

সংখ্যক নং 2556
বল্য- 5000/- তারিখ- 16/6/21
নাম- Sati Guha Neogi
সিদ্ধান্ত- Asansol
ভোগ্য- শ্রী সত্যজিৎ বিশ্ব

স্বাক্ষরিত, আসসোল

SHANTA CHANDY
General Town Clerk
Asansol



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

23 JUN 2021

(3) MRS. ANURADHA DUTTA (PAN- BKTPD7312N) wife of Mr. Goutam Dutta, and daughter of Late Prithwish Chandra Guha Neogi, age about 59 years, by occupation- house wife.

(4) MR. SUMAN GUHA NEOGI (PAN- AKZPN0475B) son of Late Prithwish Chandra Guha Neogi, age about 62 years, by occupation- service.

(5) MR. SANGIT GUHA NEOGI (PAN- AIMPG2463M) son of Late Prithwish Chandra Guha Neogi, age about 56 years, by occupation- business all are by faith- Hindu, Nationality- Indian, resident of House No. 349, 1 No. Mohishila Colony, S.F. Road, P.O. Asansol, P.S. Asansol (S), Dist. Paschim Bardhaman, (W.B.) hereinafter jointly and severally called the **Land Owner/Owner/First Party** (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include all of their heirs, successors, legal representatives 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 Burdwan, (W.B.) hereinafter 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**

By
C. S. Chatterjee
2002

4. **Subject Matter:** The "Project" being development of the "Said Property" described in the Schedule-A by constructing thereat a multistoried building/Apartment of multi-storied buildings (hereafter called the "Multi-storied 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 Building and abutting it within the Said Property that may be exclusively used and occupied hereinafter collectively called "Saleable Areas".

5. **Background:**

5.1 One Prithwish Chandra Guha Neogi (Since deceased) son of Late Jagadish Chandra Guha Neogi 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 the above named Prithwish Chandra Guha Neogi allotted homestead land bearing L.O.P.No. 349, appertaining to part of C.S. Plot No. 1510 corresponding to R.S. Plot No. 1205, L.R. Plot No.1419, within Mouza Asansol, J.L.No. 35, P.S. Asansol(South), Dist- Paschim Bardhaman, details mentioned in the schedule below, Accordingly on 16th day of December 1989, the Governor of the state of West Bengal through their Refugee Relief &

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Rehabilitation department has been executed a deed of Gift vide Deed No. 185 for the year 1989 registered before the Addl. Dist. Registrar of Burdwan at Asansol office in favour of the above name Prithwish Chandra Guha Neogi (deceased) son of late Jagadish Chandra Guha Neogi, land measuring 6(Six) Cottahs 11(Eleven) Chattak more or less and he accepted the same, thereafter constructed a one room with verandah on the part of the land and same recorded as Holding No. 6/10, under Ward No. 19(old) & 42(new) in Asansol Municipal Corporation and

- 5.2 Whereas aforesaid Prithwish Chandra Guha Neogi (deceased) son of late Jagadish Chandra Guha Neogi, leaving behind his widow and two daughter and two son respectively names (1) **MRS. SATI GUHA NEOGI** (2) **MRS. MAHASWATA ROY CHOWDHURY** (3) **MRS. ANURADHA DUTTA** (4) **MR. SUMAN GUHA NEOGI** (5) **MR. SANGIT GUHA NEOGI**, being his only surviving legal heirs and successors to inherit the property which was left by deceased Prithwish Chandra Guha Neogi, son of late Jagadish Chandra Guha Neogi. According to Hindu Succession Act.1956 as equal undivided $1/5^{\text{th}}$ share each of schedule mentioned property and
- 5.3 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

By
G. S. Ghosh
1/11/89

LR Record of Right and they possessed the same by paying the rent to the authority concern on receipt.

5.4 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.
- (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.

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(i) The Owners have full power and absolute authority to enter into this Agreement.

5.5 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 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.

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P. K. ...

- 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.
- 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.

By
G. S. Srinivas
Adv.

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.

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 ADDA and completing the Project in all respects within 36 months from the date of sanctioned of building plan,

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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:

- 6.4.1 The First Party No. 1, **MRS. SATI GUHA NEOGI** AND First Party No. 3, **MRS. ANURADHA DUTTA** would be jointly get one 3 BHK residential Flat on the 4th or 3rd floor measuring super built up area approx 1000 to 1100 sft. and one Four wheeler/Car parking space measuring area approx 120 sft. in the basement floor
- 6.4.2 The First Party No. 2, **MRS. MAHASWETA ROY CHOWDHURY** to provide one 2 BHK residential Flat on the 4th or 3rd floor measuring super built up area approx 850 to 900 sft. and one Four wheeler parking space measuring area approx 120 sft. in the basement floor of the proposed apartment
- 6.4.3 The First Party No. 4, **MR. SUMAN GUHA NEOGI** to provide one 3 BHK residential Flat on the 4th or 3rd floor measuring super built up area approx 1000 to 1100 sft. and one Commercial Shop Measuring built up area approx 50 to 60 sft. in the back side of Ground floor, and one Four wheeler/Car parking space measuring area approx 120 sft. in the basement floor of the proposed apartment and for a consideration amount to be paid Rs. 8,00,000/- (Rupees Eight Lakh) only
- 6.4.4 The First Party No. 5, **MR. SANGIT GUHA NEOGI**, to provide one 3 BHK residential Flat South East portion on the 4th or 3rd floor measuring super built up area approx 1000 to 1100 sft. and one Commercial Shop

By
Sangit Guha
Sd/-

Measuring built up area approx 100 sft. in the back side of Ground floor, and one Four wheeler/Car parking space measuring area approx 120 sft. in the basement floor of the proposed apartment and for a consideration amount to be paid Rs. 5,00,000/- (Rupees Five Lakh) only. And one covered Garage measuring area approx 120 sft. on the ground floor of another place of Mohishila base flat, apart from this proposed apartment out of the entire Saleable Areas in the Multistoried building/Apartment according to sanctioned building plan after completion of the project 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 Multi-storeyed building/Apartment 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 common for all the owners/occupiers of the Units of the Building at that point of time.

By
Signature
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- 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. 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.

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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.

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-imbusement of actual expenses including interest.

Handwritten signature and initials

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- Asansol, within Asansol Municipal Corporation Ward No. 19(old) & 42(new) being holding no. 6/10, J.L.No.35 Mouza- Asansol, Govt. L.O.P. No. 349 part of C.S plot No. 1510(P) corresponding to R.S plot No. 1205, L.R. Plot No. 1419 under LR Khatian No 6159, 6160, 6162, 6170, 6172 measuring an area of land 6(six) Cottahs 11(Eleven) Chattak with old and dilapidated structures, which is butted & bounded

On the North-	LOP-347
On the South-	LOP -351,
On the East-	S. F. Road
On the West-	LOP-348

Schedule-B

(Owner's Allocation)

1. The First Party No. 1, MRS. SATI GUHA NEOGI AND First Party No. 3, MRS. ANURADHA DUTTA would be jointly get one 3 BHK residential

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Adv.

Flat on the 4th or 3rd floor measuring super built up area approx 1000 to 1100 sft. and one Four wheeler/Car parking space measuring area approx 120 sft. in the basement floor

2. The First Party No. 2, **MRS. MAHASWETA ROY CHOWDHURY** to provide one 2 BHK residential Flat on the 4th or 3rd floor measuring super built up area approx 850 to 900 sft. and one Four wheeler/Car parking space measuring area approx 120 sft. in the basement floor of the proposed apartment

3. The First Party No. 4, **MR. SUMAN GUHA NEOGI** to provide one 3 BHK residential Flat on the 4th or 3rd floor measuring super built up area approx 1000 to 1100 sft. and one Commercial Shop Measuring built up area approx 50 to 60 sft. in the back side of Ground floor, and one Four wheeler/Car parking space measuring area approx 120 sft. in the basement floor of the proposed apartment and for a consideration amount to be paid Rs. 8,00,000/- (Rupees Eight Lakh) only

4. The First Party No. 5, **MR. SANGIT GUHA NEOGI**, to provide one 3 BHK residential Flat South East portion on the 4th or 3rd floor measuring super built up area approx 1000 to 1100 sft. and one Commercial Shop Measuring built up area approx 100 sft. in the back side of Ground floor, and one Four wheeler/Car parking space measuring area approx 120 sft. in the basement floor of the proposed apartment and for a consideration amount to be paid Rs. 5,00,000/- (Rupees Five Lakh) only. And one covered Garage measuring area approx 120 sft. on the ground floor of another place of Mohishila base flat, apart from this proposed apartment out of the entire Saleable Areas in the Multi-storeyed building/Apartment according to sanctioned building plan after completion of the project as expected future estimated profit.

on
G. S. Adh.

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
[Signature]
[Signature]

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

Witnesses:-

1. Rabinendra Gupta
S/o - Sri Rajendra Babbar Gupta
Chalidanga, Asansol.

Sati Guha Neogi
Mahasweta Roy Chowdhury.

Anusudha Dutta.

2. Swarnita Chakraborty.

S/o 27. Mukul Chakraborty
1 No Mohanilal Chowdhury
Asansol.

Sumon Guha Neogi

Sarita Guha Neogi

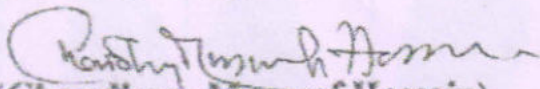
Signature of the Owner

ASIRBAD ENTERPRISE

Noni Acharyya
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



Sati Subha Neogi

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



Mahasweta Roy Chowdhury

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



Anuradha Dutta

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



Suman Gula Mun

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



Sangit Kumar N Das

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

Sangit Kumar N Das



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



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					

Major Information of the Deed



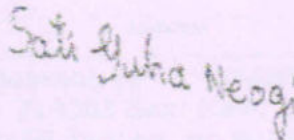
Deed No :	I-2305-04654/2021	Date of Registration	23/06/2021
Query No / Year	2305-2000947813/2021	Office where deed is registered	
Query Date	11/06/2021 10:53:51 AM	2305-2000947813/2021	
Applicant Name, Address & Other Details	Chowdhury Musaraf Hossain Sree Pally More, S B Gorai Road, Asansol, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 9434253243, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 53,49,995/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,011/- (Article:48(g))	Rs. 13,014/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



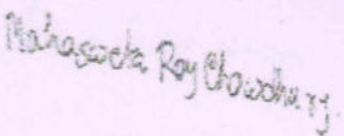
Land Details :

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: S. F. Road, Mouza: Asansol, , Ward No: 42, Holding No:6/10 JI No: 35, Pin Code : 713303

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1419 (RS :-1205)	LR-6161	Bastu	Bastu	6 Katha 11 Chatak	1/-	53,49,995/-	Width of Approach Road: 12 Ft.,
Grand Total :					11.0344Dec	1 /-	53,49,995 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs SATI GUHANE OGI (Presentant) Wife of Late PRITHWISH CHANDRA GUHANE OGI 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>LTI 23/06/2021</small>	 <small>23/06/2021</small>
HOUSE NO. 349, 1 NO. MOHISHILA COLONY, S.F. ROAD, City:- Asansol, , P.O:- ASANSOL, P.S:- Asansol, District: Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AZxxxxxx0B,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				

Name	Photo	Finger Print	Signature
Mrs MAHASWATA ROYCHOWDHURY Daughter of Late PRITHWISH CHANDRA GUHANEOGI Executed by: Self, Date of Execution: 23/06/2021 , Admitted by: Self, Date of Admission: 23/06/2021 ,Place : Office			
23/06/2021	LTI 23/06/2021	23/06/2021	



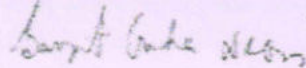
HOUSE NO 349, 1NO. MOHISHILA COLONY, S.F. ROAD, City:- Asansol, , P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/06/2021 , Admitted by: Self, Date of Admission: 23/06/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs ANURADHA DUTTA Daughter of Late PRITHWISH CHANDRA GUHANEOGI Executed by: Self, Date of Execution: 23/06/2021 , Admitted by: Self, Date of Admission: 23/06/2021 ,Place : Office			
23/06/2021	LTI 23/06/2021	23/06/2021	

HOUSE NO. 349, 1NO. MOHISHILA COLONY, S.F. ROAD, City:- Asansol, , P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BKxxxxxx2N,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

Name	Photo	Finger Print	Signature
Mr SUMAN GUHANEOGI Son of Late PRITHWISH CHANDRA GUHANEOGI Executed by: Self, Date of Execution: 23/06/2021 , Admitted by: Self, Date of Admission: 23/06/2021 ,Place : Office			
23/06/2021	LTI 23/06/2021	23/06/2021	



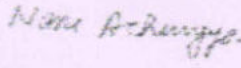


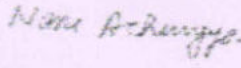


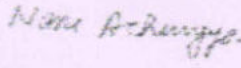
HOUSE NO. 349, 1 NO. MOHISHILA COLONY, S.F. ROAD, City:- Asansol, , P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AKxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/06/2021 , Admitted by: Self, Date of Admission: 23/06/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Mr SANGIT GUHANEogi Son of Late PRITHWISH CHANDRA GUHANEogi 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>L71 23/06/2021</small>	 <small>23/06/2021</small>
HOUSE NO. 349, 1NO. MOHISHILA COLONY, S.F. ROAD, City:- Asansol, , P.O:- ASANSOL, P.S:- Asansol, District: Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AIxxxxxx3M,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			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ASIRBAD ENTERPRISE 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> Mr NANI ACHARYYA 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>  <small>Jun 23 2021 4:00PM</small> </td> <td>  <small>L71 23/06/2021</small> </td> <td>  <small>23/06/2021</small> </td> </tr> </tbody> </table> <p>1NO. MOHISHILA COLONY, City:- Asansol, , P.O:- ASANSOL, 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)</p>	Name	Photo	Finger Print	Signature	Mr NANI ACHARYYA 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	 <small>Jun 23 2021 4:00PM</small>	 <small>L71 23/06/2021</small>	 <small>23/06/2021</small>
Name	Photo	Finger Print	Signature						
Mr NANI ACHARYYA 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	 <small>Jun 23 2021 4:00PM</small>	 <small>L71 23/06/2021</small>	 <small>23/06/2021</small>						

Identifier Details :

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

Benefit of Mrs SATI GUHANE OGI, Mrs MAHASWATA ROYCHOWDHURY, Mrs ANURADHA DUTTA, Mr SUMAN GUHANE OGI, Mr SANGIT GUHANE OGI, Mr NANI ACHARYYA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs SATI GUHANE OGI	ASIRBAD ENTERPRISE-2.20688 Dec
2	Mrs MAHASWATA ROYCHOWDHURY	ASIRBAD ENTERPRISE-2.20688 Dec
3	Mrs ANURADHA DUTTA	ASIRBAD ENTERPRISE-2.20688 Dec
4	Mr SUMAN GUHANE OGI	ASIRBAD ENTERPRISE-2.20688 Dec
5	Mr SANGIT GUHANE OGI	ASIRBAD ENTERPRISE-2.20688 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: S. F. Road, Mouza: Asansol, , Ward No: 42, Holding No:6/10 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:- 1419, LR Khatian No:- 6161	Owner: $\text{শ্রী সুনীল গুহানে ওজি}$, Gurdian: $\text{শ্রী সুনীল গুহানে ওজি}$, Address: $\text{শ্রী সুনীল গুহানে ওজি, কলকাতা}$, Classification: বঙ্গ , Area: 0.02000000 Acre.	Mr SUMAN GUHANE OGI

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 15:05 hrs on 23-06-2021, at the Office of the A.D.S.R. ASANSOL by Mrs SATI GUHANEOGI, 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 53,49,995/-

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

Execution is admitted on 23/06/2021 by 1. Mrs SATI GUHANEOGI, Wife of Late PRITHWISH CHANDRA GUHANEOGI, HOUSE NO. 349, 1 NO. MOHISHILA COLONY, S.F. ROAD, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession House wife, 2. Mrs MAHASWATA ROYCHOWDHURY, Daughter of Late PRITHWISH CHANDRA GUHANEOGI, HOUSE NO 349, 1NO. MOHISHILA COLONY, S.F. ROAD, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession House wife, 3. Mrs ANURADHA DUTTA, Daughter of Late PRITHWISH CHANDRA GUHANEOGI, HOUSE NO. 349, 1NO. MOHISHILA COLONY, S.F. ROAD, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession House wife, 4. Mr SUMAN GUHANEOGI, Son of Late PRITHWISH CHANDRA GUHANEOGI, HOUSE NO. 349, 1 NO. MOHISHILA COLONY, S.F. ROAD, P.O: ASANSOL Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Service, 5. Mr SANGIT GUHANEOGI, Son of Late PRITHWISH CHANDRA GUHANEOGI, HOUSE NO 349, 1NO. MOHISHILA COLONY, S.F. ROAD, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business

Indetified by Mr Rabindra GUPTA, , Son of Mr Bijay Gupta, New Upper Chelidanga, Asansol, P.O: ASANSOL, Than: 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

Indetified by Mr Rabindra GUPTA, , Son of Mr Bijay Gupta, New Upper Chelidanga, Asansol, P.O: ASANSOL, Than: 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 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 13,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/06/2021 12:04PM with Govt. Ref. No: 192021220017135581 on 18-06-2021, Amount Rs: 13,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BDHGVT8 on 18-06-2021, Head of Account 0030-03-104-00; 16

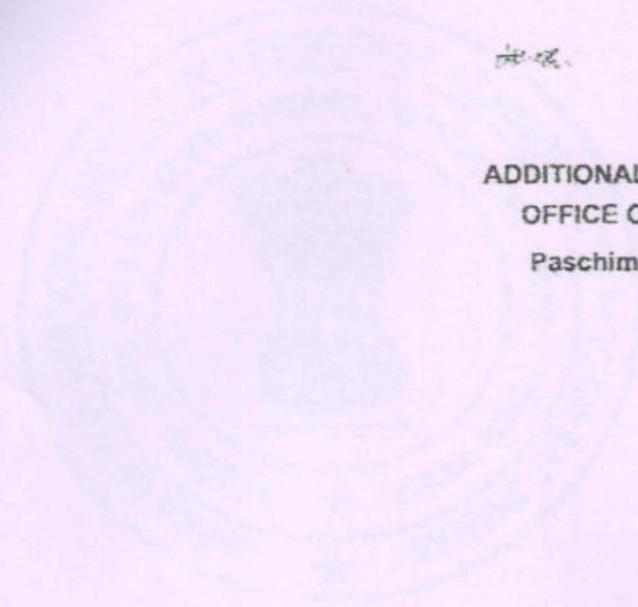
Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2556, Amount: Rs.5,000/-, Date of Purchase: 16/06/2021, Vendor name: P Ghanty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/06/2021 12:04PM with Govt. Ref. No: 192021220017135581 on 18-06-2021, Amount Rs: 2,011/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BDHGV8 on 18-06-2021, Head of Account 0030-02-103-003-02



[Handwritten signature]

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

Digitally signed by Hilal Ghosh
Date: 2021.07.20 12:45:30
Reason: I am the Author

Hilal Ghosh 2021-07-20 12:45:30
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal

(This document is digitally signed.)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2021, Page from 131389 to 131427

being No 230504654 for the year 2021.



Digitally signed by HILLOL GHOSH
Date: 2021.07.02 13:14:14 +05:30
Reason: Digital Signing of Deed.

(Hillol Ghosh) 2021/07/02 01:14:14 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)