhikimiki Sur, 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 2,06,01,286/-

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

Execution is admitted on 11/06/2020 by Mrs Jhikimiki Sur, Wife of Mr Goutam Sur, Sur Bhawan, Saradapally, Asansol, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession House wife

Identified by Mr Tathagata Sur, , Son of Mr Goutam Sur , Sur Bhawan, Saradapally, Asansol, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

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

Execution is admitted on 11-06-2020 by Mr Subhas Roy, partner, Maa Tara Construction (Partnership Firm), Jharna Residency, Near- Chinnamasta Mandir, R.N. R, P.O:- Radhanager Road, P.S:- Hirapur, Asansol, District:-Burdwan, West Bengal, India, PIN - 713325

Identified by Mr Tathagata Sur, , Son of Mr Goutam Sur , Sur Bhawan, Saradapally, Asansol, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

Execution is admitted on 11-06-2020 by Mr Bikram Dasgupta, partner, Maa Tara Construction (Partnership Firm), Jharna Residency, Near- Chinnamasta Mandir, R.N. R, P.O:- Radhanager Road, P.S:- Hirapur, Asansol, District:-Burdwan, West Bengal, India, PIN - 713325

Identified by Mr Tathagata Sur, , Son of Mr Goutam Sur ; Sur Bhawan, Saradapally, Asansol, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,30,014/- (B = Rs 1,30,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,30,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/06/2020 9:39AM with Govt. Ref. No: 192020210008867281 on 09-06-2020, Amount Rs: 1,30,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AOEOLH4 on 09-06-2020, Head of Account 0030-03-104-001-16

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

19-202021-000886728-1

Payment Mode Online Payment

IN Date: 09/06/2020 09:37:17

Bank : State Bank of India

JRN : IK0AOEOLH4

BRN Date: 09/06/2020 09:39:28

DEPOSITOR'S DETAILS

Id No. : 2000589047/1/2020

[Query No./Query Year]

Name : CHOWDHURY MUSARAF HOSSAIN

Contact No. : 09434253243 Mobile No. : +91 9434253243

E-mail : musa.asn55@gmail.com

Address : SREE PALLY MORE S B GORAI ROAD ASANSOLASANSOL

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	2000589047/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	35011
2	2000589047/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	130014

Total

165025

In Words : Rupees One Lakh Sixty Five Thousand Twenty Five only