

2229/22

D-2246



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 269767

✓ Banerji
 Tapas Kumar Banerji
 ✓ Tapas
 Jayanta Kishore Banerji
 - Chhetri
 ✓ Anupam Banerjee

GRN : 19-202122-019768796-1
 Query No. 2000650357/2022

DEVELOPMENT AGREEMENT OR
CONSTRUCTION AGREEMENT

THIS DEVELOPMENT AGREEMENT OR CONSTRUCTION
 AGREEMENT is made on this the ...04/03... day of March in the year
 2022 by:

1. SRI TAPAS BANERJEE (PAN : AIVPB7620A)
2. SRI JAYANTA BANERJEE (PAN : AEFPB5923C)
3. SRI ANUPAM BANERJEE (PAN : ALWPB9982H) all sons of Late Sunil Kumar Banerjee, all by faith Hindu, citizenship Indian, residents of : Radhanagar Road, Near Bombhola Kali Mandir, P.O. Radhanagar Road, Burnpur, Pin-713325, P.S. Hrapur, Dist. Paschim Bardhaman

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

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

04 MAR 2022

2200 28 02, 2022

कृपया : [Handwritten signature]

आपका पत्र [Handwritten signature]

शुक्रवार, 28 फरवरी 2022

आपका पत्र [Handwritten signature]

28 02 2022

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

04 MAR 2022

Bangji
Tapes Kumar Bangji
Roy
Jayantika Banerjee
- 2017
Anupam Banerjee

Shibu Roy

(2)

hereinafter called the "FIRST PARTY/LAND OWNERS" (which expression shall unless excluded by or repugnant to the context include each of their heirs, successors, legal representatives and assigns) of the ONE PART.

AND

'SUDHA CONSTRUCTION' (PAN : AFOPR6367Q) a proprietorship firm, represented by its proprietor Sri Shibu Roy (PAN : AFOPR6367Q) S/o Late Subodh Chandra Roy, by faith Hindu, by occupation business, resident of : Gouranga Sen Sarani, P.O. Radhanagar Road, P.S. Hirapur, Dist. Paschim Bardhaman hereinafter called the 'SECOND PARTY/DEVELOPER' (which expression shall mean and include all its successors-in-office, legal representatives and assigns) of the OTHER PART.

WHEREAS one Abharani Banerjee W/o Late Sunil Kumar Banerjee was the lawful and rightful owner of the land measuring 2652.49 sq. feet comprised in R.S. Plot No. 2177 situated in Mouza : Santa, P.S. Hirapur, Dist. Burdwan at present Paschim Bardhaman which said Abharani Banerjee purchased by a registered Deed of Sale being Deed No. 7286 for the year 1981 of Asansol Sub Registry Office from Girija Prasad Chattopadhyay

Banerji
Tapas Kumar Banerjee
First Party
Jayanta Kumar Banerjee
Anugam Banerjee
Sukanta Banerjee

(3)

S/o Late Annada Prosad Chattopadhyay and others for valuable consideration as mentioned in the said Sale Deed.

AND WHEREAS after such purchase while owning and possessing the said property aforesaid Abharani Banerjee raised and erected a single storied pucca building in accordance with sanctioned building plan and the said land has been duly and correctly recorded in the name of aforesaid Abharani Banerjee in the L.R. Record of Right of Mouza Santa, P.S. Hirapur;

AND WHEREAS said Smt. Abharani Banerjee gifted the said property to her three sons i.e. the First Party/Land Owners herein by three different registered Deed of Gift being Deed Nos. 6894, 6893 and 6895 respectively all of Asansol Addl. Dist. Sub Registry Office and the said lands have been duly and correctly recorded in the name of the First Party/Land Owners under L.R. Khatian Nos. 6994, 6991 and 6993 respectively being L.R. Plot No. 2075 of Mouza Santa, P.S. Hirapur;

AND WHEREAS in the circumstances the First Party are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said landed property as detailed hereinabove and which are more fully mentioned in schedule 'A' below;

AND WHEREAS the First Party/Land Owners intend to develop the schedule mentioned land by constructing a multistoried apartment/building, it

Banerjee
Tapas Kumar Banerjee

Jayanta
Jayanta K. Banerjee
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Anupam Banerjee

Shilpa
Shilpa

land, the Second Party/Developer allot/provide to the First Party/Land Owners as noted below :

First Party/Land Owner No. 1 Tapas Banerjee :-

- (i) one self contained residential flat consisting of : two bed rooms, one dining cum drawing, one kitchen, two toilet, one balcony being Flat No. A2 on the first floor.
- (ii) one number two wheeler parking space in the ground floor.

First Party/Land Owner No. 2 Jayanta Banerjee :-

- (i) one self contained residential flat consisting of : two bed rooms, one dining cum drawing, one kitchen, two toilet, one balcony being Flat No. A3 on the first floor (back side).
- (ii) one number two wheeler parking space in the ground floor.

First Party/Land Owner No. 3 Anupam Banerjee :-

- (i) one self contained residential flat consisting of : two bed rooms, one dining cum drawing, one kitchen, two toilet, one balcony being Flat No. B2 on the second floor.
- (ii) one number two wheeler parking space in the ground floor.

As part of expected future profit of the land the Developer pay an amount of Rs. 15,00,000/- (Rupees fifteen lac) only (out of which an amount of Rs. 5,00,000/- (Rupees five lac) only have been paid at the time of execution of this Development Agreement or construction Agreement.

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Takar Kaman Banaji
Jayanta K. Banaji
Arupam Banaji
Sudha Banaji

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

AND WHEREAS the parties enter into this agreement on the following terms and conditions as mutually settled and decided between the parties which are to be strictly followed and observed by the parties;

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS

1. That the First Party with the execution of this Development Agreement engaged the Second Party so as to enable the Second Party to raise the proposed multistoried building upon the said land comprising various self contained flats/shops/parking space etc. and the First Party/Land Owners shall deliver khas possession with vacant position to the Developer/Second Party within seven days from the date of execution of this Deed of Development or Construction Agreement.
2. That the Second Party shall raise/erect the said constructions of the multistoried building upon the schedule mentioned land with the help of good quality of building materials at its own costs and expenses and by taking

(7)

Balraj

Tapas Kumar Banerjee

Tapas Kumar Banerjee
Ampan Banerjee

Shilpa Roy

assistance of engineering expert and the Second Party shall remain fully responsible and liable for any loss or damage caused in the said building at any time for any constructional defect till final handover. If any mishap be occurred at the time of constructions of the said building, the Second Party shall remain liable for such accident/mishap and the First Party shall be in no way held responsible for the same.

3. That the Second Party prior to commencement of the said constructions shall get necessary site plan and building plan approved/sanctioned by the authority of Asansol Municipal Corporation or of any other authority by its own fund and thereafter erect the said multistoried building in accordance with and in due compliance with the said sanctioned building plan as well as of the provisions of West Bengal Apartment (Regulation of construction & Transfer) Act 1972 and the Rules framed thereunder. In this connection the First Party shall provide all sorts of assistance to the Second Party by signing all necessary papers, documents, plan, application, forms etc. as and when required.

That before sanction of the plan of the complex if any sort of disturbance arises in future in that case the First Party/Land Owners shall be bound to return the entire advance amount to the Second Party/Developer together with interest.

(8)

Amrampam
T. P. S. Kumar Baranagi
T. P. S.
K. S. Baranagi
Amrampam Baranagi
Shilpa

4. That the Second Party shall also be responsible for any constructions raised/made illegally in deviation of the site plan or of the building plan or of the said Act and the First Party shall have nothing to do with the same.

5. That the Second Party shall have right to sell and transfer all flats / garage /parking space etc. [save and except allotted property of the First Party/Land Owners] of the said proposed multistoried building to the intending purchasers/transferees at such price or prices as will be settled between the Second Party and the intending transferee/s and the Second shall have absolute right to collect, receive, enjoy and appropriate the entire sale proceeds/consideration money / advance money etc. thereof exclusively and the First Party shall have no right to claim any share in the said amount/s accrued from such sale/advance.

In this connection the Second Party shall be able to cause advertisement inviting the attention of interested person/s in regard to sale of the flats/shop/parking space and to enter into any agreement for such sale by receiving advance and/or booking money.

In the matter of such sale or transfer of any such flat or flats/shops/parking space of the proposed building the Second Party shall execute all such Sale Deed/s on behalf of the First Party as their constituted attorney and/or as a co-seller with the First Party landlord if required and shall get the said Deed/s registered by presenting the same before the appropriate registering

Signature
Tapan Kumar Banerjee
Signature
Kalyan Kumar Banerjee
Anupam Banerjee
Signature

(9)

authority. It is hereby made clear that if required, the First Party shall remain bound to execute the said Sale Deed/s being the land owner of the said land.

6. That the Second Party shall take all steps and measures for having electric meter, line, connection and municipal water connection in the said proposed multistoried building from the authority concerned at the cost of all flat owners.

7. That to mortgage the said property and/or any portion thereof (save and except allotted property of the first party/land owner) with bank or any financial institute to obtain loan/working capital to finance their aforesaid project to smooth working.

8. That for the sake of convenience in erecting the said construction upon the schedule mentioned land as also to perform the acts, deeds and things in terms of the conditions embodied in this agreement the First Party shall execute a Deed of General Power of Attorney in favour of the Second Party conferring upon him all such powers and authority as will be found essential which will be freely exercised by the Second Party as constituted attorney of the First Party.

9. That the Second Party shall complete the constructions of the said multistoried building within 30 (thirty) months from the date of sanction of the building plan which may be extended for further 6 months.

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Tapas Kumar Banerjee
D. K. S.
Jayanta K. Banerjee
Anupam Banerjee

Shilpi Roy

SCHEDULE 'A' ABOVE REFERRED TO :

(Owners' land upon where construction to be made)

In the District of Paschim Bardhaman, P.S., Sub Division and A.D.S.R. Office Asansol, within Mouza Santa J.L No. 20 under the limits of Asansol Municipal Corporation, Ward No. 52 (new), 01 (old) all that land measuring 2652.49 sq. feet comprising part of R.S. Plot No. 2177 under R.S. Khatian No. 65 corresponding to L.R. Plot No. 2075 under L.R. Khatian Nos. 6994, 6991 and 6993 respectively including single storied old and dilapidated building measuring covered area 1160 sq. feet along with all easement rights attached thereto.

Butted and bounded by :

On the North : By 14 feet wide road thereafter property of Gita Rani Dutta.

On the South : By the property of Purnima Mukherjee.

On the East : By 18 feet wide Road.

On the West : By the property of Rajib Chatterjee.

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Tapas Kumar Banerjee

Banerji
Jayanta Kumar Banerjee
Anupam Banerjee

Silvan Banerjee

(11)

SCHEDULE 'B' ABOVE REFERRED TO :

(Land Owners' Allocation property)

First Party/Land Owner No. 1 Tapas Banerjee :-

- (i) one self contained residential flat consisting of : two bed rooms, one dining cum drawing, one kitchen, two toilet, one balcony being Flat No. A2 on the first floor.
- (ii) one number two wheeler parking space in the ground floor.

First Party/Land Owner No. 2 Jayanta Banerjee :-

- (i) one self contained residential flat consisting of : two bed rooms, one dining cum drawing, one kitchen, two toilet, one balcony being Flat No. A3 on the first floor (back side).
- (ii) one number two wheeler parking space in the ground floor.

First Party/Land Owner No. 3 Anupam Banerjee :-

- (i) one self contained residential flat consisting of : two bed rooms, one dining cum drawing, one kitchen, two toilet, one balcony being Flat No. B2 on the second floor.
- (ii) one number two wheeler parking space in the ground floor.

As part of expected future profit of the land the Developer pay an amount of Rs. 15,00,000/- (Rupees fifteen lac) only (out of which an amount of Rs. 5,00,000/- (Rupees five lac) only have been paid through cheque No.000369, dated 04/03/2022 of UCO Bank, Burnpur Road Branch at the time of execution of this Development Agreement or construction Agreement.

SCHEDULE 'C' ABOVE REFERRED TO :

(Developer's Allocation property)

All that 'A' schedule property save and except 'B' schedule allocation property.

IN WITNESS WHEREOF the parties named above signed and executed this Deed of Agreement on the day, month and year first above written.

Witnesses :

1. Ripali Banerjee,
 wife Anupam Banerjee
 Radhanagar Road
 Near Panchvata Kalimandir
 Pondicherry - 713325

2. Lakshmi Banerjee
 Upper Chulidanga
 Asansol Cantonment
 - 04

1. *Banerjee*
 Tapas Kumar Banerjee
 2. *[Signature]*
 Jayanta Kumar Banerjee
 3. Anupam Banerjee

Signature of the First Party/Land Owner

[Signature]

Prepared by me and printed in my office

Pijush Kanti Das

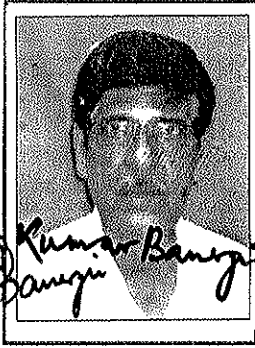
(Pijush Kanti Das)

Advocate

Enrl. No. WB/828/1973

Asansol Court

Signature of the Second Party/Developer



Tapas Kumar Banerji
Banerji

Banerji Tapas Kumar Banerji

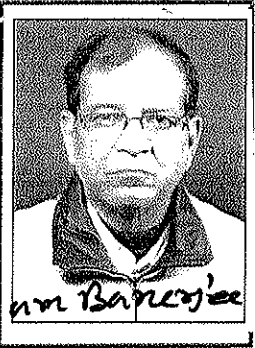
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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Jayaram Das
Das

Das Jayaram Das

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Anupam Banerjee

Banerjee Anupam Banerjee

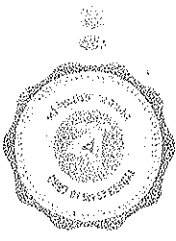
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Shilpa Ray

Ray Shilpa Ray

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



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

GRN Details

GRN: 192021220197687961 Payment Mode: Online Payment
GRN Date: 03/03/2022 17:36:09 Bank/Gateway: HDFC Bank
BRN : 1726914487 BRN Date: 03/03/2022 17:03:08
Payment Status: Successful Payment Ref. No: 2000650357/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: SUDHA CONSTRUCTION
Address: Radhanagar Road Bumpur
Mobile: 7908642489
Depositor Status: Buyer/Claimants
Query No: 2000650357
Applicant's Name: Mr Pijush Kanti Das
Identification No: 2000650357/3/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000650357/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	2011
2	2000650357/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	15014
			Total	17025


IN WORDS: SEVENTEEN THOUSAND TWENTY FIVE ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TAPAS KUMAR BANERJEE
SUNIL KUMAR BANERJEE
18/10/1951
Permanent Account Number
AIVPB7620A

Banerjee
Signature



Tapas Kumar Banerjee
Banerjee

In case this card is lost, kindly inform, return to
Income Tax PAN Services Unit, UHSI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित कर लें।
आयकर पान सेवा यूनिट (UHSI),
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.



ভারত সরকার
Government of India



তাপস কুমার ব্যানার্জী
Tapas Kumar Banerjee
পিতা : সুনীল ব্যানার্জী
Father : SUNIL BANERJEE
জন্ম সাল / Year of Birth : 1951
পুরুষ / Male



8237 5633 6816

আধার -- সাধারণ মানুষের অধিকার

Banerjee

Tapas Kumar Banerjee



আধার

ভারত সরকার
Unique Identification Authority of India

ঠিকানা:

রাধানগর রোড, বোমভোলা,
বার্নপুর, আসানসোল (এম কর্প),
রাধানগর রোড, বর্ধমান,
পশ্চিমবঙ্গ, 713325

Address:

RADHANAGAR ROAD,
BOMBHOLA, BURNPUR, Nuni
(b), Radhanagar, Bardhaman,
West Bengal, 713325

8237 5633 6816

1947
1800 300 1047

help@uidai.gov.in

www.uidai.gov.in

भारत सरकार
Government of India

Jayanta Kumar Bandyopadhyay
Date of Birth/DOB: 05/12/1955
Male/MALE

4831 7855 1461

मेरा आधार, मेरी पहचान

Enrolment No.: 0649/42490/00169

To
Jayanta Kumar Bandyopadhyay
S/O Sunil Kumar Bandyopadhyay
CHIRIAMORE
KAIKHALI
NEAR SHIB MANDIR
Rajarhat Gopalpur(M)
Rajarhat Gopalpur
North 24 Parganas West Bengal - 700136
9051701792

Download Date: 24/01/2014

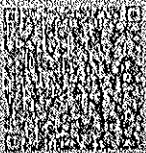
Generation Date

Signature valid

Jayanta K. Bandyopadhyay

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEEPB5923C

नाम / Name
JAYANTA KUMAR BANDYOPADHYAY

पिता का नाम / Father's Name
SUNIL KUMAR BANDYOPADHYAY

जन्म की तारीख / Date of Birth
05/12/1955

Jayanta K. Bandyopadhyay
हस्ताक्षर / Signature

02/15/2014

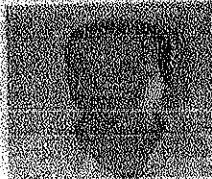
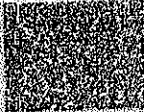
आयकर विभाग
INCOME TAX DEPARTMENT
ANUPAM BANERJEE
SUNIL KUMAR BANERJEE
22/12/1961
Permanent Account Number
ALWPB9982H
Signature

भारत सरकार
GOVT. OF INDIA

10000

Anupam Banerjee
Anupam Banerjee

भारत सरकार
GOVERNMENT OF INDIA


 Anupam Banerjee
DOB: 22/12/1961
Male / MALE 

2127 9724 9054

मेरा आधaar, मेरी पहचान

Anupam Banerjee

भारत सरकार
GOVERNMENT OF INDIA


 Address:
S/O Sunil Kumar Banerjee, NEAR
BOMBHOLA KALI MANDIR,
RADHANAGAR ROAD, Asansol
(m Corp.), Bardhaman,
West Bengal - 713326

2127 9724 9054

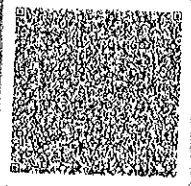
मेरा आधaar, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



स्थायी विवरण संख्या कार्ड
Permanent Account Number Card
AFOPR63670



नाम / Name
SHIBU ROY

पिता का नाम / Father's Name
SUBODH CHANDRA ROY

जन्म तिथि / Date of Birth
15/01/1987

Shibu Roy
हस्ताक्षर / Signature

Shibu Roy

Shibu Roy

15/01/1987


ভারত সরকার
Government of India



শিবু রায়
SHIBU ROY
জন্মতারিখ / DOB: 15/01/1967
পুরুষ / MALE



5225 8868 5360

আমার আধার, আমার পরিচয়

Shibu Roy
Shibu Roy



আধার


ভারতীয় পরিচয় প্রাধিকরণ
Unique Identification Authority of India


ঠিকানা:
S/O লেট সুবোধ রায়, শীতলা ভিলা,
গৌরঙ্গ সেন সরণী, রাধানগর রোড
পোস্ট ওফিসের নিকটে, নিচুপাড়া,
আসানসোল (এম কর্প), বর্দমান,
পশ্চিম বঙ্গ - 713325


Address:
S/O Late Subodh Roy, Shitala
Villa, Gouranga Sen Sarani,
Near Radhanagar Road Post
Office, Nichupara, Asansol (m
Corp.), Bardhaman,
West Bengal - 713325


5225 8868 5360

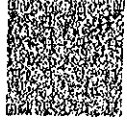
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 help@uidai.gov.in

 www.uidai.gov.in

 भारत सरकार
RUPALI BANERJEE



रूपाली बनर्जी
Rupali Banerjee
जन्म तिथि/ DOB: 18/10/1975
महिला / FEMALE



2162 5008 0139

मेरा आधार, मेरी पहचान

Rupali Banerjee

 भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
अर्धागिनी: अनुपम बनर्जी,
राधानगर रोड, बोम्भोला
कैली मंदिर के पास,
आसनसोल (एम कोर्प.),
बर्द्धमान,
वेस्ट बंगाल - 713325

Address:
W/O: Anupam Banerjee, Radhanagar
Road, Near Bombhola kali mandir,
Asansol (m Corp.), Barddhaman,
West Bengal - 713325

2162 5006 0139

MEERA AADHAAR, MERI PEHACHAN

Major Information of the Deed

Deed No :	I-2305-02246/2022	Date of Registration	04/03/2022
Query No / Year	2305-2000650357/2022	Office where deed is registered	
Query Date	28/02/2022 4:41:07 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Pijush Kanti Das Asansol Court, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9333980908, 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 : 15,00,000/-]		
Set Forth value	Market Value		
	Rs. 46,12,537/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,011/- (Article:48(g))	Rs. 15,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Hirapur, Municipality: ASANSOL MC, Road: Radhanagar Road-Santa, Road Zone : (On Road -- On Road) , Mouza: Santa, JI No: 20, Pin Code : 713325



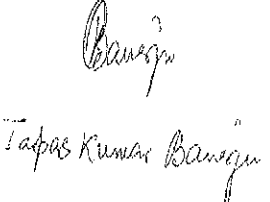


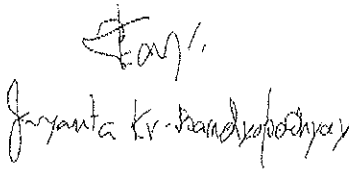


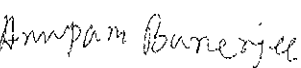
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2075 (RS :-2177)	LR-6994, (RS:-65\0)	Bastu	Bahal	884.164 Sq Ft		12,76,513/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
L2	LR-2075 (RS :-2177)	LR-6991, (RS:-65\0)	Bastu	Bahal	884.163 Sq Ft		12,76,512/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
L3	LR-2075 (RS :-2177)	LR-6993, (RS:-65\0)	Bastu	Bahal	884.163 Sq Ft		12,76,512/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
		TOTAL :			6.0786Dec	0 /-	38,29,537 /-	
	Grand Total :				6.0786Dec	0 /-	38,29,537 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	1160 Sq Ft.	0/-	7,83,000/-	Structure Type: Structure
	Total :	1160 sq ft	0 /-	7,83,000 /-	

Gr. Floor, Area of floor : 1160 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete

Land Lord Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr TAPAS BANERJEE (Presentant) Son of Late Sunil Kumar Banerjee Executed by: Self, Date of Execution: 04/03/2022 , Admitted by: Self, Date of Admission: 04/03/2022 ,Place : Office			
	04/03/2022	LTI 04/03/2022	04/03/2022	04/03/2022
Radhanagar Road, Near Bombhola Kali Mandir, City:- , P.O:- Radhanagar Road Burnpur, P.S:- Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AIxxxxxx0A, Aadhaar No: 82xxxxxxxx6816, Status :Individual, Executed by: Self, Date of Execution: 04/03/2022 , Admitted by: Self, Date of Admission: 04/03/2022 ,Place : Office				
2	Name Mr JAYANTA BANERJEE Son of Late Sunil Kumar Banerjee Executed by: Self, Date of Execution: 04/03/2022 , Admitted by: Self, Date of Admission: 04/03/2022 ,Place : Office			
	04/03/2022	LTI 04/03/2022	04/03/2022	04/03/2022
Radhanagar Road, Near Bombhola Kali Mandir, City:- , P.O:- Radhanagar Road Burnpur, P.S:- Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AExxxxxx3C, Aadhaar No: 48xxxxxxxx1461, Status :Individual, Executed by: Self, Date of Execution: 04/03/2022 , Admitted by: Self, Date of Admission: 04/03/2022 ,Place : Office				
3	Name Mr ANUPAM BANERJEE Son of Late Sunil Kumar Banerjee Executed by: Self, Date of Execution: 04/03/2022 , Admitted by: Self, Date of Admission: 04/03/2022 ,Place : Office			
	04/03/2022	LTI 04/03/2022	04/03/2022	04/03/2022

Radhanagar Road, Near Kali Mandir, City:- , P.O:- Radhanagar Road Burnpur, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ALxxxxxx2H, Aadhaar No: 21xxxxxxxx9054, Status :Individual, Executed by: Self, Date of Execution: 04/03/2022 , Admitted by: Self, Date of Admission: 04/03/2022 ,Place : Office




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUDHA CONSTRUCTION Gouranga Sen Sarani, City:- , P.O:- Radhanagar Road Burnpur, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 , PAN No.:: afxxxxx7q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger-Print	Signature
	Mr SHIBU ROY Son of Mr Subodh CHandra Roy Date of Execution - 04/03/2022, , Admitted by: Self, Date of Admission: 04/03/2022, Place of Admission of Execution: Office			
		Mar 4 2022 12:23PM	LTI 04/03/2022	04/03/2022
	Gouranga Sen Sarani, City:- , P.O:- Radhnagar Road Burnpur, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx7Q, Aadhaar No: 52xxxxxxxx5360 Status : Representative, Representative of : SUDHA CONSTRUCTION (as Sole Proprietorship)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs RUPALI BANERJEE Wife of Mr Anupam Banerjee Radhanagar Road, Near Bombhola Kali Mandir, City:- , P.O:- Radhanagar Road Burnpur, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325			
	04/03/2022	04/03/2022	04/03/2022

Identifier Of Mr TAPAS BANERJEE, Mr JAYANTA BANERJEE, Mr ANUPAM BANERJEE, Mr SHIBU ROY

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr TAPAS BANERJEE	SUDHA CONSTRUCTION-884.164 Sq Ft
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr JAYANTA BANERJEE	SUDHA CONSTRUCTION-884.163 Sq Ft
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr ANUPAM BANERJEE	SUDHA CONSTRUCTION-884.163 Sq Ft
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr TAPAS BANERJEE	SUDHA CONSTRUCTION-386.66666700 Sq Ft
2	Mr JAYANTA BANERJEE	SUDHA CONSTRUCTION-386.66666700 Sq Ft
3	Mr ANUPAM BANERJEE	SUDHA CONSTRUCTION-386.66666700 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Hirapur, Municipality: ASANSOL MC, Road: Radhanagar Road-Santa, Road Zone : (On Road -- On Road) , Mouza: Santa, JI No: 20, Pin Code : 713325

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2075, LR Khatian No:- 6994	Owner:তাপস ব্যানার্জী , Gurdian:সুনীল কুমার ব্যানার্জী, Address:বিজ , Classification:বহল, Area:0.02000000 Acre,	Mr TAPAS BANERJEE
L2	LR Plot No:- 2075, LR Khatian No:- 6991	Owner:জয়ন্ত ব্যানার্জী, Gurdian:সুনীল কুমার ব্যানার্জী, Address:বিজ , Classification:বহল, Area:0.02000000 Acre,	Mr JAYANTA BANERJEE
L3	LR Plot No:- 2075, LR Khatian No:- 6993	Owner:অনুপম ব্যানার্জী , Gurdian:সুনীল কুমার ব্যানার্জী, Address:বিজ , Classification:বহল, Area:0.02000000 Acre,	Mr ANUPAM BANERJEE

On 04-03-2022

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

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

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

Presented for registration at 12:14 hrs on 04-03-2022, at the Office of the A.D.S.R. ASANSOL by Mr TAPAS BANERJEE , 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 46,12,537/-

Admission of Execution (Under Section 55, W.B. Registration Rules, 1962)

Execution is admitted on 04/03/2022 by 1. Mr TAPAS BANERJEE, Son of Late Sunil Kumar Banerjee, Radhanagar Road, Near Bombhola Kali Mandir, P.O: Radhanagar Road Burnpur, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Service, 2. Mr JAYANTA BANERJEE, Son of Late Sunil Kumar Banerjee, Radhanagar Road, Near Bombhola Kali Mandir, P.O: Radhanagar Road Burnpur, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Service, 3. Mr ANUPAM BANERJEE, Son of Late Sunil Kumar Banerjee, Radhanagar Road, Near Kali Mandir, P.O: Radhanagar Road Burnpur, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Service

Indetified by Mrs RUPALI BANERJEE, , Wife of Mr Anupam Banerjee, Radhanagar Road, Near Bombhola Kali Mandir, P.O: Radhanagar Road Burnpur, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Business

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

Execution is admitted on 04-03-2022 by Mr SHIBU ROY, Sole Proprietorship, SUDHA CONSTRUCTION (Sole Proprietorship), Gouranga Sen Sarani, City:- , P.O:- Radhanagar Road Burnpur, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325

Indetified by Mrs RUPALI BANERJEE, , Wife of Mr Anupam Banerjee, Radhanagar Road, Near Bombhola Kali Mandir, P.O: Radhanagar Road Burnpur, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,014/- (B = Rs 15,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/03/2022 5:38PM with Govt. Ref. No: 192021220197687961 on 03-03-2022, Amount Rs: 15,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1726914487 on 03-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1250, Amount: Rs.5,000/-, Date of Purchase: 24/02/2022, Vendor name: P K Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/03/2022 5:38PM with Govt. Ref. No: 192021220197687961 on 03-03-2022, Amount Rs: 2,011/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1726914487 on 03-03-2022, Head of Account 0030-02-103-003-02

Hilal Ghosh

Hilal Ghosh

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2022, Page from 53801 to 53829
being No 230502246 for the year 2022.



Digitally signed by HILLOL GHOSH
Date: 2022.03.10 11:33:21 +05:30
Reason: Digital Signing of Deed.

Hillol

(Hillol Ghosh) 2022/03/10 11:33:21 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)