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(D)-4657



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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*Handwritten signature and date: 23/06/21*

GRN 19-202122-001712968-1

*Small text in Bengali script, partially illegible.*

**Development Agreement**

**Query No- 2000947758/21**

1. Date: 23<sup>rd</sup> June 2021

*Handwritten signature and date: 23 JUN 2021*

Nature of Document: **Development Agreement**

3. Parties: Collectively the following:

3.1 Land Owners: (1) **MR. SUSANTA CHAKRABORTY** (PAN-AGYPC8012A) son of Late Mukul Chakraborty, by faith- Hindu, Nationality- Indian, by occupation- business, resident of 1 No. Mohishila Colony, near-Sitalakali Temple, P.O.- Ushagram, Asansol, Pin No. 713303, P.S.- Asansol (South) Sub- Division & Addl. Dist. Sub- Registry office- Asansol, Dist- Paschim Bardhaman,(W.B.), (2) **MRS. SANGITA MAITRA** (PAN-BENPM4139J) daughter of Late Mukul Chakraborty and wife of Mr. Narayan Chandra Maitra, by faith- Hindu, Nationality- Indian,

*Handwritten signature and date: 23/06/21*



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বলা- 5000 ~~১৮১৬/২১~~ 1816/21  
নাম Susanta Chakrabarty  
বৈদ্যনাথ- AL  
ভাড়া কী- ~~১৮১৬/২১~~

বাংলাদেশ, আমানসোল



Asst. District S.O. Registrar  
Paschim, Dist - Paschim Bardhaman

23 JUN 2021



by occupation house wife, presently residing at Choudhury Para(A. K. Bye Lane), Nimtola, ward No. 48, Jagachha Bally, Santragachi, Howrah-711104, Dist- Howrah,(W.B.), hereinafter jointly and severally called the **Land Owner/Owners/First Party** (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include all their heirs, successors Legal representative and assigns of **ONE PART**

3.2 **Developer: ASIRBAD ENTERPRISE** a proprietorship firm having its registered office 1 No. Mohishila Colony, its sole proprietor **MR. NANI ACHARYYA** (PAN- ACUPA 0638C) son of Late Surendra Nath Acharyya by occupation- Business, Nationality- Indian resident of 1 No. Mohishila Colony, Purba Para, P.O.- Ushagram, Pin No. 713303, P.S.- Asansol (South) Sub- Division & Addl. Dist. Sub- Registry office- Asansol, Dist- Paschim Bardhaman,(W.B.) Herein after called the **Developer/Second Party** (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors-in-interest and/or assigns)of the **Other Part**

4. **Subject Matter:** The "Project" being development of the "Said Property" described in the **Schedule-A** by constructing thereat a complex of multi-storied buildings (hereafter called the "**Multistoried building/Apartment**") consisting, inter alia, of such self-contained independent portions that can be separately and exclusively used and enjoyed for residential, commercial and semi-commercial purpose (hereinafter called the "**Units**") and spaces for parking of cars and two wheelers (hereinafter called the "**Parking Spaces**"). The Units, the Parking Spaces, both covered and open, servant's quarters, if any, and other areas of the

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Building and abutting it within the Said Property that may be exclusively used and occupied hereinafter collectively called "Saleable Areas".

5. **Background:**

5.1 That one Mukul Chakraborty (deceased) son of Late Manoranjan Chakraborty being a refugee displaced from East Pakistan (Now Bangladesh) approached to the Govt. of West Bengal for lands for the purpose of homestead. That State of West Bengal through their Refugee Relief & Rehabilitation department after considered the said approach of Mukul Chakraborty (deceased) son of late Manoranjan Chakraborty allotted homestead land measuring an area 3(three) Cottahs 10(ten) Chattak bearing L.O.P. No.348(P), appertaining to part of C.S. Plot No. 318(P) & 1510(P) corresponding to R.S. Plot No. 1204, within Mouza Asansol, J.I. No. 35, P.S. Asansol(South), Dist- Paschim Burdwan, details mentioned in the schedule "A" below. Accordingly on 22<sup>nd</sup> day of August 2001 the Governor of the state of West Bengal through their Refugee Relief & Rehabilitation department has been executed a deed of Gift vide Deed No. 45 for the year 2001, registered before the Addl. Dist. Registrar of Burdwan at Asansol office in favour of the above name Mukul Chakraborty (deceased) son of late Manoranjan Chakraborty and he accepted the same, thereafter constructed a one room with verandah on the part of the land and same recorded as Holding No. 24(6), under Ward No. 19(old) & 42(new) in Asansol Municipal Corporation and

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- 5.2 Whereas aforesaid Mukul Chakraborty (deceased) son of late Manoranjan Chakraborty leaving behind Smt. Basanti Chakraborty as his widow and his one son namely Mr. Susanta Chakraborty, and one daughter namely Mrs. Sangita Maitra, being his only surviving legal heirs and successors to inherit the property which was left by deceased Mukul Chakraborty son of late Manoranjan Chakraborty and
- 5.3 Whereas aforesaid Smt. Basanti Chakraborty (since deceased) died on 09.10.2018 and accordingly the First Party No.1, being her son and First Party No. 2, being her daughter only legal heirs and successors acquired and inherited her portion of the property mentioned in the schedule "A" bellow. According to Hindu Succession Act 1956, as each having equal undivided 50% share therein and
- 5.4 Whereas by way of such inheritance, the First Party/ Land Owners became the absolute owner and possessor of the property mentioned in the schedule "A" bellow without any encumbrances in any manner having all sorts of transferring right like Sale, Mortgage, Lease or otherwise and the same was duly recorded in their names in the recent LR Record of Right and they possessed the same by paying the rent to the authority concern on receipt.
- 5.5 The Owners has represented to the Developer *inter alia* as follows:
- (a) That the Said Property or any part thereof is not subject to any other mortgage, charge, lien, security and/or guarantee of any nature whatsoever.

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- (b) No notices have been issued by the Income-tax Authority nor are any proceedings pending within the meaning of Section 281 of Income-tax Act, 1961 and there is no prohibitory order upon the Owner.
- (c) No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the Owners to deal with the Said Property.
- (d) There is no order of attachment or injunction order in respect of the Said Property or any part thereof.
- (e) The Owners' has clear and marketable title of the said property
- (f) The Said Property or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Owners.
- (g) The Owner has not entered into any agreement and/or writings with any person or persons nor has it received any deposit and/or earnest money or token money from any person or persons under any arrangement whatsoever in respect of the Said Property or any part thereof.
- (h) The Said Property has never belonged to any Schedule Tribe.
- (i) The Owners have full power and absolute authority to enter into this Agreement.

5.6 The Owners have decided to develop the Said Property by executing the Project in the manner recorded below. The Developer herein is directly involved in the business of Real estate development having proper know how, manpower, finance and other resources. Relying on the

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representations of the Owner the Developer has decided to develop the Said Property, on the terms and conditions mentioned herein.

**6. Now it is agreed and declared:**

**6.1 Agreement:** The Parties hereby agree to execute the Project on the terms and conditions mentioned below.

**6.2 Obligation of the Owner:**

**6.2.1 Plan Sanction:** The plan shall be prepared by an architect appointed by the Developer in accordance with the prevalent Building Rules. However, submitting the Building Plan for sanctioning to the AMC and ADDA and or any other appropriate authority as may be required and pay all the requisite charges for the sanction of the Building Plan and expenses in connection therewith shall be borne by the Developer.

**6.2.2 Possession:** Immediately after executing this Agreement, the Owner shall hand over exclusive possession of the Said Property to the Developer (hereafter called the "Possession Date") and allow unhindered entry and or access to the Said Property to the men, servants and agents of the Developer there at, first for the purpose of measurement, soil testing and such other necessities connected with the Project, and thereafter for actually executing the Project.

**6.2.3 Hindrances:** The Owner shall not create any hindrances or obstruction to the Developer during the constructions of the Building/s or in execution of the Project. The Owner shall not, in any manner whatsoever, deal with, charge, encumber or induct any person in occupation of the Said Property or in any portion thereof or enter into any agreement relating to the property.

*Handwritten signature/initials*



- 6.2.6 Title Deeds:** The Owner shall hand over the originals of all title deeds, Khazana, Parcha etc. related to the Said Property in its possession to the Developer and which will remain in its custody and will produce them as and when required to all concerns in connection with the Project and hand them over to the Association of the ultimate owners of all the Units after its formation.
- 6.2.7 Powers and authorities:** Grant to the Developer or its designated authorised person or persons all such powers and authorities required for the completion of the Project.
- 6.2.8 Taxes:** The Owner shall pay all rates, taxes, fees and/or outgoings that are payable under any existing statute or may become payable by any new enactment in respect of, concerning with or connected to this Agreement or the Project to such person or authority entitled thereto up to the Date of handing over possession of Said Property to the Developer.
- 6.2.9 Indemnity:** The Owner shall indemnify and keep the Developer saved, harmless and indemnified in respect of the title to the property and all actions, proceedings, fines, penalties and/or other consequences arising due to any non-compliance or violation of any kind or nature, whether statutory or contractual.
- 6.3 Obligation of the Developer:**
- 6.3.1 Architect:** Selecting and paying the remuneration of the Architect for preparation of the plan for the Project (hereafter the "Building Plan").
- 6.3.2 Appointment:** Paying and appointing engineers and other professionals for the Project.

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**6.3.3 Clearances:** Obtaining all clearances including without limitation from the Urban Land Ceiling department that are or may be required for obtaining sanction of the Building Plan but for which the Owner shall render all help and co-operation.

**6.3.4 Permissions:** Obtaining all other necessary permissions statutorily required for sanctioning of the Building Plan Sanction and/or for executing the Project including but not limited to registration as a Promoter under the Promoters Act, 1993 and also recording this Project in terms of such Act.

**6.3.5 Construction:** Constructing the multi-storeyed building/Apartment in strict conformity with the Sanction Plan, with the best of materials as the Architect for the Project will decide from time to time an indicative Specification is mentioned in Schedule-B, which may be alter/modified at the sole discretion of the Developer.

**6.3.6 Building Materials:** Purchasing various materials for the Project.

**6.3.7 Completion:** Completing the multi-storeyed building/Apartment and making the units inhabitable in all respects to obtain the 'Completion Certificate' from AMC and AIDDA and completing the Project in all respects within 36 months from the date of sanctioned of building plan, *subject to Force Majeure* and reasons beyond the control of the Developer (hereafter the "Completion Date"). The said time of 36 months may be extended for 6 months at a time, till completion of the project, subject to satisfactory review of the work by the Owner.

**6.4 Entitlement of the Owner:**

*By  
G. Srinivas  
2021*



**6.4.1 To be provide First Party No. 1, Mr. Susanta Chakraborty**

One residential Flat 2BHK measuring super built up area approx 900 - 1000(Nine hundred to One thousand) sq. ft. On the 4<sup>th</sup> floor of the proposed apartment building, apart from that, the land owner will also get Rs. 20,00,000/- (Rupees Twenty Lakh) only as expected future estimated profit.

**6.4.2 To be provide First Party No. 2, Mrs. Sangita Chakraborty**

One open Four wheeler/Car parking space measuring an area approx 120(One Hundred Twenty) sq. ft. on the Ground/ basement floor of the proposed apartment building, out of the entire Saleable Areas in the multi-storeyed building/Apartment as expected future estimated profit.

**6.5 Entitlement of the Developer:** The Developer shall be entitled to the sale proceeds of the remaining area in the Complex together with proportionate undivided share and interest of the land underneath along with common right of user of the roof of the said building.

**6.6 Sale or transfer:** Developer has the right to sell, transfer and/or lease any units at such prices decided by him and Developer and to appropriate the receipts from such transfers.

**6.7 Rates and Taxes and utilities:** All rates, taxes and outgoings if any, in respect of the Said Property shall be borne and paid in the manner following:

**6.8 Further Construction:** The Developer and Land Owner shall retain further construction rights over the roof of the Building equally however, the ultimate roof of the Building at any given point of time shall be

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common for all the owners/occupiers of the Units of the Building at that point of time.

- 6.9 Additional Facilities:** All extra costs and expenses to be incurred by the Developer for providing additional facilities including without limitation Legal Charges, if applicable, Generator and Electric Meter Charges, Sinking Fund, LPG Connection Charges, Transformer Charges, Advance Maintenance charges in respect of the Owner's Allocation shall be borne by the respective purchasers of the individual units and paid by it to the Developer to the exclusion of the Owner.
- 6.10 Documentation:** All documents and agreements of every nature related to the development of the Project (hereafter the "Documents") shall be as drawn by the Advocates of the Developer after consulting the concerned Parties and after the same have been approved by the Owner the same shall be final and binding on such Parties. The professional fees of the Advocate shall be borne by the Developer.
- 6.11 Powers:** The Owners shall issue a Power of Attorney in favour of a representative of the Developer so that the Developer can take all steps in respect of the property including enter into agreement for sale or conveyance deed and apply the same for registration.
- 6.12 Force Majeure:** Force Majeure shall mean any act of God including, but not limited to flood, earthquake, riot, war, storm, tempest, civil commotion, strike, labour unrest or any political or communal unrest.

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G. R. Srinivasan  
20/11/2017



Neither of the Parties shall be regarded to have committed any breach of the terms herein if it is prevented from discharging any of its obligations due to any condition amounting to Force Majeure or circumstances beyond its control.

- 6.13 Rules of Interpretation:** The words used in bold in the headings of the Clauses and any Sub-Clauses have the meaning assigned to them in such Clauses or Sub-Clauses and the words put in bold in brackets define the word, phrase or expression immediately preceding.
- 7. Entire Agreement:** This Agreement contains and records all the terms and conditions agreed between the Parties and supersedes all understandings or arrangements previous hereto, if any, both oral and in writing.
- 8. Dispute Resolution:** In case of any dispute with respect to the interpretation of this agreement or on the rights and duties of the parties in terms of this agreement or any issue touching this agreement, the parties shall first attempt to resolve by conciliation. Such conciliation shall be attempted by each of the parties nominating a representative and them jointly working out conciliation between the parties.
- In case such conciliation fails to take place within 30 days then in that event the matter shall be referred to an arbitration of a Sole Arbitrator to be mutually appointed by both the parties. Such arbitration shall be governed by the Arbitration and Conciliation Act, 1996 and the seat of the arbitration shall be at Asansol.

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9. **Termination:** In case of termination of this agreement by the Owner, the Developer shall be entitled to the expenses and interest already made him in the execution of the project and in addition to the same 50% of the profit of the unsold area to be calculated at the prevalent market rate. However, in case the Developer terminates the agreement, then it shall not be entitled to claim any other sum except re-imburement of actual expenses including interest.
10. **Taxation or Laws:** For any Change in Taxation or Legal Laws or introduction of new laws, both the parties shall perform their respective obligations. If any clauses of the agreement are not in line with the rules of the land, then the parties confirm that they shall enter into fresh agreements to comply with the rules and regulations properly.

Schedule-A

(Said Property)

In the District- Paschim Bardhaman, P.O. Asansol-713303, P.S. Asansol(South), Sub-Division & Addl. Dist. Sub-Registry office at Asansol, within Mouza-Asansol, J.L.No.35, Govt. L.O.P. No. 348(P), part of C.S plot No. 318(P),1510(P) corresponding to R.S plot No. 1204, L.R. Plot No. 1418, I.R Khatian No 6158, 6469 measuring an area of land 3(three) Cottahs 10(ten) Chattak with old and dilapidated structures, under Asansol Municipal Corporation Ward No. 19(old) & 42(new) bearing holding no. 24(06), which is butted & bounded

On the North-	LOP No.346,
On the South-	350,
On the East-	LOP No. 348(P),
On the West-	LOP No. 344 (Mohishila Colony bye Road),

*On 1/1/2018*  
*Chattak*  
*per.*



**Schedule-B****(Owner's Allocation)****To be provide First Party No. 1. Mr. Susanta Chakraborty**

One residential Flat 2BHK measuring super built up area approx 900 - 1000(Nine hundred to One thousand) sq. ft. On the 4<sup>th</sup> floor of the proposed apartment building, apart from that , the land owner will also get Rs. 20,00,000/-(Rupees Twenty Lakh) out of that Rs. 10,00,000/- (Ten Lakh) is paid by the following manner and the rest Rs. 10,00,000/-(Ten Lakh) would be paid after sanctioned of building plan, as expected future estimated profit.

**To be provide First Party No. 2. Mrs. Sangita Chakraborty**

One open Four wheeler/Car parking space measuring an area approx 120(One Hundred Twenty) sq. ft. on the Ground/ basement floor of the proposed apartment building, out of the entire Saleable Areas in the Multi-storeyed building/Apartment as expected future estimated profit.

**Memo of Consideration**

Sl.No.	Bank Name	Cheque No	Dated	Amount.(Rs)
1	Canara Bank	265354	20.02.2021	,50,000/-
2	Indian Bank	309032	23.06.2021	5,00,000/-
3.	Indian Bank	309033	23.06.2021	3,00,000/-
4.	Indian Bank	309034	23.06.2021	1,50,000/-
		<b>TOTAL</b>		<b>Rs. 10,00,000/-</b>

*Handwritten signature/initials*



Schedule-C[Specifications]

- Foundation : Concrete cement structure.
- Walls : Conventional Brick work.
- Wall Finish : Interior – Wall Putty.  
Exterior - High quality paint.
- Flooring : Bedroom –Vitrified Tiles  
Living & Dining –Vitrified Tiles  
Kitchen –Vitrified Tiles  
Toilet – Wall, floor & basin counter – Tiles.
- Kitchen : Platform made of Marble/Black stone with Stainless Steel sink.  
Electrical point for Refrigerator, washing machine, micro woven, water purifier, geyser and exhaust fan.
- Toilet : Sanitary ware with all C.P. fittings, Electrical point for Geyser & Exhaust fan, electrical saver.
- Plumbing : Concealed pipe line for Hot & Cold water.
- Door & Windows: Wooden frame with flush view doors & Aluminum window Lift  
: Reputed Lift manufacturer
- A.C. : Provision for Air- conditioning point in one bedroom.
- Electric : PVC conduit pipes with concealed copper wiring with good  
Quality modular switches with MCB distribution panel  
Telephone/TV point will be provided in master bedroom and living area.

By  
G. S. S. S.  
A. S.



In witness whereof the Parties have executed these presents at Asansol on this the 23<sup>rd</sup> day of June 2021.

Witnesses:-

1. Robinendra Gupta  
S/o. Sri Baijendra Ghoshal Gupta  
Chelidangaal, Asansol  
Dist. Paschim Bardhaman
2. Sangit Kumar Das  
S/o. Prithwish Ch. Gupta  
Mohishila Colony  
Asansol - 3

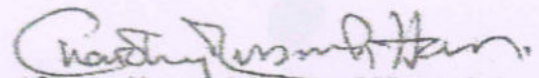
Signature of the Owner

ASIRBAD ENTERPRISE

Nani Acharya  
Proprietor

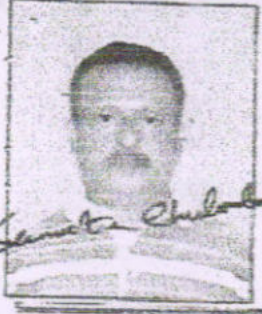
Signature of the Developer

Drafted & prepared by me as per instructions of the parties and read over and explained the contents of this deed before them in vernacular and typed in my office

  
(Chowdhury Musaraf Hossain)  
Advocate

Enroll No. F-1024/1172/2002





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*Santa Chulab*

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



*Sanyta Naitia*

*Sanyta Naitia*

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



*Nand Anbarayya*

*Nand Anbarayya*

	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: 192021220017129681  
GRN Date: 18/06/2021 11:55:00  
BRN: IK0BDHGIA5  
Payment Status: Successful  
Payment Mode: Online Payment  
Bank/Gateway: State Bank of India  
BRN Date: 18/06/2021 11:06:50  
Payment Ref. No: 2000947758/1/2021  
[Query No\*:Query Year]

Depositor Details

Depositor's Name: Musaraf Chowdhury  
Address: SREE PALLY MORE, S B GORAI ROA ASANSOL  
Mobile: 9434253243  
EMail: musa.asr55@gmail.com  
Contact No: 09434253243  
Depositor Status: Advocate  
Query No: 2000947758  
Applicant's Name: Mr Chowdhury Musaraf Hossain  
Identification No: 2000947758/1/2021  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000947758/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	11
2	2000947758/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	20014
			Total	20025

IN WORDS: TWENTY THOUSAND TWENTY FIVE ONLY.



आयकर विभाग  
INCOME TAX DEPARTMENT  
SANGITA MAITRA  
MUKUL CHAKRABORTY



भारत सरकार  
GOVT. OF INDIA



02/07/1976

Passport Number

SENPM4139J

*Sangita Maitra*





ভারত সরকার

ভারত সরকার

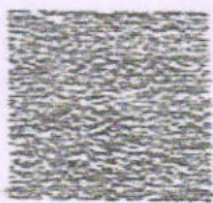
Unique Identification Authority of India

সংসদীয় আইন

ভারতীয় আইন ১৬ ৬ / Enactment No.: 1749/10013/70470

শ্রী  
সংগীতা মেত্রা  
18/11/2011  
Sangita Meitra  
W/O Nandyan Chandra Meitra  
Ambin Kundu Bye Lane  
Minto's Jagachha Bally Jagachha  
Santagachi Hoata  
West Bengal 711104  
9052151045

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আপনার আধার সংখ্যা/ Your Aadhaar No. :

**6226 4430 3436**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার



শ্রী  
সংগীতা মেত্রা  
শ্রী / Husband : নন্দেন চন্দ্র মেত্রা  
১৮ ১১ , Year of Birth : ১৯৭৫  
মহিলা / Female

6226 4430 3436



আধার - সাধারণ মানুষের অধিকার



PERMANENT ACCOUNT NUMBER

ACUPADSSC



NAME  
RANI ACHARYA

PERMANENT ACCOUNT NUMBER  
SURENDRA MATH ACHARYA

DATE OF BIRTH  
05-08-1970

PRINT SIGNATURE


*N. George*

*(Signature)*

1987 APR 04 12


COMMISSIONER OF REVENUE TAX, W.T. - II




 Unique Identification Authority of India  
 Unique Identification Authority of India  
 Mr. Mani Acharyya  
 Name: Mani Acharyya  
 पिता : सुभद्र नाथ अचार्य  
 Father: SURENDRA NATH ACHARYYA  
 जन्मदिन / DOB : 05/02/1970  
 पुरुष / Male

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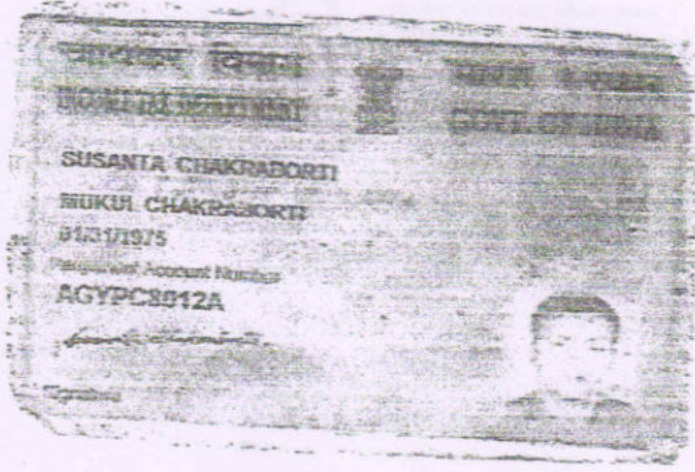
आधार - माधारण मानुषेण अधिकार


 Unique Identification Authority of India  
 Unique Identification Authority of India  
 Address:  
 पुरसा पारा, उषा ग्राम, बरहमान  
 (एम कर्क), उषाग्राम, बरहमान,  
 बरहमान, 713303  
 Address:  
 PURSA PARA, USHA GRAM,  
 Raghurath Chak, Ushagram,  
 Bardhaman, West Bengal, 713303

9919 8743 9270







CHITRA

CHITRA

SUSANTA CHAKRABORTI

HUKU. CHAKRABORTI

8/3/1975

Programmer Account Number

AGYPC8012A







भारत सरकार  
Government of India



भारतीय प्रजासत्ताक



Susanta Chakraborty  
Date of Birth/DOB: 01/01/1975  
Males/MALE

ISSUE DATE 01/01/15

9913 6235 1526

VID : 9167 0620 0717 2677

मेरा आदर्श, मेरी पहचान



भारत सरकार  
Unique Identification Authority of India



Address:  
34571 MOHSHA COLONY, ASANSOL,  
Asansol (m Corp), Bardhaman,  
West Bengal - 713303



9913 6235 1526

VID : 9167 0620 0717 2677

1947 | [Public@uidai.gov.in](mailto:Public@uidai.gov.in) | [www.uidai.gov.in](http://www.uidai.gov.in)



### Major information of the Deed



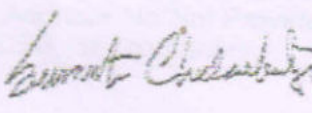
Deed No :	I-2305-04657/2021	Date of Registration	23/06/2021
Query No / Year	2305-2000947758/2021	Office where deed is registered	
Query Date	11/06/2021 10:08:31 AM		2305-2000947758/2021
Applicant Name, Address & Other Details	Chowdhury Musaraf Hossain Sree Paly More, S B Gora Road, Asansol, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 9434253243, Status :Advoca		
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 : 20,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 27,18,747/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 20,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urba area)		

#### Land Details :

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mehisila Colony No 1, Raag Zone : (Road Width (12-19) - Road Width (12-19)), Mouza: Asansol, , Ward No: 42, Holding No:24 JI No: 35, Pin Code : 713303


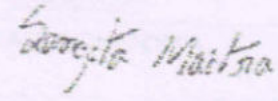
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (in Rs.)	Market Value (in Rs.)	Other Details
L1	LR 1418 (RS -1204)	LR-6158	Bastu	Bastu	3 Katha 10 Chatak	1/-	27,18,747/-	Property is on Road
Grand Total :					5.9813Dec	1/-	27,18,747/-	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr SUSANTA CHAKRABORTY</b> (Presentant ) Son of late MUKUL CHAKRABORTY Executed by: Self, Date of Execution: 23/06/2021 , Admitted by: Self, Date of Admission: 23/06/2021 ,Place : Office	 <small>23/06/2021</small>	 <small>L1 23/06/2021</small>	 <small>23/06/2021</small>





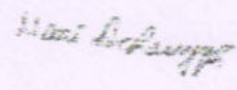


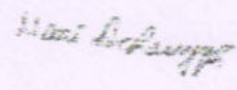


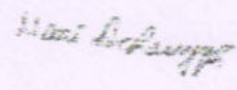
1NO. MOHISHILA COLONY, NEAR SHALAKALI TEMPLE, City:- Asansol, , P.O:- USHAGRAM, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/06/2021, Admitted by: Self, Date of Admission: 23/06/2021 ,Place : Office

2	Name	Photo	Finger Print	Signature
	<b>Mrs SANGITA MAITRA</b> Daughter of Late MUKUL CHAKRABORTY Executed by: Self, Date of Execution: 23/06/2021 Admitted by: Self, Date of Admission: 23/06/2021 ,Place : Office			
	<b>CHOUDHURY PARA, A.K. BYE LANE, WARD NO. 48, City:- Bally, , P.O:- JAGACHA BALLY, P.S:- Santragachi, District:- Howrah, West Bengal, India, PIN:- 711104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BExxxxxx9J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/06/2021, Admitted by: Self, Date of Admission: 23/06/2021 ,Place : Office</b>			

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ASIRBAD ENTERPRISE</b> 1NO. MOHISHILA COLONY, City:- Asansol, , P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 , PAN No.:: ACxxxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr NANI ACHARYYA</b>            Son of Late SURENDRA NATH ACHARYYA            Date of Execution: 23/06/2021, , Admitted by: Self, Date of Admission: 23/06/2021, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr NANI ACHARYYA</b> Son of Late SURENDRA NATH ACHARYYA Date of Execution: 23/06/2021, , Admitted by: Self, Date of Admission: 23/06/2021, Place of Admission of Execution: Office			
Name	Photo	Finger Print	Signature						
<b>Mr NANI ACHARYYA</b> Son of Late SURENDRA NATH ACHARYYA Date of Execution: 23/06/2021, , Admitted by: Self, Date of Admission: 23/06/2021, Place of Admission of Execution: Office									
	<b>1NO. MOHISHILA COLONY, PURBA PARA, City:- Asansol, , P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim 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 proprietor)</b>								



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Rabindra Gupta</b> Son of Mr. Biay Gupta New Upper Ghodidanga, Asansol, City:- Asansol, P.O - ASANSOL, P.S:-Asansol, District-Paschim Bardhaman, West Bengal, India, PIN - 713304			
	23/06/2021	23/06/2021	23/06/2021

Identifier Of Mr SUSANTA CHAKRABORTY, Mrs SANGITA MAITRA, Mr NANI ACHARYYA

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA CHAKRABORTY	ASIRBAD ENTERPRISE-2.99062 Dec
2	Mrs SANGITA MAITRA	ASIRBAD ENTERPRISE-2.99082 Dec

**Land Details as per Land Record**

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone (Road Width (12-19) – Road Width (12-19)), Mouza: Asansol, Ward No: 42, Holding No:24 JI No: 35, Pin Code : /13303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1418, LR Khatian No:- 6158	Ownership: <b>স্বত্ব</b> , Guardian: <b>স্বত্ব</b> , Address: <b>স্বত্ব</b> , Classification: <b>স্বত্ব</b> , Area: 0.03000000 Acre.	Mr SUSANTA CHAKRABORTY



On 23-06-2021

**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 16:32 hrs on 23-06-2021, at the Office of the A.D.S.R. ASANSOL by Mr SUSANTA CHAKRABORTY, 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 27,18,747/-

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

Execution is admitted on 23/06/2021 by 1. Mr SUSANTA CHAKRABORTY, Son of Late MUKUL CHAKRABORTY, 1NO. MOHISHILA COLONY, NEAR SITALAKALI TEMPLE, P.O: USHAGRAM, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business, 2. Mrs SANGITA MAITRA, Daughter of Late MUKUL CHAKRABORTY, CHOUDHURY PARA, A.K. BYE LANE, WARD NO. 48, P.O: JAGACHA BALLY, Thana: Santragachi, City/Town: BALLY, Howrah, WEST BENGAL, India, PIN - 711104, by caste Hindu, by Profession House wife

Identified by Mr Rabindra Gupta, . . Son of Mr Bijay Gupta, New Upper Chelidanga, Asansol, P.O: ASANSOL, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

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

Execution is admitted on 23-06-2021 by Mr NANI ACHARYYA, proprietor, ASIRBAD ENTERPRISE (Sole Proprietorship), 1NO. MOHISHILA COLONY, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Identified by Mr Rabindra Gupta, . . Son of Mr Bijay Gupta, New Upper Chelidanga, Asansol, P.O: ASANSOL, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 20,014/- ( B = Rs 20,000/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 20,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/06/2021 11:56AM with Govt. Ref. No: 192021220017129681 on 18-06-2021, Amount Rs: 20,014/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK03DHGIA5 on 18-06-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 11/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 2712, Amount: Rs.5,000/-, Date of Purchase: 18/06/2021, Vendor name: P Ghanty

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 18/06/2021 11:56AM with Govt. Ref. No: 192021220017129681 on 18-06-2021, Amount Rs: 11/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK03DHGIA5 on 18-06-2021, Head of Account 0030-02-103-003-02

23/06/2021

Hijol Ghosh

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



\* Certificate of Registration under section 66 and Rule 69.

Registered in Book - I

Volume number 2305-2021, Page from 131493 to 131521  
being No 230504657 for the year 2021.



Digitally signed by HILLOL GHOSH  
Date: 2021.07.02 13:23:09 +05:30  
Reason: Digital Signing of Deed.

*Hilol Ghosh*  
(Hilol Ghosh) 2021/07/02 01:23:09 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
West Bengal.

(This document is digitally signed.)