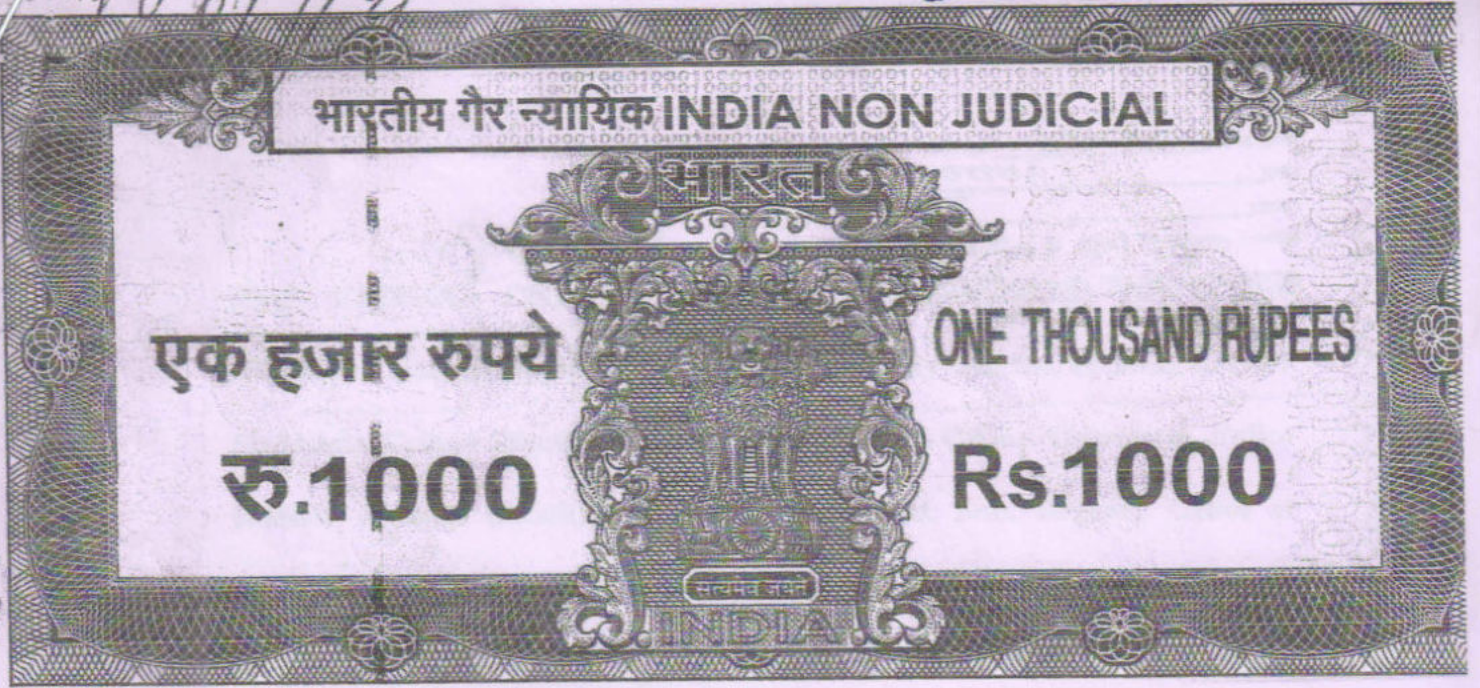


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 499651

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

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

02 DEC 2021

19-202122-0126507621
GRN :- 19-202122-0106153531

Ref :- Query No. 2002172548/2021

DEVELOPMENT OR CONSTRUCTION AGREEMENT

THIS AGREEMENT IS MADE on this 22th day of November 2021

BY and BETWEEN:-

ContdP/2

ASIRBAD ENTERPRISE

Nani Acharyya
Proprietor

Krishna Chakraborty

25/11

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क्रमांक नं. ५९७/२००० - २५.१०.२२

मुला. ६७३/६७३०३

क्रमा. २/७६

आसासोल जिल्हा नं. २/७६

आसासोल
१०/११



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

02 DEC 2021

MRS. KRISHNA CHAKRABORTY (PAN BAVPC6938B) wife of late Nikhilesh Chakraborty by faith Hindu, Nationality- Indian, resident of No.1 Mohishila Colony Simultala Ata Chaki Gali, Post Office- Ushagram, Police Station- Asansol (South), Chowki & Addl. Dist. Sub. Registry Office at Asansol, Dist- Paschim Bardhaman. Pin 713303. hereinafter called the "LAND OWNER/FIRST PARTY" (which expression shall unless excluded by or repugnant to the context include all her heirs, successors, legal representatives and assigns) of ONE PART.

AND

"ASIRBAD ENTERPRISE" a proprietorship firm having it's office at : No.1 Mohishila Colony, Simultala, P.O.- Ushagram, P.S.- Asansol (South), Sub Division & Addl. Dist. Sub - Registry office at Asansol, Dist-Paschim Bardhaman, Pin No. 713303 represented by its Proprietor MR. NANI ACHARYYA (PAN ACUPA0638C) son of Late Surendra Nath Acharyya, by faith Hindu, by occupation business, residents of No.1 Mohishila Colony, Purba Para, P.O.- Ushagram, P.S.- Asansol (South), Sub Division & Addl. Dist. Sub - Registry office at Asansol, Dist-Paschim Bardhaman, Pin No. 713303 hereinafter called the "DEVELOPER/SECOND PARTY" (which expression shall unless repugnant to and contrary to the context include its heirs, successors, representatives and assigns) of OTHER PART.

WHEREAS after the partition of India a large number of residents of former East Pakistan crossed over and came to the state of W.B. from time to time due to force of circumstances beyond their control. ContdP/3

ASIRBAD ENTERPRISE

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AND WHEREAS the Government of West Bengal offered all reasonable facilities to such persons being a "REFUGE" for residence in West Bengal.

AND WHEREAS state of West Bengal through their Refugee Relief & Rehabilitation department after considered the said approach of the above named (1) Mr. Sudarsan Dasgupta (2) Mr. Arun Kumar Dasgupta (3) Mrs. Bharati Dasgupta, allotted homestead land bearing L.O.P.No.176, appertaining to part of C.S. Plot No. 245 (P) corresponding to R.S. Plot No. 207(Two hundred seven), under R. S. Khatian no. 211, subsequent L.R. Plot No.337 (three hundred thirty seven), under L.R. Khatian no. 1391, within Mouza Asansol, J.L. No. 35, P.S. Asansol (South), Dist- Paschim Bardhaman, Accordingly on 3rd day of November 1988 the Governor of the state of West Bengal through their Refugee Relief & Rehabilitation department has been executed a deed of Gift vide Deed No. 393 for the year 1988, registered before the Addl. Dist. Registrar of Burdwan at Asansol office, measuring an area of land 6 (six) cottah in favour of the above name (1) Mr. Sudarsan Dasgupta (2) Mr. Arun Kumar Dasgupta both son of late Jiban Kumar Dasgupta (3) Mrs. Bharati Dasgupta daughter of late Jiban Kumar Dasgupta, and they jointly accepted the same, thereafter jointly constructed one room with verandah on the part of the land and same recorded as holding No. 21(4) under Ward No. 18(old) & 86(new) in Asansol Municipal Corporation.

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ASIRBAD ENTERPRISE

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AND WHEREAS being lawful owner above named Sudarshan Dasgupta, Arun Kumar Dasgupta & Bharati Dasgupta jointly sale & transferred the land with building mention in schedule below to the above name First Party vide Sale Deed Nos. 5935, 5936, 5937, 5956, 5957 & 6026 all for the year 2019 registered before the Addl. Dist. Sub. Registrar office at Asansol.

AND WHEREAS one Nikhilesh Chakraborty (since deceased) son of late Shyama Kanta Chakraborty, being a refugee displaced from East Pakistan (Now Bangladesh) approached to the Govt. of West Bengal for lands for the purpose of homestead.

AND WHEREAS state of West Bengal through their Refugee Relief & Rehabilitation department after considered the said approach of the above named Nikhilesh Chakraborty (since deceased) son of late Shyama Kanta Chakraborty allotted homestead land bearing L.O.P. No.174 (P), appertaining to part of C.S. Plot No. 245 (P) corresponding to R.S. Plot No. 206, under R. S. khatian no. 211, subsequent L.R. Plot No.336, under L. R. Khatian No. 1391, within Mouza Asansol, J.L.No. 35, P.S. Asansol (South) Dist- Paschim Bardhaman, Accordingly on 9th day of January 1997 the Governor of the state of West Bengal through their Refugee Relief & Rehabilitation department has been executed a deed of Gift vide Deed No. 111 for the year 1997, registered before the Addl. Dist. Registrar of Burdwan at Asansol office, measuring an area of land 2 (two) cottah 4(four) chattak in favour of the above named Nikhilesh Chakraborty (since deceased) son of late Shyama Kanta Chakraborty and he accepted the same. Contd.....P/5

Krishna Chakraborty

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ASIRBAD ENTERPRISE

AND WHEREAS subsequently aforesaid **Nikhilesh Chakraborty** (since deceased) son of late **Shyama Kanta Chakraborty** died on 09.06.2021 leaving behind his widow **Mrs. Krishna Chakraborty** and one son **Mr. Kushal Chakraborty** and one daughter **Mrs. Payel Acharya** wife of **Mr. Tirtha Acharya**, being his only surviving legal heirs and successors to inherit the property which was left by deceased **Nikhilesh Chakraborty** son of late **Shyama Kanta Chakraborty** according to **Hindu Succession Act 1956**.

AND WHEREAS by way of such inheritance, above named (1) **Mrs. Krishna Chakraborty** wife of late **Nikhilesh Chakraborty** (2) **Mrs. Payel Acharya** wife of **Mr. Tirtha Acharya** and daughter of late **Nikhilesh Chakraborty** (3) **Mr. Kushal Chakraborty** son of late **Nikhilesh Chakraborty** jointly got, acquired and inherited the property according to **Hindu Succession Act 1956**, each having equal undivided $1/3^{\text{rd}}$ share therein and had been owing and possessing the same with full right, title and interest thereto free from all encumbrances and became the absolute owner without any encumbrances in any manner having all sorts of transferring right like **Sale, Mortgage, Lease or otherwise**.

AND WHEREAS being lawful owners above named **Mrs. Payel Acharya** and **Mr. Kushal Chakraborty** respectively both daughter and son of late **Nikhilesh Chakraborty** jointly gifted their $2/3^{\text{rd}}$ undivided share in favour of above named first party **Mrs. Krishna Chakraborty** wife of late **Nikhilesh Chakraborty**, measuring an area land 1080 sq. ft. by registered deed of gift being no. 955 of 2021 registered before **A.D.S.R. at Asansol**.

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ASIRBAD ENTERPRISE

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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.
2. The owner would hand over vacant possession of the said land and building to the developer and entrust the work and the right to develop the said property.
3. The owner hereby gives license and permission to the developer to enter upon the land with full right and authority with men and material to commence carry on and complete development and construction thereon of the multi - storied building in accordance with sanctioned building plan.
4. In consideration of the owner having agreed to entrust to the developer for development of the 'A' schedule land and construction of the said multi- storied building on and over the 'A' schedule mentioned land and property and in connection therewith, authorizing the developer to exercise the rights, powers, privileges on behalf of the owner on the basis of a registered Development/General Power of Attorney to be executed by the owners/first party in favour of the Second Party (Developer), and the developer has agreed and covenanted that, land owner/first party will get constructed area of the building mentioned in the schedule "B" below as owner allocation and developer/ second party will get constructed area of the said proposed multistoried building mentioned in the schedule "C" below

Krishna Chakraborty

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as developer allocation, which is specifically delineated in the sketch map which is part of this agreement, to be constructed as per specification given below by the second party (developer), at its own cost and expenses, project will be completed within THIRTY month from the date of this Registered Construction or Development Agreement of the proposed multi storied building, also developer will provide rent Rs. 2500/- (Rupees Two thousand five hundred) only per month for accommodation till handover owner allocation.

Be it specially mention second party shall not provide electricity connection and cost of A.M.C. water connection.

That the Second Party shall raise/erect the said constructions of the multistoried building upon the "A" schedule mentioned land with the help of good quality of building materials at its own costs and expenses and by taking 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. 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.

Be it further mentioned here that the second party shall also responsible for any kind of local dispute, political litigation/demand and for any other demand, claim, subscriptions etc, if raise by any person/s, outsider. The first Party shall only responsible for the disputes regarding the right, title and interest of the said landed properties nothing else.

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SIRBAD ENTERPRISE
Nani Acharya

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5. That the Second Party shall raise/erect the said constructions of the proposed multistoried building as per sanctioned building plan, approved/sanctioned by the authority of Asansol Municipal Corporation or of any other authority by their own fund and thereafter erect the said multistoried building in accordance with and in due compliance with the 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.

6. That the Second Party not entitled to make any constructions illegally in deviation of the site plan or of the building plan or of the said Act and or being regularized/revised by further sanction plan from A.M.C.

7. That the Second Party shall have right to sell and transfer all flats / shops /parking space etc. (save and except owner allocation which is mentioned in the schedule "B") 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 Party 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.

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8. 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 her 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 authority. It is hereby 1st party agreed that, at the time of presentation of deed/s, the First Party shall execute and presentation the deed/s before the appropriate registration office and developer shall signature as a confirming party only, if require.

9. 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.

10. That the Second Party shall complete the constructions of the said multistoried building within THIRTY month from the date of this Registered Construction or Development Agreement of the proposed multi storied building.

11. That the First Party shall pay and clear all arrear of Govt Rent(Khajna) electric Bill, Municipal Tax etc upon signing of this document.

12. That it is strictly covenant by the parties herein that at any circumstances the Second Party shall have no right to receive loan from any Govt, Semi Govt, Financial Institution, Bank Invest Company, Public Limited Company etc, and also not to mortgage said land and building as security only and to sign, execute any deed of mortgage on behalf of the First Parties in respect of the said property(except for the individual flat for each intending purchaser/s).

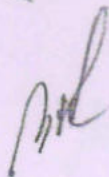
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ASIRBAD ENTERPRISE

Nani Acharya
Proprietor



13. In developing the said land and constructing the said multi- storied building the developer shall obtain the requisite sanctions, permissions, clearance and authority from the authorities concerned under the Urban Land (Ceiling and Regulations) Act 1976 and the rules and regulations in force at his own costs and expenses.

14. The developer will develop the said land and construct the multi- storied building and complete the same in every respect at its owns costs, expenses and risks and onown account.

15. The developer shall be entitled to make advertisement, hung up advertisement boards upon the said property and do such other things as might 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 the owner.

16. The developer shall be at liberty to sell or allot flats/garage/shop/ spaceetc or units on the said building to be constructed on the said land atits own choice excluding owner portion and to enter into agreements with the prospective buyers or allottees individually or collectively on such terms and conditions as he might think fit and proper without affecting any right or interest to the owner.

17. It will be the sole responsibility of the developer to deal with the authorities concerned and to comply with the rules and regulations of the said multi-storied building and transfer thereof to the intending purchaser/s of the flats at his/her own costs and expenses.

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18. The owner agreed to execute conveyances or sale deeds or join in the said building to be constructed as confirming party. The Stamp Duty and Registration charges and all formalities in connection therewith will be paid and borne by the developer and /or the Purchaser/s of the flats as may be agreed upon by and between the developer and the intending purchaser/s of the flats and that the owner shall have no responsibility whatsoever in respect thereof.

19. The agreement to sell or allot flats or units that might be entered into by the developer with the intending purchaser/s shall be in accordance with the laws applicable and the rules and regulations governing the said building and flats and allow any of the parties to occupy any of the flats or dwelling units without affecting any right of the owner.

20. Without causing prejudice to the rights of owner, the developer will be at liberty to enter into separate contracts in their name with a building contractor, architect and others including the prospective purchaser/s.

21. The owner agrees to sign and execute from time to time plans, applications for lay-outs, sub-division, construction of the building and other applications necessary to be submitted to the authorities concerned at the request of and at the cost of the developer.

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22. That after handover the possession, the developer shall pay and discharge all taxes, outgoings, rates, cess and all other levies by the Municipality or Public Body or any authority in relation to the said premises.

23. That the second party shall complete the construction of the said building which agreed to the first party and shall make the same ready for the delivery of the possession within thirty month from the date of this deed of development or construction agreement.

But the second party shall not be held responsible for any delay regarding completion as such construction of the flat and shop if cause due to some occurrence/force major like natural calamity earthquake, and any prohibitory order from the government or statutory body etc, which are beyond the control, in that event the terms and conditions of this agreement shall automatically stand extended for a reasonable period of time.

24. The owner /first party do hereby agrees to answer all reasonable requisitions on title to be made by the second party and shall hand over attested photo copy of all papers and documents which are related to under mentioned schedule property unto the second party for searches and investigation on the title of the schedule property.

25. In developing the said land and constructing the said multi- storied building the developer shall obtain the requisite sanctions, permissions, clearance from the authorities concerned under the Urban land (Cealing and Regulations) Act 1976, Income - Tax 1961 and the other relevant Central and State Act and the rules and regulations in force at its own cost and expenses.

Krishna Chakraborty Contd.....P/14

Krishna Chakraborty

P/14

SIRBAD ENTERPRISE

Nani Acharya

26. In accordance with law and as required by the authorities concerned including the Municipal Corporation the developer shall bear all costs, charges and expenses, carry out the work of development of the said property and construction and completion to the said multi- storied building, including the drainage system, laying of cables, water pipes and obtaining connections for electricity as might be necessary and required under the plans, sanctions, permissions of the authorities concerned and would make the said property for occupation and use.

27. That at first the developer shall handover the owner's allocation to the first party.

28. That all electricity charges of existing electric meter shall be borne by the second party during the said construction and development work.

29. That the terms and conditions of this agreement shall always remain same in case of execution of Development Power or any such deeds of document.

30. All original documents shall be handed over after delivery of possession of the flat or time to time as per requirement and the documents will be returned by developer to the owners association of apartments after completion of the flat.

SCHEDULE OF THE PROPERTY

Within District of Paschim Bardhaman, Police Station- Asansol, Post. Office Ushagram, Chowki & Addl. Dist. Sub. Registry Office- Asansol, Holding No. 21(4) within Mouza- Asansol, J.L. No. 35 appertaining Govt L.O.P. No. 176 & 174(P), under R.S. Khatian No.211 corresponding L.R Khatian No. 5702(Five thousand seven hundred two) C.S. Plot No. 245(P), corresponding to part of R.S. Plot No. 207(Two hundred seven) subsequent L.R. Plot No. 337 (Three hundred thirty seven) area of land 6 (Six) cotthas and R.S. Plot No. 206(Two hundred six) subsequent L.R. Plot No. 336 (Three hundred thirty six) area of land 2(Two) cotthas 4(Four) chataks all that land total measuring an area 8(Eight) cottah 4(four) chattak with covered area 600 (Six hundred) sq. ft. 30 years old house under Asansol Municipal Corporation Ward No.86.(18).

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Krishna Chakraborty

HEAD ENTER

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This entire plot butted and bounded by :-

On the North H/o Birendra Nath Bhattacharya(L.O.P 177)

On the South H/o Abani Kumar Gupta(L.O.P 175)

On the East H/o Rathin Lahiri(L.O.P. 174)

On the West Mohishila colony Road bye lane

ABOVE REFERRED TO "B" SCHEDULE OF THE PROPERTY

(owner allocation in the proposed building)

In the above District, Mouza, P.S. etc. owner will get out of the total constructed area with proportionate share of "A" schedule land covered by the building, common area and all easement rights attached there to.

- i) On the First floor :- One self-contained flat no. '101/A' as per attached preliminary plan North-West facing roadside of the proposed building/apartment of 3 BHK flat measuring covered area approx 789 (Seven hundred eighty nine) sq.ft.
- ii) On the Second floor :- One self-contained flat no. '203/C' as per attached preliminary plan North - East facing backside of the proposed building/apartment of 2 BHK flat measuring covered area approx 626 (Six hundred twenty six) sq. ft.
- And one self-contained flat no. '204/D' as per attached preliminary plan South - East facing backside of the proposed building/apartment of 1BHK flat measuring covered area approx 329 (Three hundred twenty nine) sq. ft.
- i) On the Third floor :- One self-contained flat no. '302/B' as per attached preliminary plan North -East facing roadside of the proposed building/apartment of 3BHK flat measuring covered area approx 820 (Eight hundred twenty) sq.ft.

Contd.....P/16

Krishna Chakraborty

Krishna Chakraborty

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M. Anil Acharyya
N. Anil

ii) On the Fourth floor :- One self-contained flat no. '402/B' as per attached preliminary plan South-West facing roadside of the proposed building/apartment measuring covered area 820 (Eight hundred twenty) sq.ft.

iii) On the Ground floor :- Two self-contained covered parking/retail shop as per attached preliminary plan South-West corner roadside of the proposed building/apartment measuring covered area approx 150 (One hundred fifty) sq.ft.

And three number of open car/four wheeler parking space each measuring an area 120 sq.ft.

And three number of open bike/two wheeler parking space each measuring an area 20 (Twenty) sq.ft.

Be it specially mentioned that the covered area of flats/garage/shop/parking mentioned here for "owner's allocation" it is only preliminary and approximate basis before sanction building plan, but after sanction building plan when actual area will found then the area of flats/garage/shop/parking for "owner's allocation" mentioned here may be increase or decrease as mutually understanding between the both parties.

ABOVE REFERRED TO "C" SCHEDULE OF THE PROPERTY

(developer allocation in the proposed building)

In the above District, Mouza, P.S. etc. developer will get total constructed area (save and except owner's allocation portion schedule 'B') with proportionate share of "A" schedule land covered by the building, common area and all easement rights attached there to.

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Krishna Chakraborty

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Krishna Chakraborty

CONSTRUCTION SPECIFICATION :-

- 1) **STRUCTURE-** R.C.C. framed structure with RCC columns & beams, cement to be used Dalmia/Ultratech or equivalent reputed, TMT bars to be used of 550D grade SAIL or equivalent reputed brand.
- 2) **Floor** – Entire floor made of vitrified Tiles finish of Nitco/Somany/Jhonson or equivalent reputed brand.
- 3) **Inside Walls** – Finished with wall putty Asian/JK Wall Putty or equivalent.
- 4) **Outside Walls** – Brickwork including plaster 8"/10" thick, painted with cement coated primer and decorative weather coat asianpaint.
- 5) **Electrical Wiring** – Concealed with copper wire of brand Hovels/ Polycab or equivalent, Modular switches of Anchor/Crabtree or equivalent, MCV's should be installed for safety.
 - a) **Bedroom** – two light points, one fan Point, two 5A plug point.
 - b) **Kitchen** – One light point, One Exhaust Fan Point, One 15A Plug point, Two 5A plug point.
 - c) **Toilets** – Geyser point, One light point and one exhaust fan point.
 - d) **Verandah** – One light point and one 5A plug point.
 - e) **Dining-** Two light point, two fan points, two 5A and one 15A plug point, provision of TV point
- 6) **Plumbing-** Concealed PVC pipelines in toilet and kitchen, CP pillar cocks and bib cocks, outside water lines exposed PVC of make Skipper/Supreme. PVC Soil lines, PVC rainwater lines, one white porcelain wash basin in dining, CPVC pipes for hot and cold water for geyser operation, One SS kitchen sink, one porcelain wash basin in toilet, Commode in toilets with flush and hand shower fittings should be of Parryware or equivalent brand.

Krishna Chakraborty

SIRBAD ENTERPRISE
Nani Acharyya

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Krishna Chakraborty

- 7) Doors- All inside doors flush doors with primer coat and PVC doors in toilets, Front door wooden frame with preformed.
- 8) Windows – Aluminum windows with integral grill and with glass.
- 9) Roof- Finished with Mosaic/cementing and to be properly treated with Dr. fixit or equivalent against damp and leakages.
- 10) Water arrangement – 24 hours with overhead tank and open well, pumping arrangements and water level auto cut.
- 11) Toilet -Glazed tiles of Nitco or equivalent up to 5 feet height from floor level.
- 12) Kitchen – Black granite platform on the kitchen and glazed tiles upto 3 feet height from the kitchen platform.
- 13) Staircase- Lighting arrangement and marble stair and walls with plaster paris. Guard Grills with wooden handrail to be provide for staircase.
- 14) One lift will be provided in the building of good make. Motor with variable drive should be of Crompton or equivalent quality and electronics, motherboard of Siemens or reputed brand to be used.

ContdP/19

Krishna Chakraborty

SK

Krishna Chakraborty

IN WITNESSES WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

WITNESSES:-

1. *Kishal Chakraborty*
S/o Nikhil Chakraborty
1-No. Mohishila Colony
Asansol-713303

Kishra Chakraborty

Signature of the First Party/ Land Owners

ASIRBAD ENTERPRISE

Nani Acharya
Proprietor

Signature of the Second Party/Developers.

2. *Jankha Dip Dutt*
S/o -> Balu Dutt
Mohishila 713339

Drafted and prepared by me
And printed in my office.

Palas Saha
Advocate, Asansol Court.

Enrolment No. WB/178/2002

Note: A sheet containing the
finger prints and photograph
duly attested by the parties
concerned attached herewith.



Nani Acharyya

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

Nani Acharyya



Krishna Chakraborty

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

Krishna Chakraborty



PHOTO

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



PHOTO

	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: 192021220106153531
GRN Date: 02/11/2021 08:52:52
BRN : IK0BIZMCP2
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 02/11/2021 08:11:14
Payment Ref. No: 2002172548/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: NANI ACHARYYA
Address: ASANSOL
Mobile: 9563383488
Depositor Status: Buyer/Claimants
Query No: 2002172548
Applicant's Name: Mr PALAS SAHA
Identification No: 2002172548/2/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002172548/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	6010
2	2002172548/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	6024

IN WORDS: SIX THOUSAND TWENTY FOUR ONLY.



নাম / Name
 Kushal Chakraborty
 জন্মতারিখ / DOB : 29/09/1983
 লিঙ্গ / Male

3783 7780 8965

আমার আধার, আমার পরিচয়

Kushal Chakraborty



ভারত সরকার
 Ministry of India

ঠিকানা:
 পিতা/স্ব: নিখিল চক্রবর্তী, আর
 -সি -17-1-2 অরুণপুর নর্থ,
 বাগিচা, বারদৈয়ারি, পিন ২৪
 ডাঙর, মেদনপুর জেলা, পশ্চিম
 বঙ্গ, 700059

Address:
 S/O Nilkishor Chakraborty, as +
 -17-1-2 Arjunpur north, Barisaha,
 Bagicha, North 24 Parganas,
 Medinipur District, West
 Bengal, 700059

3783 7780 8965



1234

1234567890

1234567890

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACUPA0638C

नाम / NAME
NANI ACHARYYA

पिता का नाम / FATHER'S NAME
SURENDRA NATH ACHARYYA

जन्म तिथि / DATE OF BIRTH
06-02-1970

हस्ताक्षर / SIGNATURE
N. Acharyya

आयकर अधिकारी, व.सं.-XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

Nani Acharyya

इस कार्ड के लो / मित होने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें (संयुक्त आयकर आयुक्त (प्रशासित एवं तकनीकी), पी-7, चौरी-वी स्क्वायर, कलकत्ता - 700 068).

In case this card is lost/ found, kindly inform/ return to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

KRISHNA CHAKRABORTY

PARESH CHANDRA MUKHERJEE

06101955

Permanent Account Number

BAVPC938B

Krishna
Chakraborty

Signature



18012014

इस कार्ड को खोने / खोने का पता पता सुनिश्चित करें / कीमत :-
आयकर विभाग द्वारा प्रदान किया गया है।
5-वीं मंजिल, मंत्रालय भवन, प्लॉट नं. 341, सर्वे नं. 997E,
मॉडल कॉलोनी, नज़द डीप ड्राइंगरूम क्लब,
पुणे-411 016.

If this card is lost / someone's lost card is found,
please inform / return to :-
Income Tax PAN Services Unit, NSDL,
5th floor, Ministeri Building,
Plot No. 341, Survey No. 997E,
Model Colony, Near Deep Dringroom Club,
Pune-411 016.

Tel: 91-20-2721 8000, Fax: 91-20-2721 8001
e-mail: info@nsdl.in

Krishna Chakraborty

Major Information of the Deed

Deed No :	I-2305-10826/2021	Date of Registration	02/12/2021
Query No / Year	2305-2002172548/2021	Office where deed is registered	
Query Date	24/10/2021 6:06:19 PM	2305-2002172548/2021	
Applicant Name, Address & Other Details	PALAS SAHA ASANSOL, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, Mobile No. 8918039066, 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 : 75,000/-]		
Set Forth value	Market Value		
Rs. 3,00,000/-	Rs. 47,99,245/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,011/- (Article:48(g))	Rs. 764/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :


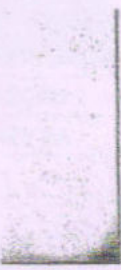
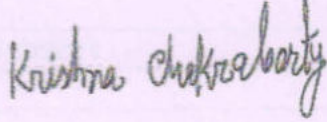
District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (1-11) – Road Width (1-11)) , Mouza: Asansol, JI No: 35, Pin Code : 713303

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-337 (RS :-207)	LR-5702	Bastu	Bastu	6 Katha	1,00,000/-	32,39,996/-	Property is on Road
L2	LR-336 (RS :-206)	LR-5702	Bastu	Danga	2 Katha 4 Chatak	1,00,000/-	12,14,999/-	Property is on Road
		TOTAL :			13.6125Dec	2,00,000 /-	44,54,995 /-	
		Grand Total :			13.6125Dec	2,00,000 /-	44,54,995 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	600 Sq Ft.	1,00,000/-	3,44,250/-	Structure Type: Structure
	Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	600 sq ft	1,00,000 /-	3,44,250 /-	



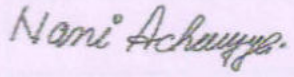
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs KRISHNA CHAKRABORTY (Presentant) Wife of Late Nikhilesh CHAKRABORTY Executed by: Self, Date of Execution: 22/11/2021 , Admitted by: Self, Date of Admission: 02/12/2021 ,Place : Office			
		02/12/2021	LTI 02/12/2021	02/12/2021
No.1 Mohishila Colony Simultala Ata Chaki Gali, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu Occupation: Others, Citizen of: India, PAN No.:: BAxxxxxx8B,Aadhaar No Not Provided by UIDAI Status :Individual, Executed by: Self, Date of Execution: 22/11/2021 , Admitted by: Self, Date of Admission: 02/12/2021 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ASIRBAD ENTERPRISE No.1 Mohishila Colony, Simultala, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhan West Bengal, India, PIN:- 713303 , PAN No.:: ACxxxxxx8C,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
	Mr NANI ACHARYYA Son of Late Surendra Nath ACHARYYA Date of Execution - 22/11/2021, , Admitted by: Self, Date of Admission: 02/12/2021, Place of Admission of Execution: Office			
		Dec 2 2021 3:47PM	LTI 02/12/2021	02/12/2021
No.1 Mohishila Colony, Purba Para, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Pasch Bardhaman, West Bengal, India, PIN:- 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx8C,Aadhaar No Not Provided by UIDAI Status : Representative Representative of : ASIRBAD ENTERPRISE (as SOLE PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr KUSHAL CHAKRABORTY Son of Late Nikhilesh CHAKRABORTY No.1 Mohishila Colony Simultala Ata Chaki Gali, City:- Asansol, P.O:- Ushagram, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303			
	02/12/2021	02/12/2021	02/12/2021
Identifier Of Mrs KRISHNA CHAKRABORTY, Mr NANI ACHARYYA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs KRISHNA CHAKRABORTY	ASIRBAD ENTERPRISE-9.9 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mrs KRISHNA CHAKRABORTY	ASIRBAD ENTERPRISE-3.7125 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs KRISHNA CHAKRABORTY	ASIRBAD ENTERPRISE-600.0000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (1-11) – Road Width (1-11)), Mouza: Asansol, JI No: 35, Pin Code : 713303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 337, LR Khatian No:- 5702	Owner: কৃষ্ণ চক্রবর্তী, Gurdian: সিনিয়ল , Address: সিলেট , Classification: বঙ্গ, Area:0.10000000 Acre,	Mrs KRISHNA CHAKRABORTY
L2	LR Plot No:- 336, LR Khatian No:- 5702	Owner: কৃষ্ণ চক্রবর্তী, Gurdian: সিনিয়ল , Address: সিলেট , Classification: বঙ্গ, Area:0.04000000 Acre,	Mrs KRISHNA CHAKRABORTY

On 02-12-2021

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 15:38 hrs on 02-12-2021, at the Office of the A.D.S.R. ASANSOL by Mrs KRISHNA CHAKRABORTY ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 47,99,245/-

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

Execution is admitted on 02/12/2021 by Mrs KRISHNA CHAKRABORTY, Wife of Late Nikhilesh CHAKRABORTY, No.1 Mohishila Colony Simultala Ata Chaki Gali, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Pasch Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others

Indetified by Mr KUSHAL CHAKRABORTY, , Son of Late Nikhilesh CHAKRABORTY, No.1 Mohishila Colony Simultala Ata Chaki Gali, P.O: Ushagram, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

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

Execution is admitted on 02-12-2021 by Mr NANI ACHARYYA, SOLE PROPRIETOR, ASIRBAD ENTERPRISE (S Proprietorship), No.1 Mohishila Colony, Simultala, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschir Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr KUSHAL CHAKRABORTY, , Son of Late Nikhilesh CHAKRABORTY, No.1 Mohishila Colony Simultala Ata Chaki Gali, P.O: Ushagram, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 764/- (B = Rs 750/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 764/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W Online on 02/11/2021 8:54AM with Govt. Ref. No: 192021220106153531 on 02-11-2021, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BIZMCP2 on 02-11-2021, Head of Account 0030-03-104-001-16 Online on 02/12/2021 3:29PM with Govt. Ref. No: 192021220126507621 on 02-12-2021, Amount Rs: 750/-, Bank State Bank of India (SBIN0000001), Ref. No. IK0BKEEHY8 on 02-12-2021, 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 1,000/- by online = Rs 6,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 673, Amount: Rs.1,000/-, Date of Purchase: 26/10/2021, Vendor name: B Da Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W Online on 02/11/2021 8:54AM with Govt. Ref. No: 192021220106153531 on 02-11-2021, Amount Rs: 6,010/-, Bar State Bank of India (SBIN0000001), Ref. No. IK0BIZMCP2 on 02-11-2021, Head of Account 0030-02-103-003-02 Online on 02/12/2021 3:29PM with Govt. Ref. No: 192021220126507621 on 02-12-2021, Amount Rs: 1/-, Bank: S Bank of India (SBIN0000001), Ref. No. IK0BKEEHY8 on 02-12-2021, Head of Account 0030-02-103-003-02

Hilol Ghosh

Hilol Ghosh
ADDITIONAL DISTRICT SUB-REGISTRA
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 2305-2021, Page from 285219 to 285250
being No 230510826 for the year 2021.



Digitally signed by HILLOL GHOSH
Date: 2021.12.07 14:32:11 +05:30
Reason: Digital Signing of Deed.

Hilol Ghosh

(Hilol Ghosh) 2021/12/07 02:32:11 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)