

30/4/2024

I-3472/2024



65

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 429094

Handwritten signature in green ink.

Swarnand prafra Singh

Pabitra Mandal

SWASTI PROMOTERS AND DEVELOPERS
Pabitra Mandal
PARTNER

SWASTI PROMOTERS AND DEVELOPERS
Swarnand prafra Singh
PARTNER

SWASTI PROMOTERS AND DEVELOPERS
Kam Kunal Singh
PARTNER

I certify that the document is submitted for registration. The endorsement will attach with this document on the part of this document.

GRN.19-202425-002001831-8

Query No. 2000921725 / 2024

DEVELOPMENT CUM CONSTRUCTIONAL AGREEMENT

Asstt District Sup-Registrar
Assisi, Dist-Pechni barhemen

02 02 MAY 2024

THIS DEVELOPMENT CUM CONSTRUCTIONAL AGREEMENT is made on this the 19th day of April 2024 BY & BETWEEN :

Contd....P/2

9

10 APR 2024

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

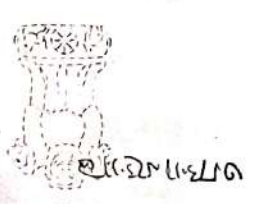


RECEIVED
RECEIVED
RECEIVED
RECEIVED
RECEIVED

K 458084

[Handwritten signatures and stamps]

[Handwritten numbers]



[Handwritten text at the bottom left]

Suamant pratap Singh

Pabitra Mandal

-: 2 :-

SWASTIK PROMOTERS AND DEVELOPERS

Pabitra Mandal

PARTNER

SWASTIK PROMOTERS AND DEVELOPERS

Suamant pratap Singh

PARTNER

SWASTIK PROMOTERS AND DEVELOPERS

Karn Kunal Singh

PARTNER

(1) **SRI SUMANT PRATAP SINGH (PAN.ATUPS7201G)**, son of Sri Vishwa Nath Singh, by faith Hindu, by occupation Business, by Citizenship Indian, resident of resident of Park Valley Apartments, Block-5, Flat No.3D, Opposite Budha Play Ground, S.B.Gorai Road, P.O. Asansol, P.S.Asansol (South), Pin.713301, Dist. Paschim Bardhaman (2) **SRI PABITRA MANDAL (PAN.BRDPM1159F)** son of Late Subal Mandal, by occupation- Business, by faith-Hindu, Citizenship-Indian, resident of Barthol Gram, P.O.Burnpur, P.S.Hirapur Pin.713325, Dist.Paschim Bardhaman (W.B.) hereinafter jointly and severally called the '**FIRST PARTY/OWNERS**' (which expression shall unless excluded by or repugnant to the context include their heirs, successors, legal representatives and assigns) of the **ONE PART** ;

AND

'**SWASTIK PROMOTERS AND DEVELOPERS (PAN.AFFFS9580P)**' having its principal place of business at Park Valley Apartments, Block-5, Flat No.3D, Opposite Budha Play Ground, S.B.Gorai Road, P.O. Asansol, P.S.Asansol (South), Pin.713301, Dist. Paschim Bardhaman and represented by its partners (1) **SRI PABITRA MANDAL (PAN.BRDPM1159F)** son of Late Subal Mandal, resident of Barthol Gram, P.O.Burnpur, P.S.Hirapur Pin.713325, Dist.Paschim Bardhaman, (W.B.) (2) **SRI SUMANT PRATAP SINGH (PAN.ATUPS7201G)**, son of Sri Vishwa Nath Singh, (3) **SRI KARN KUNAL SINGH (PAN.GDPPS9102F)** son of Sri Sumant Pratap Singh, both residents of Park Valley Apartments, Block-5, Flat No.3D, Opposite Budha Play Ground, S.B.Gorai Road, P.O. Asansol, P.S.Asansol (South), Pin.713301, Dist. Paschim Bardhaman, all by occupation- Business, by faith-Hindu, Citizenship-Indian hereinafter called the '**SECOND PARTY/DEVELOPER**' (which expression shall unless excluded by or repugnant to the context include all its heirs, successors, legal representatives and assigns) of the **OTHER PART** ;

WHEREAS by virtue of a registered Deed of sale being No.1305 for the year 2021 of Asansol A.D.S.R. Office the first party jointly purchased the lands measuring an area of 09(nine) satak comprised in and being part of R.S.Plot No.665/939(six six five bata nine three nine) corresponding to L.R.Plot No.942(nine four two) and measuring an area of 12.075(twelve point zero seven five)satak comprised in

Contd.....P/3



Handwritten text in the top right corner, possibly a signature or initials.

RENTIRAN

RENTIRAN DAN REKORSAH KANTOR

RENTIRAN

RENTIRAN DAN REKORSAH KANTOR

RENTIRAN

RENTIRAN DAN REKORSAH KANTOR



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

19 APR 2024

Swarnant Pratyap Singh

Pobitra Mondal

-:3:-

SWASTIK PROMOTERS AND DEVELOPERS

Pobitra Mondal

PARTNER

SWASTIK PROMOTERS AND DEVELOPERS

Swarnant Pratyap Singh

PARTNER

SWASTIK PROMOTERS AND DEVELOPERS

Kan-Kamal Singh

PARTNER

and being part of R.S. Plot No.665/940 (six six five bata nine four zero)corresponding to L.R. Plot No.941 (nine four one)having total area of 21.075 (twenty one point zero seven five) satak of mouza-Gopalpur, J.L.No.10, P.S.Asansol, Dist.Paschim Bardhaman from its previous owners on payment of valuable consideration each having undivided ½(half) shares therein and accordingly the said land have been duly and correctly recorded in the name of the first party to the extent of their share in the finally published L.R.Record of Rights under L.R.Khatian Nos. 2567 and 2566 respectively of the said mouza.

AND WHEREAS for construction of multi-storied building on said land the first party got Land use Compatibility Certificate U/S 46 of the West Bengal Town & Country (Planning & Development)Act.1979 from ADDA vide memo no. ADDA/ASN/DP/2022/2175 dated 21.09.2022.

AND WHEREAS the said lands have been duly converted into Vastu Commercial lands by the concerned authority Under Conversion case No. CN/2023/2305/972 and CN/2023/2305/973 followed by Applications dated 01.08.2023 ;

AND WHEREAS the first party got the Fire & Emergency Service certificate under Memo No. FSR/0125186229100302 dated 16.12.2022 from the Office of the Director West Bengal Fire & Emergency Services.

AND WHEREAS the first out of their said purchased land already gifted the land measuring an area of 848.42(eight hundred forty eight point forty two)sq.ft. equivalent 01.94(one point nine four) satak comprised in and being part of R.S.Plot No.665/940 corresponding to part of L.R.Plot No.941 unto and in favour of the Asansol Municipal Corporation for road purpose by executing a registered Deed of Gift.

AND WHEREAS the first party with an intention to raise multi-storied building (G+four)upon the said land submitted building plan in their names before the Authority of Asansol Municipal corporation and got the same sanctioned and approved being Building Permit Number :.SWS-OBPAS/1101/2023/1540 dated 04.12.2023.



Contd.....P/4



Scanned with OKEN Scanner

স্বাক্ষর

স্বাক্ষরিত এবং প্রেরিত

স্বাক্ষর

স্বাক্ষরিত এবং প্রেরিত

স্বাক্ষর

স্বাক্ষরিত এবং প্রেরিত



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

19 APR 2024

Sumanant prakash Singh

Pabitra Mandal

-:4:-

Pabitra Mandal
PARTNER

SWASTIK PROMOTERS AND DEVELOPERS

Sumanant prakash Singh
PARTNER

SWASTIK PROMOTERS AND DEVELOPERS

of an Kunal Singh
PARTNER

AND WHEREAS subsequently the first party named above along with one Sri Karn Kunal Singh formed and constituted a partnership firm under the name & style 'SWASTIK PROMOTERS AND DEVELOPERS' i.e. the second party herein on various terms and conditions as mentioned in the Deed of Partnership with effect from 21.02.2024.

AND WHEREAS the second party being a developer and promoter has undertaken to raise the said multi-storied building in accordance with the said building plan as approved and sanctioned upon the said land mentioned in schedule below at the cost and expenses of the partnership firm in pursuance of an agreement between the parties which had already been settled.

NOW THIS DEED OF WITNESSETH AS FOLLOWS:-

1. That the second party already started to raise a multi-storied building upon the said lands in accordance with the said building plan consisting of various self contained residential flats, parking space etc. at the cost of the second party. Details of the said property are more fully mentioned in the schedule below.
2. That the first party shall remain bound to extend all their co-operation sincerely to the second party in raising the said constructions undertaken by the second party as and when the circumstances so demand.
3. In terms of agreement the owners having agreed to grant to the developer an exclusive right to commercially develop and exploit the said lands as provided here in above and the owners in-lieu of consideration shall get a future share of fixed profit of Rs.50,00,000/- (Rupees fifty lacs) only as owners allocation and the second party shall pay the said future share of profit as stated above to the first party after sell out the said project and/or as and when demand is to be made by the first party. Be it specifically mentioned herein that by this Development cum Construction Agreement no exclusive right or interest of the schedule mentioned land hereby transferred by the first party to the second party.
4. That the first party and the second party jointly shall have right to enter in to sale agreement and /or to make absolute sell and transfer the said multi-storied building or part thereof with common rights to the intending purchaser/s, transferees at such price or prices as will be settled between the second party and intending transferee/s but the second party shall have absolute right to enjoy the sale proceeds thereof exclusively and the first party shall have no right to claim any share of amount accrued from such sale/transfer as because the first party shall have right to enjoy the said future share of profit as stated above. But the second

Contd.....P/5

Sumanant prakash Singh



REMARKS

REMARKS AND DELETIONS

REMARKS

REMARKS AND DELETIONS

REMARKS

REMARKS



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

19 APR 2024

Sumanant Prakash Singh

Pabitra Mondol

-:5:-

SWASTIK PROMOTERS AND DEVELOPERS

Pabitra Mondol
PARTNER

SWASTIK PROMOTERS AND DEVELOPERS

Sumanant Prakash Singh
PARTNER

SWASTIK PROMOTERS AND DEVELOPERS

Kam Kunal Singh
PARTNER

party shall have no right to sell and/or transferred the schedule mentioned property or part thereof exclusively without the first party as co-transferors.

5. That in the matter of such transfer or sale of any such flat/flats/garage/parking space the first party shall execute all such sale deed/s as vendors, if required, and get the same registered by presenting the same before the appropriate registering Authority.

6. That the second party shall have right to create any mortgage the said property to any financial institution i.e. any Bank or any other organization by depositing the original deed and the second party shall have every right to receive loan from said institution.

SCHEDULE ABOVE REFERRED TO :-

In the Dist. of Paschim Bardhaman , P.S. Asansol Chowki & A.D.S.R. Office Asansol , within Mouza-Gopalpur, J.L.No.10 under the limits of Asansol Municipal Corporation all those lands measuring an area of 09 (nine) satak comprised in and being part of R.S.Plot No.665/939 (six six five bata nine three nine) corresponding to L.R.Plot No.942(nine four two) and measuring an area of 10.135(ten point one three five)satak comprised in and being part of R.S.Plot No.665/940(six six five bata nine four zero)corresponding to L.R.Plot No.941(nine four one)having total area of 19.135(nineteen point one three five) satak excluding the land gifted to A.M.C. for Road under L.R.Khatian No.2567(two thousand five hundred sixty seven) and 2566 (two thousand five hundred sixty six) along with a proposed multi storied building (G + four) situated at Uttarayan Road, Gopalpur.

The property is butted and bounded by :-

On the North :Land of Eastern Railway.

On the South :20'feet wide passage (part) and Vacant Land of Amitesh Singh(part) & House of Chhote Rao (part).

On the East :Vacant Land of Babu Chatterjee and house of Maina Bouri.

On the West :House of Chhote Rao (Part)and Diwakar Bhagat(Part) and Vacant Land of Sankar Shaw(part).

Contd.....P/6



RENTAL

RENTAL AND DEPOSIT

RENTAL

RENTAL AND DEPOSIT

RENTAL

RENTAL AND DEPOSIT



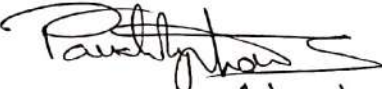
Addl. District Sub-Registrar
Asansol, Dist-Paschim Bardhaman

19 APR 2024

IN WITNESS WHEREOF the parties hereto have here unto executed this agreement the day month and year first above written.

WITNESSES:-

1. Chiranjit Banerjee
S/o Tapan Banerjee
Kulti Sripm Road
P.S. Kulti 713333
P.O. - Ganguria
Dist - Paschim Bardhaman

2. 
Advocate
Asansol Court.

Sumanant prabha D Singh

Pabitra Mandal

Signature of the owners

SWASTIK PROMOTERS AND DEVELOPERS

Pabitra Mandal

PARTNER

SWASTIK PROMOTERS AND DEVELOPERS

Sumanant prabha D Singh

PARTNER

SWASTIK PROMOTERS AND DEVELOPERS

Kam Kamal Singh

PARTNER

Signature of Developer

Drafted & Prepared by me
as per instructions of the
Parties and read over and
explained by me .



PALLAB ROYCHOWDHURY

Advocate Asansol Court

E. No. F - 506/99

Thumb



Thumb

Left Hand

SWASTIK PROMOTERS AND DEVELOPERS

PARTNER

SWASTIK PROMOTERS AND DEVELOPERS

PARTNER

SWASTIK PROMOTERS AND DEVELOPERS

PARTNER



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

19 APR 2024

Thumb
Left Hand

Thumb
Right Hand

Littlefinger to forefinger

Forefinger to Littlefinger



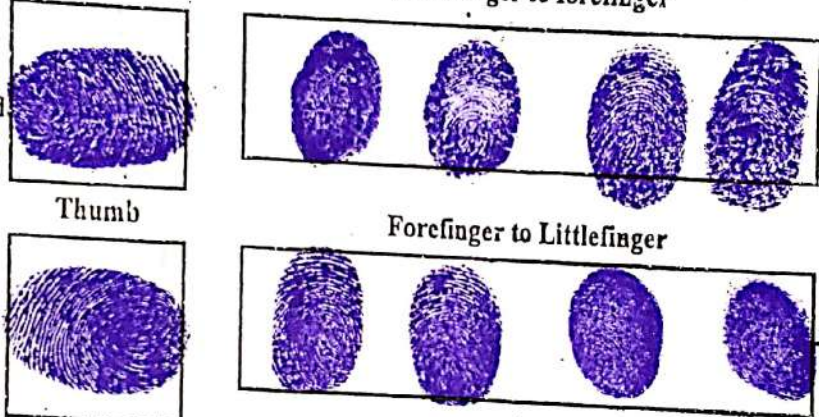
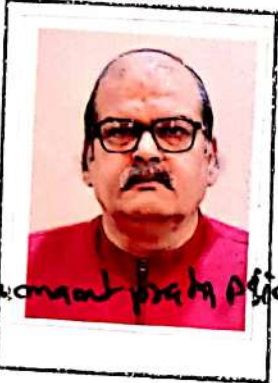

Finger Print attested by me: *Pabitra Mandal*

Thumb
Left Hand

Thumb
Right Hand

Littlefinger to forefinger

Forefinger to Littlefinger

Finger Print attested by me: *Sumant prady P Singh*

Thumb
Left Hand

Thumb
Right Hand

Littlefinger to forefinger

Forefinger to Littlefinger




Finger Print attested by me: *Kaur Kunal Singh*

DI



GRN Details

GRN:



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

19 APR 2024



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



192024250020018918

GRN Details

GRN: 192024250020018918 Payment Mode: SBI Epay
GRN Date: 19/04/2024 09:34:32 Bank/Gateway: SBICPay Payment Gateway
BRN : 5817198830523 BRN Date: 19/04/2024 09:35:13
Gateway Ref ID: 411024899644 Method: State Bank of India UPI
GRIPS Payment ID: 190420242002001890 Payment Init. Date: 19/04/2024 09:34:32
Payment Status: Successful Payment Ref. No: 2000921725/5/2024
[Query No*/Query Year]

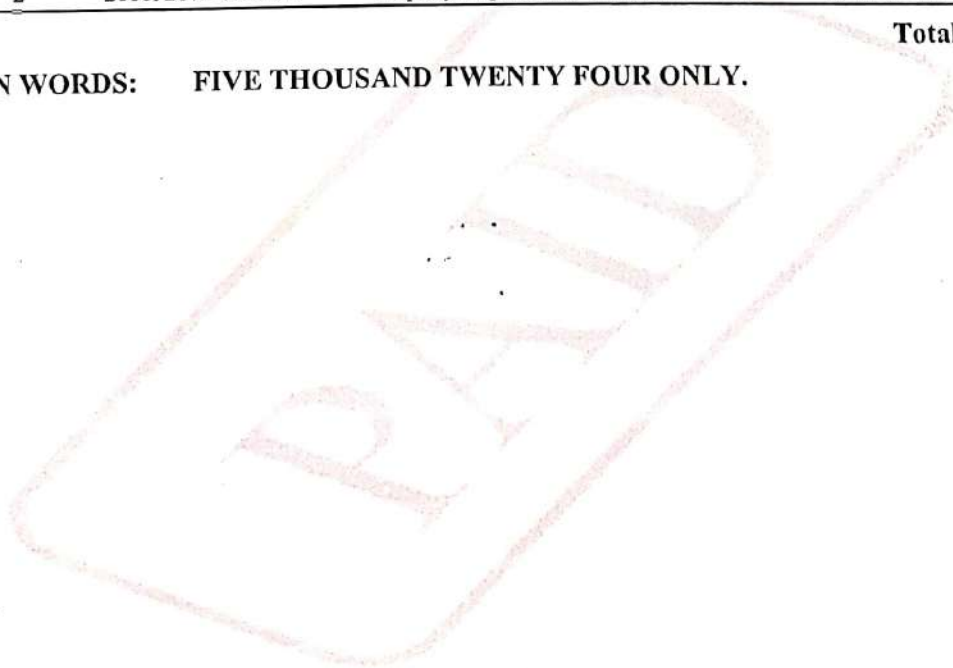
Depositor Details

Depositor's Name: Mr SUMANT PRATAP SINGH
Address: S B GORAI ROAD PARK VALLEY APARTMENTS ASANSOL
Mobile: 7001048194
Period From (dd/mm/yyyy): 19/04/2024
Period To (dd/mm/yyyy): 19/04/2024
Payment Ref ID: 2000921725/5/2024
Dept Ref ID/DRN: 2000921725/5/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000921725/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	5010
2	2000921725/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				5024

IN WORDS: FIVE THOUSAND TWENTY FOUR ONLY.



DETAILS OF IDENTIFIER WITH PHOTO

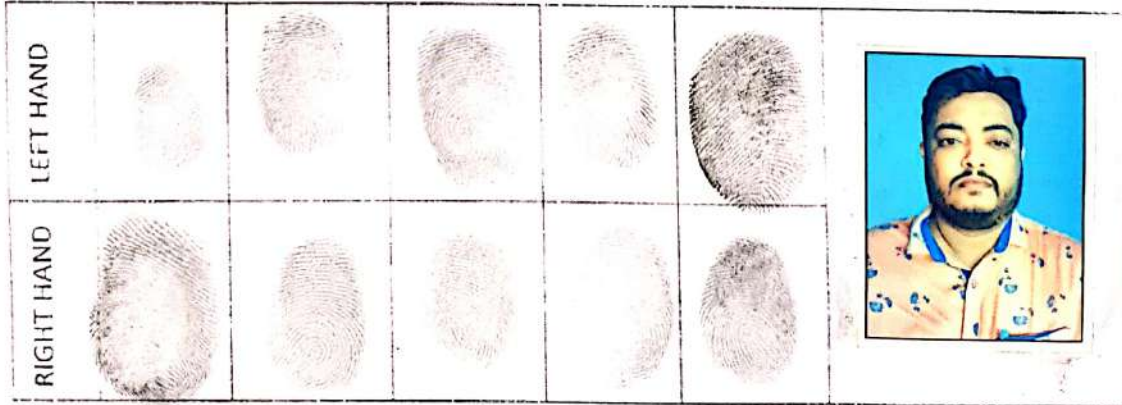
(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Chiranjit Banerjee
2. FATHER/ HUSBAND NAME (পিতা/ স্বামীর নাম) : Tapas Banerjee
3. OCCUPATION (পেশা) : Law clerk
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Kulti Sripur Road
POST OFFICE (পোস্ট অফিস) Gangulia
POLICE STATION (থানা) Kulti PIN 713333
DISTRICT(জেলা) Paschim Bardhaman STATE (রাজ্য) W.B
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) _____
6. AADHAR NO 5785 8940 8605
PAN _____
EPIC NO _____

আমি (শনাক্তকারী) _____ অএ দলিলের (Query No.) _____
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Chiranjit Banerjee as identifier identifying the executants
of the concerned deed (Query No.) 2000921725/2024

ছবি সহ দশ আঙ্গুলের টিপ ছাপ



Chiranjit Banerjee
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed

Deed No :	I-2305-03472/2024	Date of Registration	02/05/2024
Query No / Year	2305-2000921725/2024	Office where deed is registered	
Query Date	13/04/2024 11:29:07 AM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Pallab Roychowdhury Asansol Court, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 7001048194, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 62,62,356/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Uttarayan Road, Mouza: Gopalpur (10), JI No: 10, Pin Code : 713304



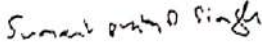



Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-942 (RS :-)	LR-2567	Bastu	Baid	4.5 Dec	1/-	14,72,726/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-942 (RS :-)	LR-2566	Bastu	Baid	4.5 Dec	1/-	14,72,726/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L3	LR-941 (RS :-)	LR-2567	Bastu	Baid	5.0675 Dec	1/-	16,58,452/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L4	LR-941 (RS :-)	LR-2566	Bastu	Baid	5.0675 Dec	1/-	16,58,452/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
TOTAL :					19.135Dec	4 /-	62,62,356 /-	
Grand Total :					19.135Dec	4 /-	62,62,356 /-	



Land Lord Details :

Sl No	Name, Address, Photo, F	Name
1		

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SUMANT PRATAP SINGH (Presentant) Son of Shri VISHWA NATH SINGH Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office	 19/04/2024	 Captured LTI 19/04/2024	 19/04/2024
PARK VALLEY APARTMENTS BLOCK 5,FLAT NO 3D,OPPOSITE BUDHA PLAY GROUND,S.B.GORAI ROAD ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: ATxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri PABITRA MANDAL Son of Late SUBAL MANDAL Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office	 19/04/2024	 Captured LTI 19/04/2024	 19/04/2024
BARTHOL GRAM, City:- Asansol, P.O:- BURNPUR, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: BRxxxxxx9F, Aadhaar No: 51xxxxxxx0946, Status :Individual, Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office				

Developer Details :



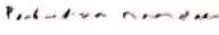






SI No	Name,Address,Photo,Finger print and Signature
1	SWASTIK PROMOTERS AND DEVELOPERS PARK VALLEY APARTMENTS BLOCK 5 FLAT NO 3D OPPOSITE BUDHA PLAY GROUND S B GORAI ROAD ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AFxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, F	Name
1		



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Shri PABITRA MANDAL Son of Late SUBAL MANDAL Date of Execution - 19/04/2024, , Admitted by: Self, Date of Admission: 19/04/2024, Place of Admission of Execution: Office</p>	 <p>Apr 19 2024 5:47PM</p>	 <p>Captured LTI 19/04/2024</p>	<p>Signature</p>  <p>19/04/2024</p>
<p>BARTHOL GRAM, City:- Asansol, P.O:- BURNPUR, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India. Date of Birth:XX-XX-1XX7 , PAN No.:: BRxxxxxx9F, Aadhaar No: 51xxxxxxxx0946 Status : Representative, Representative of : SWASTIK PROMOTERS AND DEVELOPERS (as PARTNER)</p>				
2	<p>Name</p> <p>Shri SUMANT PRATAP SINGH Son of Shri VISHWA NATH SINGH Date of Execution - 19/04/2024, , Admitted by: Self, Date of Admission: 19/04/2024, Place of Admission of Execution: Office</p>	 <p>Apr 19 2024 5:49PM</p>	 <p>Captured LTI 19/04/2024</p>	<p>Signature</p>  <p>19/04/2024</p>
<p>PARK VALLEY APARTMENTS BLOCK 5 FLAT NO 3D OPPOSITE BUDHA PLAY GROUND S B GORAI ROAD ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: ATxxxxxx1G, Aadhaar No: 30xxxxxxxx8595 Status : Representative, Representative of : SWASTIK PROMOTERS AND DEVELOPERS (as PARTNER)</p>				
3	<p>Name</p> <p>Shri KARN KUNAL SINGH Son of Shri SUMANT PRATAP SINGH Date of Execution - 19/04/2024, , Admitted by: Self, Date of Admission: 19/04/2024, Place of Admission of Execution: Office</p>	 <p>Apr 19 2024 5:51PM</p>	 <p>Captured LTI 19/04/2024</p>	<p>Signature</p>  <p>19/04/2024</p>
<p>PARK VALLEY APARTMENTS BLOCK 5 FLAT NO 3D OPPOSITE BUDHA PLAY GROUND SB GORAI ROAD ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: GDxxxxxx2F, Aadhaar No: 75xxxxxxxx7436 Status : Representative, Representative of : SWASTIK PROMOTERS AND DEVELOPERS (as Partner)</p>				

10/05/2024 ,Query No:-23052000921725 / 2024 Deed No :-1-03472/2024.
 Document is digitally signed.




Identifier Details :

Name

Mr CHIRANJIT BANERJEE
Son of Mr TAPAS BANERJEE
KULTI SRIPUR ROAD, City- Kulti, P.O.
GANGUTIA, P.S.-Kulti, District-Paschim
B...



Identifier Details :

Name	Photo	Finger Print	Signature
Mr CHIRANJIT BANERJEE Son of Mr TAPAS BANERJEE KULTI SRIPUR ROAD, City:- Kulti, P.O:- GANGUTIA, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713333		 Captured	
	19/04/2024	19/04/2024	19/04/2024
Identifier Of Shri SUMANT PRATAP SINGH, Shri PABITRA MANDAL, Shri PABITRA MANDAL, Shri SUMANT PRATAP SINGH, Shri KARN KUNAL SINGH			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri SUMANT PRATAP SINGH	SWASTIK PROMOTERS AND DEVELOPERS-4.5 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Shri PABITRA MANDAL	SWASTIK PROMOTERS AND DEVELOPERS-4.5 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Shri SUMANT PRATAP SINGH	SWASTIK PROMOTERS AND DEVELOPERS-5.0675 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Shri PABITRA MANDAL	SWASTIK PROMOTERS AND DEVELOPERS-5.0675 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Uttarayan Road, Mouza: Gopalpur (10), JI No: 10, Pin Code : 713304

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 942, LR Khatian No:- 2567	Owner:সুভদ্রা প্রভাৎ সিং, Gurdian:বিশ্বনাথ সিং, Address:হিলডিউ পার্ক,আসানসোল , Classification:বাইন্ড, Area:0.05000000 Acre,	Shri SUMANT PRATAP SINGH
L2	LR Plot No:- 942, LR Khatian No:- 2566	Owner:পবিত্র মন্ডল, Gurdian:সুবল মন্ডল, Address:বার্ণপুর্ন , Classification:বাইন্ড, Area:0.04000000 Acre,	Shri PABITRA MANDAL
L3	LR Plot No:- 941, LR Khatian No:- 2567		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 941, LR Khatian No:- 2566	Owner:পবিত্র মন্ডল, Gurdian:সুবল মন্ডল, Address:বার্ণপুর্ন , Classification:বাইন্ড, Area:0.06000000 Acre,	Shri PABITRA MANDAL



Endorsement For Deed Number : I - 230503472 / 2024

On 19-04-2024

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

Presented for registration at 17:37 hrs on 19-04-2024, at the Office of the A.D.S.R. ASANSOL by Shri SUMANT PRATAP SINGH , 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 62,62,356/-

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

Execution is admitted on 19/04/2024 by 1. Shri SUMANT PRATAP SINGH, Son of Shri VISHWA NATH SINGH, PARK VALLEY APARTMENTS BLOCK 5,FLAT NO 3D,OPPOSITE BUDHA PLAY GROUND,S.B.GORAI ROAD ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession Business, 2. Shri PABITRA MANDAL, Son of Late SUBAL MANDAL, BARTHOL GRAM, P.O: BURNPUR, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Business

Identified by Mr CHIRANJIT BANERJEE, , Son of Mr TAPAS BANERJEE, KULTI SRIPUR ROAD, P.O: GANGUTIA, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713333, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 19-04-2024 by Shri PABITRA MANDAL, PARTNER, SWASTIK PROMOTERS AND DEVELOPERS, PARK VALLEY APARTMENTS BLOCK 5 FLAT NO 3D OPPOSITE BUDHA PLAY GROUND S B GORAI ROAD ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301

Identified by Mr CHIRANJIT BANERJEE, , Son of Mr TAPAS BANERJEE, KULTI SRIPUR ROAD, P.O: GANGUTIA, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713333, by caste Hindu, by profession Law Clerk

Execution is admitted on 19-04-2024 by Shri SUMANT PRATAP SINGH, PARTNER, SWASTIK PROMOTERS AND DEVELOPERS, PARK VALLEY APARTMENTS BLOCK 5 FLAT NO 3D OPPOSITE BUDHA PLAY GROUND S B GORAI ROAD ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301

Identified by Mr CHIRANJIT BANERJEE, , Son of Mr TAPAS BANERJEE, KULTI SRIPUR ROAD, P.O: GANGUTIA, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713333, by caste Hindu, by profession Law Clerk

Execution is admitted on 19-04-2024 by Shri KARN KUNAL SINGH, Partner, SWASTIK PROMOTERS AND DEVELOPERS, PARK VALLEY APARTMENTS BLOCK 5 FLAT NO 3D OPPOSITE BUDHA PLAY GROUND S B GORAI ROAD ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301

Identified by Mr CHIRANJIT BANERJEE, , Son of Mr TAPAS BANERJEE, KULTI SRIPUR ROAD, P.O: GANGUTIA, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713333, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/04/2024 9:35AM with Govt. Ref. No: 192024250020018918 on 19-04-2024, Amount Rs: 14/-, Bank: SBI EPay (SBLePay), Ref. No. 5817198830523 on 19-04-2024, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 483, Amount: Rs.5,000.00/-, Date of Purchase: 12/04/2024, Vendor name: P K DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/04/2024 9:35AM with Govt. Ref. No: 192024250020018918 on 19-04-2024, Amount Rs: 5,010/-, Bank: SBI EPay (SBlePay), Ref. No. 5817198830523 on 19-04-2024, Head of Account 0030-02-103-003-02



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

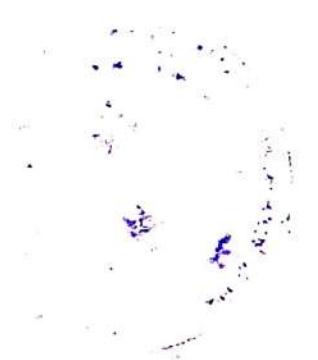
On 02-05-2024

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.



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



Certificate of
Registered in L
Volume number
being No 2



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 2305-2024, Page from 75819 to 75835
being No 230503472 for the year 2024.



Digitally signed by MANOJ KUMAR MANDAL
Date: 2024.05.10 12:52:11 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 10/05/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.