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1-5825/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 093765

23.05.22

Q.2001464059/22
The document is submitted to registration, The endorsement sheets the signature sheet attached with this deed are part of the document

Addl. Dist. Sub-Regisr
Sadar Malda.

23 MAY 2022

For MSC CONSTRUCTION
Aqiv Saha
PARTNER.

Anjan Kumar Saha

AGREEMENT FOR DEVELOPMENT

THIS DEED OF AGREEMENT is made on this 20th Day of May 2022.

BETWEEN

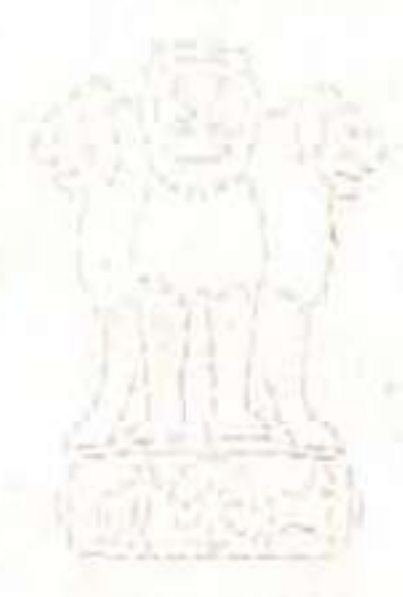
I, **Anjan Kumar Saha**, Son of Late Mukunda Lal Saha of, 6/6 Golapatty Lane, P.S- English Bazar, P.O. & Dist.-Malda, Pin-732101, PAN No. AKOPS9535L the **Landowner** herein after referred to as the 'Owner', (which term or expression shall unless excluded by or repugnant to context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns of the **FIRST PART (Land owner)**).

Page No. 1 of 10

Sanjib Mukherjee
D. Saha

SL. No. 2080 29.05.2022 2000/

Name: Anjan Kumar Saha
VIII. 6/6 Golapally Lane
P. O. B. Dist. Malda



Debasis Mal

Debasis Ghosh
STAMP VENDOR
Habibpur, A.D.S.R. Office, Malda
Lic. No. - 11

The document is returned to the registered person in the absence of the stamp sheet attached with this deed and the document is returned to the

23 MAY 2022



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AND

MSC Construction (PAN-AARFM8383K), of Golapatty P.s English Bazar P.O+Dist-Malda-732101- represented by its partner **Sri. Agniv Saha**, PAN-APAPS2903R, Son of Sri Anjan Kumar Saha of Golapatty, P.S English Bazar, PO+Dist. Malda pin 732101) hereinafter referred to as the 'Part II', (which term or expression shall unless excluded by or repugnant to context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns of the **SECOND PART (Developers)**).

WHEREAS the Land measuring 13.69 decimal of land of L.R. Plot No. 1999 situated at D.P.B Sarani, North baluchar at Mouza-English Bazar, under English Bazar Police Station Dist. Malda belongs to Jamini Mohon Saha purchase vide deed no 1287 in the year 1947 total area 13.69 Decimal. After his death the land divided to his **5 (Five) son 1) Rashik Lal Saha 2) Mukundalal Saha 3) Priya Lal Saha 4) Motilal Saha and 5) Chunilal Saha**. Priya Lal Saha sold on 29-01-1963 2.74 Decimal to Chunilal Saha vide Deed No. 1260, Motilal Saha sold on 29-01-1963 2.74 Decimal to Chunilal Saha Vide Deed No. 1261, Mukundalal Saha Sold on 09-06-1965 his share 2.74 decimal to Chunilal Saha vide Deed No. 1262. Chunilal Saha Sold on 09-06-1965 his share 10.96 decimal to Mukundalal Saha vide Deed No. 8298 and Rashik Lal Saha sold to Mukunda lal Saha 2.73 Decimal Vide Deed No. 8299. This Way Mukundalal Saha get possession of the land area 13.69 Decimal. After Died of Mukundalal Saha on 07-12-1994 left his legal heirs **1) Sri Moni Mohon Saha 2 Sri Asit Kumar Saha 3) Sri Ajit Kumar Saha 4) Sri Anjan Kumar Saha 5) Sri Ashim Kumar Saha 6) Sri Ashok Kumar Saha** all are son and **7) Smt. Anima Sikhder** Wife Sri Sudhir Kumar Sikhder (Dauhghter) . Thereafter on 28-04-2014 Sri Monimohon Saha, Sri Asit Kumar Saha, Smt. Anima Sikhder, Sri Ajit Kumar Saha and Sri Ashok Kumar Saha Gifted There Share of Land Vide Deed No. 4168 Total area 9.777 Decimal. After died of Ashim Kumar Saha Left his Share of land area 1.956 Decimal to his legal heirs Smt Shipra Saha (Wife), Sri Angshuman Saha (Son) and Miss Arpita Saha (Daughter). After then on 28-04-2014 they sold all land to Sri Anjan Kumar Saha Vide Deed No. 4109. Hence Sri Anjan Kumar Saha Own / Occupied Area 13.69 Decimal (Through Gift 9.777 Decimal, Through Purchase 1.956 Decimal and my self heritance 1.957 Decimal)

AND WHEREAS Anjan Kumar Saha possessing the land mutated the same before the B.L. & L.R.O. English Bazar, bearing L.R. Khatian No. 127 area 12.57 Decimal.

AND WHEREAS the owner desire to develop their property as mentioned fully in the First Schedule below into a modern elegantly designed multistoried Building in accordance with law so I am in search of well reputed and efficient Building Promoter/ Developer.

AND WHEREAS the Second Part convinced the First Part that they are well reputed financially sound and able Promoter/ Second Part in running Promoting Business.

AND WHEREAS on or before execution of this Agreement the said First Part have represented and assured to the Second Part (Developers) as follows:-



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- a) That the said following First Schedule Property is free from all litigation/Dispute.
- b) That the alone is entitled to the said property and no one else has got or had or has otherwise claimed to have or had any share, right, title or interest of any nature whatsoever to or in the said properties mentioned in the First Schedule or any part thereof except what has been stated in point a) supra.
- c) Relying on the aforesaid representation of the Owner and believing the same to be true and acting on the faith thereof the Other Second Part agreed to Develop entire property for the consideration and on the terms and conditions hereinafter appearing.
- d) The title of the Owner to the property mentioned in First Schedule is marketable clear and free from all encumbrances, claims, demands and reasonable doubts.
- e) The property mentioned in the First Schedule or any part thereof is not subject to any acquisition, requisition or reservation for any public purpose and the confirmed user of the said property is residential under the sanctioned as well as the draft revised Development Plan.
- f) The Owner have or had neither concluded any negotiations or entered into any Agreement for Sale or Development or otherwise transferred or dealt with or disposed of the said property or any part thereof to any one whomsoever nor had they accepted any token money or earnest money or deposit or other like sum from any one whomsoever.
- g) The Owner are in exclusive un-disturbed, uninterrupted, quiet and overt possession of the said property and have been receiving the rents and income thereof and enjoying the same and no one had or has objected to the same on any ground whatsoever.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:

1. In this agreement unless otherwise agreed upon the following expression will have the following meaning:
 - a) All That piece and parcel of land measuring as per Deed 13.69 decimal , as per B.L.R.O Record 12.57 decimal of land of L.R. Plot No. 1999 situated at D.P.B Sarani, North baluchar at Mouza-English Bazar, under English Bazar Police Station Dist. Malda more fully and particularly mentioned in the First Schedule hereunder.
 - b) Plan shall mean Plan for the Proposed Building to be prepared by the Planner for being submitted to the Authorities Concern for obtaining sanctioned for construction of the proposed new Building of the said Premises.
 - c) Owner of the following schedule Property shall mean: Part I **Anjan Kumar Saha Son** of Late Mukunda Lal Saha of, Golapatty, P.S- English Bazar, P.O+ Dist.-Malda, Pin-732101.
 - d) The Second Part shall mean **MSC Construction** of Golapatty P.s English Bazar P.O+Dist-Malda-732101 – (Partners **1.Sri Anjan kumar Saha** Son of Late Mukunda Lal Saha of Golapatty, P.S English Bazar, PO+Dist. Malda ,Pin-732101 **2.Smt. Kumkum Saha** Wife of Sri Anjan Kumar Saha of Golapatty,P.S English Bazar,



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PO+Dist. Malda, pin-732101 **3.Sri Agniv Saha** Son of Sri Anjan Kumar Saha of Golapatty, P.S English Bazar, PO+Dist. Malda,Pin-732101).

e) The name of the proposed Apartment is **"MSC COMPLEX"**.

f) The Proposed building to be constructed shall deemed to mean and include the building to be constructed on the property mentioned in the First Schedule in accordance with the plan to be sanctioned and approved by the E.B.M. and other Statutory Authorities for Multistoried Building. The proposed building to be constructed shall consist of Basement, Ground Plus multi Upper floors (as per sanctioned and approved plan by E.B.M).

g) In consideration of the Second Part carrying out entire development the Owner shall retain 35% of the usable Buildup area and the Part I shall be entitled to 65% of the usable Buildup area and all other amenities, facilities, parkings and benefits shall be shared in the same proportion.

h) Owner's Allocation (Part -I) shall mean the portion of the Proposed New Building to be constructed on the land of the First Schedule Property along with the Proportionate share in the land comprised in the said Premises which has clearly mentioned in Second Schedule (i.e. 35%) below along with the common portions and facilities which has clearly been mentioned in the Fourth Schedule below.

i) Developer allocation (Second Part) shall mean the portion of the proposed New Building over the First Schedule Property along with the Proportionate share in the land comprised in the said Premises which has clearly mentioned in Third Schedule (i.e. 65%) below along with the common portions and facilities which has clearly been mentioned in the Fourth Schedule below .

2) It is hereby agreed that the Second Part shall be liable to pay taxes to E.B.M. from the date of vacating said property and during the course of the development and till the completion of the above project. However, prior to vacating possession the respective Owner will bear and pay the proportionate taxes and such other outgoings towards their respective properties.

3) In due performance of the terms and conditions of this Agreement for Development on the part of the Second Part, the Land Owner shall extend all co-operation, assistance, whenever required and shall not do or omit to do any act, deed or thing which may adversely affect to the Second Part. The Owner hereby agree that from the date hereof they shall not be entitled to create any third party rights or encumbrances on the said property.

4) The Second Part shall proceed with the Planning for the new Building to be constructed in the said Premises and arrange as necessary for the Survey of the said Property, arrange for soil investigation of the said Land, appoint architect for preparation of the Plan and after approval of the Plan from owner and submit the same of the Authorities concerned and obtained, sanction and construct the Building at their Cost in terms of this agreement.



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5) The Land Owner (First Part) hereby undertakes to sign and execute all further documents, forms, papers and applications consents, no objections etc, so as to enable the developers to smoothly complete the entire development of the said property.

6) All necessary permissions, consent, NOCs required to be obtained shall be applied for and obtained by the Second Part at their own costs and expenses and upon such terms and conditions as the Owner may agree upon.

7) The Second Part shall also during construction period be entitled to construct a temporary site office on the said property and employ site supervisors, managers, agents and employees. The Second Part shall during course of construction, be entitled to store cement, iron and other building materials.

8) That the Second Part shall complete the Construction on the land of the First Schedule Property within a period of 36 months from the date of sanction of the Plan. If however after the expiry of 36 months the building be not completed this Deed of Agreement can be renewed for further period on mutual consent.

9) That the second Part shall handover finished and complete Complex in Favour of the First Part, within 36 months from sanction Plan. That the First Part cannot claim more share or any other consideration money except the following Second Schedule Property.

10) That as per agreement between the parties that the First Part shall get total area of 35% out of the total constructed built area and the calculation of measurement in respect of such 35% shall be project if it is found that the total built up area of the Second schedule property i.e. the owner' allocation covered more than 35% of the total built up area then the first part shall be bound to pay the Second Part the price of the excess built up area on the basis of existing market rate of the Second schedule area.

11) That if the Second Part fail to deliver the possession of the Second Schedule Property to the First Part within Schedule period or if the Second Part violate any condition of this Agreement then the First Part shall have the liberty to File Suit to restrain the Second Part from making Construction over the following Schedule Property.

12) That the Second Part can construct the Building for use or occupation.

13) It is hereby agreed that in the event of death of any of the Owner this agreement shall not be terminated and in such case the heirs and legal representatives of the deceased Owner shall automatically step into the shares for all intent and purpose.

14. All disputes and differences that may arise between the parties hereto relating to or in connection with the matter of this agreement either as to the interpretation or meaning of any provision hereof or as to any claim of one party against the other, or any suit or legal proceeding arising out of this agreement between the parties or their representatives only the courts at District Malda shall be the courts having jurisdiction to entertain and try the same.

15. In the course of business the Developers may mortgage or create charge and lien on the said properties mentioned in the First Schedule in favour of any Bank or Financial institution to raise the necessary funds for the construction cost and expenses however such charge/mortgage shall including Owner's 35% of the usable Build-up area and all other amenities, facilities, parking and benefits in the same proportion. In this case the

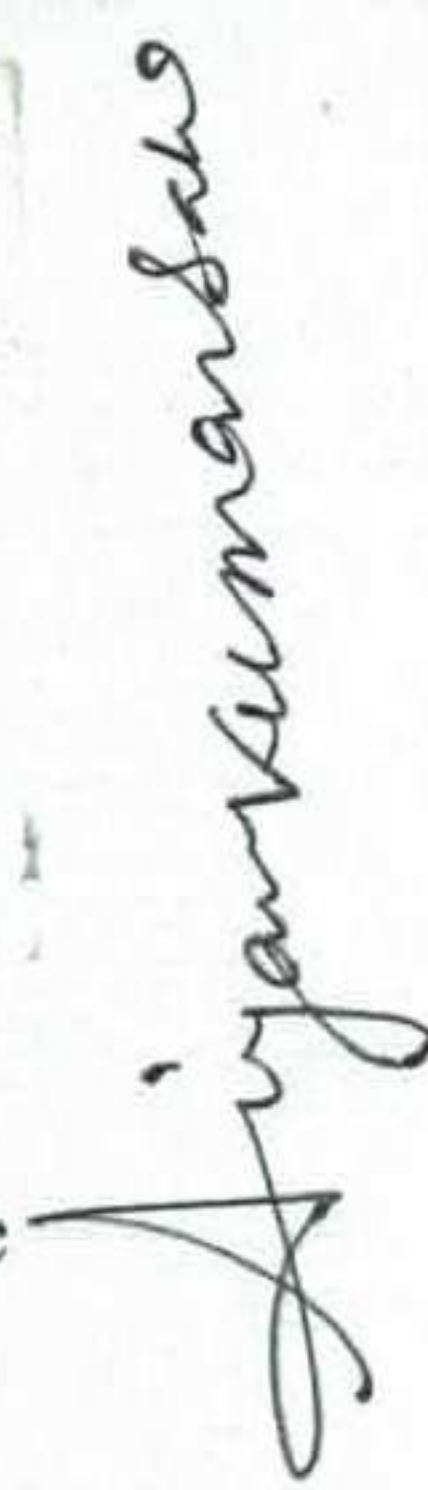


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second Party will be fully responsible to release all the document of land from the concerning Bank or Financial Institution.

16. It is further hereby agreed by and between both the parties that the Land Owner and Developers can sell any part or portion of their 35 % and 65 % of respective Share of the usable Build-up area and all other amenities, facilities, parking and benefits in the same proportion allotted to them by the Developer and more particularly as described in the Second and Third Schedule herein. In such an event the agreement for sale of usable area shall be executed by the Developer and Land Owner.

17. That if any taxes (Municipality Tax, GST etc) arise in future will be paid by Land Owner or Purchaser.

THE SECOND PART (DEVELOPER) HAVE FURTHER AGREED:

1. The Second Part shall make Construction over the First Schedule Property at their own cost after taking permission from the concerned Authority.
2. The Second Part will develop the said Land and Construct the Multistoried Building and complete the same with Electrical wiring, Installation of water Pump (Electric Motor Operating Pump) Pump Line, Lift and other Accessories of lifting water to the over head reservoir and obtaining connection of Electricity at their own Cost and Expenses.
3. That the Second party shall have exclusive control rights title and interest over the roof of the building and shall be entitled to make further construction or use hanging Hording for Advertisement Purpose. But the Flat Owners/tenants/ Commercial user can installing and maintaining Dish Antena, Out door AC Unit, Dry cloths under the Sun of the roof. The Flat Owner / tenants/ Commercial user never use for commercial use. Developers, Land owner, Flat Owners Cannot installing any mobile Tower in the Roof.
4. The Second Part shall make the said Multistoried Building and would make the said property fit for Occupation or use by making drainage and sanitary system, Staircases.
5. The Second Part may advertise in the media for sale and shall be entitled to make Advertisement, Hung up Advertisement Board upon the said Property and do such other things as right be required for the purpose of sale of the Flats in the said Premises to be Constructed without in any way prejudicing the interest of this owner, till handing over the completed flats to First Party and customers.
5. The Second Part shall be at liberty to procure buyers for the sale of proposed Third Schedule useable area and for said purpose the second Part shall have the right to enter into agreement or sale in respect of the said useable area and also to receive advance payment of consideration money from the said intending Purchasers.
6. The Second part Second Part agrees and declares that they have made searches and enquiries and have satisfied themselves that the land is free from encumbrances or restrictions and that it is suitable for Construction of the said Multistoried Building and laws applicable thereto permit the same for useable area to carry out the purpose and objects of these presents.
7. As on or from the date of Developer Agreement the Developers shall be entitled to book and sell the allocation area in the said property mentioned in the First Schedule to the prospective buyers on ownership basis (except the 35 % of the usable Build-Up area and all other amenities, facilities, parking and benefits in the same proportion to



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be allotted to the Owner) on such terms and conditions as the Developers may in their sole discretion think fit and proper and for the purpose the Developers shall be at liberty to enter into such Agreements, to receive the consideration amounts receivable under the said Agreements from such prospective buyers on their own account. However in all such agreements it shall be made clear to the Flat purchasers that such agreements are subject to rights of the Owner under this agreement and possession of all or any such flat shall not be handed over by the Developers to said flat purchasers unless and until Owner are resettled in their new permanent alternate accommodation on ownership basis.

THAT THE FIRST PART (LAND OWNER) HAVE FURTHER AGREED

1. That the Owner shall on the request by the Second Part shall sign and execute all further documents, forms, papers and applications consents, no objections etc. necessary for the purpose of and in relation to the said development and cost of construction of the proposed building/project thereof shall be borne by the Second Part.
2. That the First Part shall convey all rights of ownership to the intending Purchaser of the Allotted portion with the Proportionate share of the Land underneath against the consideration of Construction and possession of the said useable area which is specifically mentioned in the Third Schedule below to be constructed on the following First Schedule Property. The Second Part is entitled to receive the sale price of the Allotted portion in respect of the Second Part's Allocation over the First schedule Property. The first shall have no right to claim any part of the sale price of the third schedule part.
3. If First Part Receive Cash from Second Part in lieu of constructed area of First Share then that portion of the cash will be refund by the remaining of the Part I to Part II. Rest of Part I will then retain that share of constructed Part and rest of Part I will sale the remaining constructed area.
4. The First Part agree to execute conveyance or sale deeds or agreement for Deed of Sale or deed of rectification or Join in the Execution there of in favour of the prospective Purchasers of Allotted portion of the Building which is mentioned in the Third Schedule below to be constructed over the First Schedule. Property at the request of the Second Part, at any point of time' The Stamp Duty and Registration Charges and all formalities in connection therewith will be paid and borne by the Purchasers and that the First Part shall have no responsibility whatsoever in respect.
5. That the First Part hereby agreed and covenant with the Second Part to do all acts and things necessary for execution of necessary documents in respect of Proportionate share of the said Plot of Land to the Legal Heirs of the Second Part in respect of the Second Part Allocation. That the First Part shall have the right to sale the Old Building materials to any person and to receive the price thereof.



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6. To specify the First schedule property - sketch Maps are annexed with this deed which shall be treated as a part of the deed.
7. That the First part will hand over necessary Document of land to the Bank or Financial Institution as mortgage for the security in respect of project financed by the Bank or Financial Institution. In this case the second Party will be fully responsible to release all the document of land from the concerning Bank or Financial Institution.
8. That the owner shall appoint, nominate and constituted the Developer as his constituted Attorney to Do All acts, deeds, and things for the purpose of commercial exploitation or other necessary powers.
9. That if any tax (Municipality Tax / GST etc) arise in future, for the Land Owner Portion will be paid by the Landowner.

SETTLEMENT OF DISPUTES IF ANY:-

All DISPUTES AND DIFFERENCES arising out of this Agreement as regards the Construction or interpretation of any of the terms and conditions herein contained or in any way touching or relating to these presents and of the respective rights, duties and obligations of the Parties hereto or their privies shall be settled by the Parties amicably by amicable negotiations and discussions amongst them and in case of failure of the parties to amicably settle the such disputes and differences be referred to the two arbitrators one to be appointed and nominate by each of the parties here to accordingly to the provisions of the law or Arbitration now in force.

The First Schedule above Referred to :

Land in the name of Anjan Kumar Saha (Land Owner)

District- Malda, P.S -English Bazar, Mouza -English Bazar, J.L No.-67, Khatian No L.R-127, Plot no: L.R-1999, Nature-Vastu, Area as per B.L.R.O Record 12.57 decimal Under English Bazar Municipality, Ward No. 09, Holding No. 38/77/8.

Butted and Bounded by:

**NORTH: -Municipal Road
SOUTH: -House of Sri Ratan Rajak
EAST: -Municipal Road
WEST: -House of Sri Ramanuj Singh**



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(SECOND SCHEDULE (OWNER ALLOCATION))**PART -1**

1. ALL THE a self contained Allotted portion (35% out of Total Construction) on the Multi storied building as per sanctioned by E.B.M, together with the undivided, impartible proportionate share in the land appertaining to holding number 38/77/8, (In the name of Anjan Kumar Saha), **District- Malda, P.S -English Bazar, Mouza –English Bazar, J.L No.-67,Khatian No L.R-127, Plot no: L.R-1999, Nature-Vastu, Area as per Deed 13.69 decimal , as per B.L.R.O Record 12.57 decimal land Under English Bazar Municipality, Ward No. 09** and the common portions, which Landlord shall get.

PART- II

The undivided impartible proportionate shall in the land and the common portions agreed with the owner

ALL THAT the undivided impartible proportionate share and/or interest in the land described in the First schedule herein above written and the common portion described in the Fourth schedule hereinafter with all the common rights and liabilities.

THIRD SCHEDULE (DEVELOPER ALLOCATION)**PART-I**

ALL THE Allotted portion of the Multi storied building as per sanctioned by E.B.M 65% of total construction except the above mentioned 35% Second schedule Allotted portion to be constructed on the Multi storied building as per sanctioned by E.B.M situated in holding number 38/77/8, (In the name of Anjan Kumar Saha), **District- Malda, P.S -English Bazar, Mouza –English Bazar, J.L No.-67,Khatian No L.R-127, Plot no: L.R-1999, Nature-Vastu, as per Deed 13.69 decimal , as per B.L.R.O Record 12.57 decimal Under English Bazar Municipality, Ward No. 09** and the common portions, which Developer shall get.

PART- II

The undivided impartible proportionate shall in the land and the common portions agreed with the owner

ALL THAT the undivided impartible proportionate share and/or interest in the land described in the First schedule herein above written and the common portion described in the Fourth schedule hereinafter with all the common rights and liabilities.

THE FOURTH SCHEDULE ABOVE REFERRED TO :-**(Common Portions)**

1. Entrance and Exists, internal Road and Passages.
2. Two Staircase, Lobby and Landings.
3. Drains, Sewers and Pipes from the Building to the Septic Tank.
4. All inside and outside brick works of the Building excepting the Units and Flats or apartments.



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Anjan Kumar Saha

5. Electrical Wirings, Fittings and other Accessories for lighting the Staircase and other common areas.
6. Water and Sewerage evacuation pipes from the unit to the drains and sewers common to the Building
7. Main Gate of the Building and Boundary for the same up to roof.
8. Roof of the Building use by only Landowner.
9. Water Pump with Motor and Water distribution pipes (save those which are inside and exclusive for Flats.)
10. Water Supply Arrangement.
11. One Elevator of branded company.
12. One Generator of branded company.
13. That if any tax (Municipality Tax / GST etc) arise in future, will be paid by the flat owner.

****CONDITION APPLY**

IN WITNESS WHERE OF the parties here to set and subscribe their hands and seals on the day, month and year above written'

IN PRESENCE OF WITNESS

Signature of the Witness

1) Brajendra Das
 C/o - Lt. Bikash Ch. Das
 North Krishna Pally
 P.S. English Bazar
 Po + Dist - Malda (WB)
 Pin - 732101

Basudeb Paul
 S/O Biswanath Paul
 Mangalbari
 Malda

Anjan Kumar Saha

Signature of the First Part (Land Owner)

For MSC CONSTRUCTION

Agniv Saha

PARTNER.

Signature of the Second Part (Developer)

Drafted by me

Sanyal & Mahanta
 Advocates

Roll no - P-338/838/98



Addl. Dist. Sub-Registrar
Sadar Malda.

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ADDITIONAL SHEET

Left Hand Finger Prints



Right Hand Finger Prints



স্বাক্ষর Arijan Kumar Saha

Left Hand Finger Prints



Right Hand Finger Prints



স্বাক্ষর Agniv Saha



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

GRN Details

GRN: 192022230030947201
GRN Date: 20/05/2022 12:57:32
BRN : IK0BRPVAR3
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 20/05/2022 12:58:51
Payment Ref. No: 2001464054/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: MSC Construction
Address: Malda
Mobile: 7047009697
Contact No: 07047009697
Depositor Status: Buyer/Claimants
Query No: 2001464054
Applicant's Name: Mr Sanjib Mahato
Identification No: 2001464054/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001464054/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	15010
2	2001464054/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	15024

IN WORDS: FIFTEEN THOUSAND TWENTY FOUR ONLY.

Major Information of the Deed




Deed No :	I-0902-05825/2022	Date of Registration	23/05/2022
Query No / Year	0902-2001464054/2022	Office where deed is registered	
Query Date	18/05/2022 2:34:56 PM	A.D.S.R. MALDA, District: Malda	
Applicant Name, Address & Other Details	Sanjib Mahato Malda Court Compound, Thana : English Bazar, District : Malda, WEST BENGAL, PIN - 732101, Mobile No. : 7047009697, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 1,42,54,380/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,010/- (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: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: Unassessed Road, Mouza: Englishbazar, JI No: 67, Pin Code : 732101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1999 (RS :-)	LR-127	Bastu	Bastu	12.57 Dec	1,00,000/-	1,42,54,380/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
Grand Total :					12.57Dec	1,00,000 /-	142,54,380 /-	

Land Lord Details :



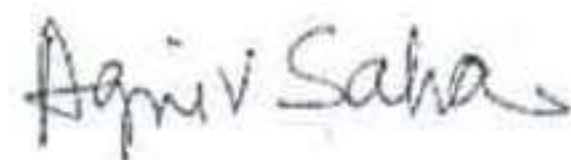
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Anjan Kumar Saha Son of Late Mukunda Lal Saha Executed by: Self, Date of Execution: 20/05/2022 , Admitted by: Self, Date of Admission: 23/05/2022 ,Place : Office			
		23/05/2022	LTI 23/05/2022	23/05/2022

6/6 Golapatty Lane, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxxx5l,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/05/2022
 , Admitted by: Self, Date of Admission: 23/05/2022 ,Place : Office



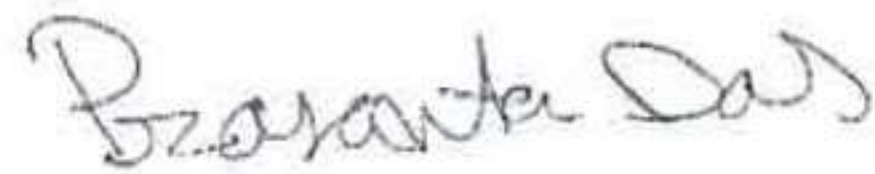
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MSC Construction Golapatty, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 , PAN No.:: aaxxxxxx3k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Agniv Saha (Presentant) Son of Anjan Kumar Saha Date of Execution - 20/05/2022, , Admitted by: Self, Date of Admission: 23/05/2022, Place of Admission of Execution: Office			
		May 23 2022 4:34PM	LTI 23/05/2022	23/05/2022
Golapatty, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx3R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MSC Construction (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Prasanta Das Son of Late Bikash Das Uttar Krishna Pally, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:- Malda, West Bengal, India, PIN:- 732101			
	23/05/2022	23/05/2022	23/05/2022
Identifier Of Anjan Kumar Saha, Agniv Saha			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Anjan Kumar Saha	MSC Construction-12.57 Dec

Land Details as per Land Record

District: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: Unassessed Road, Mouza: Englishbazar, JI
No: 67, Pin Code : 732101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1999, LR Khatian No:- 127	Owner:অঞ্জন কুমার সাহা, Gurdian:মুকুন্দ লাল সাহা, Address:নিজ , Classification:বাস্ত, Area:0.12570000 Acre,	Anjan Kumar Saha

On 23-05-2022

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 13:30 hrs on 23-05-2022, at the Office of the A.D.S.R. MALDA by Agniv Saha ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,42,54,380/-

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

Execution is admitted on 23/05/2022 by Anjan Kumar Saha, Son of Late Mukunda Lal Saha, 6/6 Golapatty Lane, P.O: Malda, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business

Indetified by Prasanta Das, , Son of Late Bikash Das, Uttar Krishna Pally, P.O: Malda, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Business

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

Execution is admitted on 23-05-2022 by Agniv Saha, Partner, MSC Construction, Golapatty, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Indetified by Prasanta Das, , Son of Late Bikash Das, Uttar Krishna Pally, P.O: Malda, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Business

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/05/2022 12:58PM with Govt. Ref. No: 192022230030947201 on 20-05-2022, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BRPVAR3 on 20-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 15,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1040, Amount: Rs.5,000/-, Date of Purchase: 17/05/2022, Vendor name: Debasish Ghosh

2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/05/2022 12:58PM with Govt. Ref. No: 192022230030947201 on 20-05-2022, Amount Rs: 15,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BRPVAR3 on 20-05-2022, Head of Account 0030-02-103-003-02

Sandipan Das

Sandipan Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MALDA
Malda, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 090205825 for the year 2022.



Digitally signed by SANDIPAN DAS
Date: 2022.05.23 17:59:06 -07:00
Reason: Digital Signing of Deed.

Sandipan Das

(Sandipan Das) 2022/05/23 05:59:06 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MALDA
West Bengal.

(This document is digitally signed.)
