

10570/2022

T-10685



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

U 919053

SR-1000/- v/e as no-1137/2022

Certified that the Document is submitted to registration. The endorsement sheet attached with this document are the Part of this document.

GRN : 19-202223-021468739-1.

e-Query No. 2003500206/2022.

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

19 DEC 2022

DEVELOPMENT AGREEMENT

FOR CONSTRUCTION OF A PROPERTY

This Deed of Development Agreement for Construction of a Property is made on this the 14th day of December, 2022.

BETWEEN

SMT. JHARNA RUDRA, (P.A.N. AVZPR0837L), Wife of Late Chandidas Rudra, by faith Hindu, Citizenship Indian, by occupation Housewife, resident of Nabaghanty, 22 Pally, near Kirtan Math, P.O. Burnpur, P.S. Hirapur, District Paschim Bardhaman, PIN-713325, hereinafter called the '**FIRST PARTY / LANDOWNER**' (which expression shall unless excluded by or repugnant to the context mean and include all her heirs, legal representatives, assigns and successors), of the **FIRST PART**.

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14/12/2022
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14/12

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(Adv)

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AND

“**AASTHA FINANCE & INVESTMENT LIMITED**”, (P.A.N. AAICA6151B), a Public Limited Company, registered under the Companies Act, 1956 (no. 1 of 1956), having its Registered Office at ‘Akash Apartment’, First Floor, Gopalpur, P.O. Asansol-4, P.S. Asansol (South), District Paschim Bardhaman, and represented by its authorised **Director :- Sri Santanu Sarkar**, (P.A.N. BLTPS3251E), Son of Sri Bishnu Pada Sarkar, by faith Hindu, Citizenship Indian, by occupation Business, resident of Kalyanpur Housing Estate, House No. AS-1/4, P.O. Asansol-5, P.S. Asansol (North), District Paschim Bardhaman, hereinafter called the ‘**SECOND PARTY / DEVELOPER**’ (which expression shall unless excluded by or repugnant to the context include all its successors-in-office, legal representatives, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS, out of the total ‘A’ schedule mentioned land, the raiyati land situated within the District of Paschim Bardhaman, P.S. Asansol, Mouza Asansol Municipality, J.L. No. 20, comprised in R.S. Plot No. 9953, 10470 & 10471 under R.S. Khatian No. 175 originally belonged to one Fatik Chandra Dawn, since deceased, Son of Rajani Kanta Dawn whose ownership and possession had been correctly recorded as per his 1/4th share in the finally published R.S. Records of Rights.

AND WHEREAS aforesaid Fatik Chandra Dawn while owning and possessing the aforesaid properties expired leaving behind his only daughter Smt. Rina Roy as his only legal heir and successor to inherit the said properties and aforesaid Smt. Rina Roy while owning and possessing the aforesaid properties along with other landed properties sold and transferred 06 Chhatak of land in R.S.

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Imran
(adv)

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Plot No. 10470 in favour of Sri Sakti Pada Hazra, Son of Late Gokul Chandra Hazra of Rohinardihi by virtue of the Deed of Sale executed on 20/05/2013 duly registered in Book-I, CD Volume number 40, Page from 1763 to 1802, being No. 05854 for the year 2013 of A.D.S.R. Office, Asansol for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS moreover aforesaid Smt. Rina Roy sold and transferred 02 Katha 04.50 Chhatak of land in R.S. Plot No. 9953 and 01 Katha 10.50 Chhatak of land in R.S. Plot No. 10471 in favour of Smt. Gouri Hazra, Wife of Sri Sakti Pada Hazra of Rohinardihi by virtue of the Deed of Sale executed on 20/05/2013 duly registered in Book-I, CD Volume number 40, Page from 1803 to 1837, being No. 05855 for the year 2013 of A.D.S.R. Office, Asansol for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS aforesaid Sri Sakti Pada Hazra and Smt. Gouri Hazra while owning and possessing their aforesaid purchased properties jointly sold and transferred their entire 04 Katha 05 Chhatak of land in favour of the First Party herein Smt. Jharna Rudra by virtue of the Deed of Sale registered on 12/03/2021 duly registered in Book-I, Volume number 2305-2021, Pages 84109 to 84126, being No. 230502616 for the year 2021 of A.D.S.R. Office, Asansol for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS, moreover, out of the total 'A' schedule mentioned raiyati land, the land situated within the District of Paschim Bardhaman, P.S. Asansol, Mouza Asansol Municipality, J.L. No. 20, comprised in R.S. Plot No. 9953, 10470 & 10471 under R.S. Khatian No. 175 originally belonged to one Sagar Chandra Dawn, since deceased, Son of Rajani Kanta Dawn whose ownership and possession had been correctly recorded as per his 1/4th share in the finally published R.S. Records of Rights.

Juraj
(Adv)

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AND WHEREAS aforesaid Sagar Chandra Dawn while owning and possessing the same expired leaving behind his five sons, namely, Sri Manick Chandra Dawn, Sri Ranjit Kumar Dawn, Sri Tapan Chandra Dawn, Sri Sentu Chandra Dawn, and Sri Swapan Dawn as his only legal heirs and successors to inherit the said properties in accordance with the provisions of the Hindu Succession Act, 1956.

AND WHEREAS aforesaid Sri Manick Chandra Dawn, Sri Ranjit Kumar Dawn, Sri Tapan Chandra Dawn, Sri Sentu Chandra Dawn, and Sri Swapan Dawn while owning and possessing their aforesaid inherited properties jointly sold and transferred 04 Katha 05 Chhatak of land in R.S. Plot No. 9953, 10470 & 10471 in favour of the First Party herein Smt. Jharna Rudra by virtue of the Deed of Sale registered on 12/03/2021 duly registered in Book-I, Volume number 2305-2021, Pages 84335 to 84357, being No. 230502628 for the year 2021 of A.D.S.R. Office, Asansol for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS, moreover, out of the total 'A' schedule mentioned land, the raiyati land situated within the District of Paschim Bardhaman, P.S. Asansol, Mouza Asansol Municipality, J.L. No. 20, comprised in R.S. Plot No. 9953, 10470 & 10471 under R.S. Khatian No. 175, corresponding L.R. Plot No. 14203, 14624 & 14625 under L.R. Khatian No. 15792, originally belonged to one Sasthi Charan Dawn, since deceased, Son of Ram Hari Dawn alias Rakha Hari Dawn whose ownership and possession had been correctly recorded as per his share in the finally published R.S. Records of Rights.

AND WHEREAS aforesaid Sasthi Charan Dawn while owning and possessing the same expired leaving behind his three sons, viz., Pranab Kumar Dawn, Nagen Dawn and Achinta Dawn and three daughters, viz. Smt. Niyati Roy,

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Anup
(Ady)

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Smt. Chhanda Samanto and Smt. Annapurna Samanta as his only legal heirs and successors to inherit the said properties in accordance with the provisions of the Hindu Succession Act, 1956.

AND WHEREAS aforesaid Smt. Niyati Roy, Smt. Chhanda Samanto and Smt. Annapurna Samanta while owning and possessing their undivided half share in the aforesaid inherited properties transferred their share in the schedule mentioned properties along with other properties in favour of their aforesaid natural brothers, i.e., Pranab Kumar Dawn, Nagen Dawn and Achinta Dawn, by virtue of the Deed of Gift dated 26/04/2019 duly registered in Book-I, Volume number 0205-2019, Page from 67955 to 67981, being No. 020503526 for the year 2019 of A.D.S.R. Office, Asansol in consideration of the natural love and affection mentioned in the said Deed of Gift.

AND WHEREAS said Pranab Kumar Dawn, Nagen Dawn and Achinta Dawn since after their inheritance and by virtue of the Deed of Gift as aforesaid and while owning and possessing their aforesaid properties jointly sold and transferred 08 Katha 10 Chhatak of land in R.S. Plot No. 9953, 10470 & 10471 in favour of the First Party herein Smt. Jharna Rudra by virtue of the Deed of Sale registered on 26/11/2021 duly registered in Book-I, Volume number 2305-2021, Page from 280249 to 280270, being No. 230510599 for the year 2021 of A.D.S.R. Office, Asansol for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS the First Party/Landowner since after her purchases as aforesaid duly recorded her name in the finally published L.R. Records of Rights in L.R. Khatian No. 31993 and is in peaceful and uninterrupted ownership and possession of the 'A' schedule mentioned property having indefeasible title thereto which is free from all encumbrances, charges and/or mortgages.

Contd.....P/6.

Jharna
(Adv)

AND WHEREAS the First Party / Landowner intends to develop her said property but owing to personal reasons could not undertake development of the said property herself and in consequence thereto she invited offers from prospective Developer/s who are financially sound to undertake construction of a multi-storied residential building and the Developer "AASTHA FINANCE & INVESTMENT LIMITED" who are engaged in the business of developing and promoting and also sponsoring construction of multi-storied building/s having its own financial resources to carry out any development scheme, including taking up all related responsibility of preparation and sanction of plan for construction and engaging engineers, masons and labourers and also put in resources for building materials and supervision of completing the construction of the proposed multi-storied building and to procure prospective flat-buyers for the flats, apartments, parking spaces, etc. to be built as per the building plan vide Building Permit Number : SWS-OBPAS/1101/2022/1166 dated 05/11/2022 sanctioned by the authorities of Asansol Municipal Corporation and the Developer agreed to the proposal of the First Party / Landowner and offered to undertake the construction of the multi-storied building/apartment at their own costs and in lieu of her said land / property the First Party / Landowner will retain free of cost the following properties in the said apartment/building :-

ALLOCATIONS OF THE FIRST PARTY / LANDOWNER :

The Developer will hand over 30% built up area of the of the newly constructed apartment / building to be built upon the schedule mentioned land of the First Party and the Developer will retain the remaining 70% built up area of the said premises in the proposed multistoried building to be named as "ASHIRBAD" Apartment which will be constructed as per the aforesaid sanctioned building plan by and at the cost of the Second Party (Developer).

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(Adv)

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The First Party shall also be entitled to the fittings, fixtures, electric line, transformer, and connection, lift, staircases, etc. along with undivided proportionate share or interest in the said land and the common rights and amenities and facilities in the said proposed multi-storied building.

ALLOCATIONS OF THE SECOND PARTY / DEVELOPER :

The Developer will be at liberty to dispose of or otherwise deal with the remaining 70% of the constructed area according to their discretion.

Be it mentioned herein that the Developer / Second Party shall complete the said project and hand over to the Landowner's allocated aforementioned share within 30 (thirty) months from the date of sanction of Building Plan and if any delay is caused due to unavoidable reasons 06 (six) months' time will be extended as a grace period. Provided, however, if any further delay in completion of the said project is made by the Developer then the Developer shall be liable to pay damages to the Landowner as will be fixed and finalised by joint arbitration to be appointed by both the parties.

NOW THEREFORE IT IS HEREBY AGREED BETWEEN THE PARTIES AS FOLLOWS :-

1. The Landowner hereby agrees to entrust and handover to the Developer the work and right of development of the said land/property on the terms contained herein and the Landowner shall be liable to deliver vacant, peaceful possession of the said land to the Developer on the day of execution of this Agreement for construction of the proposed new building according to the sanctioned Site Plan and Building Plan. It is clarified that the Landowner shall be solely responsible for the title of her said property. The Landowner shall also provide all the original land documents including land deeds, mother/link deeds, parchas, khajna receipts and other relevant documents in respect of the schedule mentioned land to the Developer as and when required.

*Map
(Ady)*

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2. That the Landowner shall put her signatures in all documents, papers, NOC, Site Plan and Building Plan, affidavit, etc. in respect of the development of the schedule mentioned land of the Landowner as and when required and requested by the Developer.

3. That the Developer agrees to develop or cause to be developed the said property for and on behalf of the Landowner on the terms contained herein and as permitted by the concerned authorities, by constructing a multi-storied (G+3-storied) residential building consisting of several independent and self-contained residential flats or apartments and such other premises/spaces/structures/two/four wheeler parking spaces/garages, etc. on the ownership basis in accordance with the Site Plan and the Building Plan to be sanctioned by the Asansol Municipal Corporation and then to sell the said proportionate land with Flats to the Developer's own nominees/intending buyers excepting the Landowners allotted share. The Developer will at their own cost and on their own responsibility but in the name of the Landowner and on her behalf acquire and avail whatever other permissions are required from competent authorities to develop the said property.

4. That the Landowner apart from receiving the self-contained residential Flats and parking spaces as per her allotted share, shall also be entitled to easement rights in common with the other occupiers of the said building in respect of the common areas, staircases, lift, water and electric connection and other facilities provided therein.

5. That prior to commencement of actual construction work by the Developer, the Landowner undertake to make out a good and marketable title to the schedule mentioned property, free from all encumbrances, charges, claims, demands, liabilities, liens and lis pendens or attachments or whatsoever kind or nature of the said property.


(Anurag)

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6. That the time period for the construction of the proposed building shall be subject to the availability of the building materials and such other Government or Statutory impositions relating to their availability and also subject to Force Majeure conditions, such as, flood, earthquake, water, stream, tempest, civil commotion, covid-19, strike, riot or war and other acts of God, when the obligation of the Developer in regard to period of completion of construction shall remain suspended for the duration of the Force Majeure conditions.

7. That the Landowner hereby agrees that she will not do anything in regard to the said property whereby the right of the Developer to undertake construction of the proposed building and disposal of their share in the said building is prejudicially affected and/or the construction be delayed or impeded in any manner whatsoever.

8. That Developer shall be at liberty to make necessary applications for the purpose of obtaining requisite permissions for the said work before the authorities concerned at their own costs in the name of the Landowner, and the Landowner shall join in such applications, if necessary, but the responsibility of obtaining such permission will be on the Developer and at their own cost.

9. The Landowner hereby give exclusive right and licence and permission to the Developer and/or their agents, labourers, masons, engineers, architects, etc. related to the development works to enter upon the said land/property and also the authority to commence, carry on and complete development work thereof (including laying of roads, drainage, sewerage, water pipes and electricity cables) in accordance with the said sanctioned building plan/s and subject to the provisions of these presents.

10. That the Landowner hereby agrees to pay and clear all rates and taxes and or other impositions and statutory dues in respect of the said land/property till the

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Imrasi
(Sd/-)

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handing over the possession of the said property to the Developer and thereafter the said taxes, etc. shall be payable proportionately by the prospective Buyer(s) of the building.

11. The Landowner shall at the request of the Developer sign and execute from time to time any amended/modified/rectified/revised plans that may be required for mutual benefit of the Landowner and the co-occupiers of the proposed new Apartment and other applications for construction of any structures on the said land after being sanctioned and approved by any authorities provided that all costs, charges and expenses incurred in this connection shall be borne and paid by the said Developer alone.

12. The Developer shall indemnify and keep the Landowner indemnified and harmless from and against all third party claims or actions arising out of any act or omission on the part of the Developer, their agents, men or labourers, and all civil, criminal or administrative proceedings, fines, penalties and all costs charges, expenses, and damages incurred or suffered by the Landowner in the course of such development.

13. The Landowner will execute the Registered Deed of General Power of Attorney (the stamp duty and incidental costs of which will be borne by the Developer) in favour of the Developer simultaneously after execution of these presents giving it/them all necessary powers for carrying out the work of development in all respect, such as obtaining sanction of plan and all necessary permission and sanction from different authorities including securing loans from any Financial Organizations, Banks, etc. in connection with the construction of the said multi-storied building and also for sale and transfer concerning the flats falling in Developer's allocation i.e. except the Landowner's allotted share and the common portions.

Imran
(Adv)

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14. The Developer shall be at liberty to sell, transfer, lease, mortgage, gift, exchange or allot the flats or any other structures or portion thereof in the said building to be constructed on the schedule mentioned land to any parties/buyers at such price and such terms and conditions and provisions as the Developer may think fit subject to any terms that may be imposed by any authority, except the Landowner's allocated share in the said Apartment. All such allotments shall be made by the Developer at their own risk and they alone shall be responsible to such parties in connection with all dealings between them and such buyers or allottees.

15. The Developer shall be entitled to put up and display any hoardings or boards upon the said property advertising that the said building is being developed by it/them.

16. That after the construction of the proposed building is fully completed the Landowner and Developer and/or the other occupiers of the said apartment shall cause an Owners' Association or a Society or a Syndicate to be formed or established by the occupiers and thereafter the Developer shall handover the control and management of the said building to the said Association/Committee and thereafter all regular/future expenses to maintain the said building/property shall be borne by the said Flat Owners' Association/Committee.

17. That the Landowner agrees and undertakes to be member of the Association formed under the W.B. Apartment Ownership Act, 1972 (as amended till date) by all flat owners of the said building for the purpose of general management, maintenance and upkeep of the building and common facilities of the said multi-storied apartment/building/premises.

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(Ady)

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18. That in case of any dispute or differences between the parties hereto in respect of any matter arising out of this development agreement the same shall be referred for arbitration within the meaning of the Arbitration and Conciliation Act, 1996 and the decision of the Arbitrator/s shall be treated as final.

19. That the Landowner and the Developer have entered into this agreement purely on a principal to principal basis and nothing contained in these presents shall be construed as a Partnership business or joint venture.

:THE SCHEDULE 'A' ABOVE REFERRED TO:

In the District of Paschim Bardhaman, P.S. Asansol, Chowki & Addl. Dist. Sub-Registry Office Asansol within **Mouza Asansol Municipality**, J.L. No. 20, under Asansol Municipal Corporation, all that raiyati Bastu land, comprised under **R.S. Khatian No. 175**, corresponding **L.R. Khatian No. 31993**, measuring as follows :

(1) **L.R. Plot No. 14203**, corresponding R.S. Plot No. 9953, measuring **09 (nine) Katha 02 (two) Chhatak**.

(2) **L.R. Plot No. 14625**, corresponding R.S. Plot No. 10471, measuring **06 (six) Katha 10 (ten) Chhatak**.

(3) **L.R. Plot No. 14624**, corresponding R.S. Plot No. 10470, measuring **01 (one) Katha 08 (eight) Chhatak**.

Total land in the aforesaid three plots measuring **17 (seventeen) Katha 04 (four) Chhatak** equivalent to more or less 28.20 Decimal with all easement rights attached therewith is hereby handed over for development.

Butted and bounded by :-

On the North : R.S. Plot No. 10450.
On the South : 11 feet wide Chandmari Road.
On the East : Property of others.
On the West : R.S. Plot No. 9954, 9952.

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J. Maji
(Adv)

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SCHEDULE "B"

DESCRIPTION OF THE OWNER'S ALLOCATION

In lieu of the Owner's 'A' Schedule property, the Developer shall provide / allot free of cost the following :

(1) 30% (thirty per cent) of the saleable area of the developed property in the proposed multi-storied (G + 3 – storied) residential building / apartment to be constructed upon the said land of the Owner to be named as **"ASHIRBAD"** Apartment consisting of self-contained residential flats from first floor upwards, parking spaces in the ground floor including water and electric connection and proportionate undivided share or interest in the said land the common rights and facilities and amenities of the said building to be enjoyed with other co-occupiers of the said apartment.

The First Party/Owner's specified 30% of the residential flats and parking spaces shall be allotted as follows :

- (i) Flat No. A on the First Floor measuring super-built up area of approx. 672 Sq. Ft.
- (ii) Flat No. C on the First Floor measuring super-built up area of approx. 658 Sq. Ft.
- (iii) Flat No. D on the First Floor measuring super-built up area of approx. 649 Sq. Ft.
- (iv) Flat No. A on the Second Floor measuring super-built up area of approx. 672 Sq. Ft.
- (v) Flat No. C on the Second Floor measuring super-built up area of approx. 658 Sq. Ft.
- (vi) Flat No. D on the Second Floor measuring super-built up area of approx. 649 Sq. Ft.

Imran
(Adv)

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(vii) Flat No. B on the Third Floor measuring super-built up area of approx. 630 Sq. Ft.

(viii) Flat No. H on the Third Floor measuring super-built up area of approx. 721 Sq. Ft.

(ix) Flat No. J on the Third Floor measuring super-built up area of approx. 662 Sq. Ft.

(x) Approx. 1989 Sq. Ft. (including proportionate share in the common driveway) in the Ground Floor in the common parking area for parking spaces.

Be it mentioned herein that if the area of the flats increases or decreases after final measurement then the same shall be adjusted at the prevailing market rate to be paid either by the Owner or the Developer as the case maybe.

Similarly, if the allotted area (i.e., 30%) of the parking spaces of the First Party/Owner increases or decreases after final measurement then the same shall be adjusted at the prevailing market rate to be paid either by the Owner or the Developer as the case maybe.

The flat/s shall be completed as per standard specifications and materials as will be published in the brochure of the Developer.

DESCRIPTION OF THE DEVELOPER'S ALLOCATION

THE DEVELOPER shall get the rest of the constructed area (i.e., 70%) of the proposed building to be constructed at the land more fully described in the 'A' Schedule written hereinbefore TOGETHER WITH proportionate undivided impartible share of land and common parts and common amenities of the proposed multi-storied building, to be constructed by the Developer at its cost and the Developer shall have right to sell/transfer Developer's allocated portion to any intending purchaser / purchasers except the Landowner's allotted property mentioned herein above.


(Raju)

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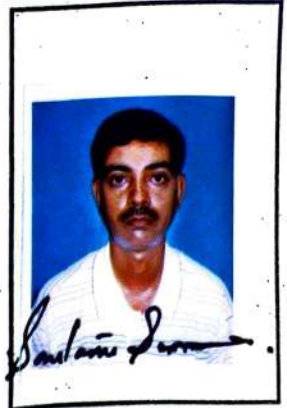
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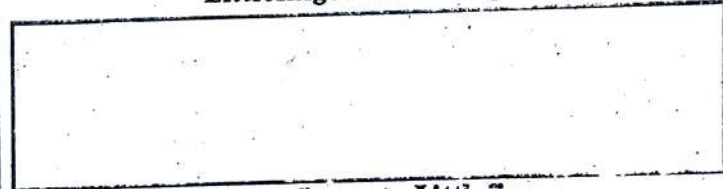


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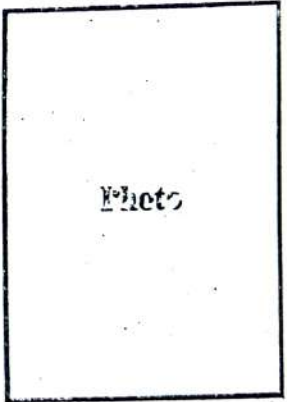
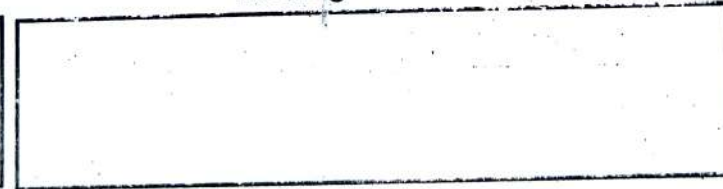
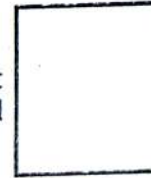
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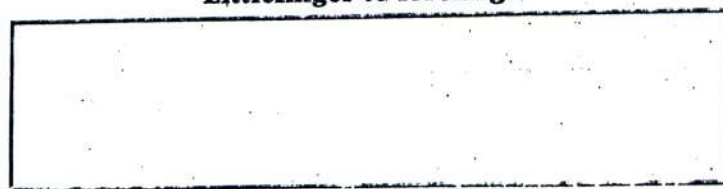
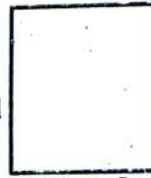


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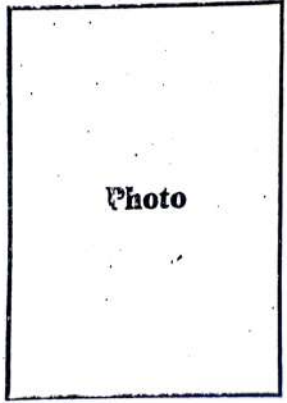
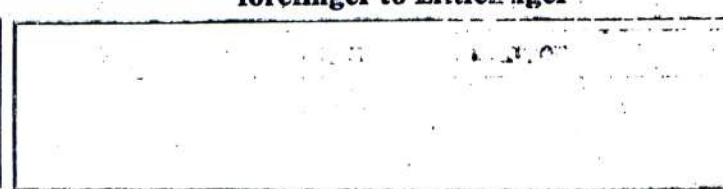
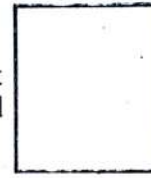
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:15:

The proportionate land revenue is payable to the Govt. of West Bengal through S.D.L. & L.R.O. (E.P. 1), Asansol.

IN WITNESS WHEREOF both the Landowner and the Developer hereto put their respective hands and seals in presence of the following witnesses at Asansol on the day, month and year first above written.

WITNESSES :-

1. Prasanta Kumar
S/O Gagan Kumar
Ranbandh
PO Barpeta 713325

✓ 

SIGNATURE OF THE LANDOWNER

2. Prosenjeet Mandal
S/O - Pramed Mandal
Add. Jamtara

Aastha Finance & Investment Ltd.

 Director

SIGNATURE OF THE DEVELOPER

Drafted and prepared by me and read over and explained the contents thereof to the parties hereto.


Advocate, Asansol Court.

Enrol. No. WB/1116/1999.

:15:

The proportionate land revenue is payable to the Govt. of West Bengal through S.D.L. & L.R.O. (E.P. 1), Asansol.

IN WITNESS WHEREOF both the Landowner and the Developer hereto put their respective hands and seals in presence of the following witnesses at Asansol on the day, month and year first above written.

WITNESSES :-

1. Prasantibut
S/O Gagan Chakraborty
Ranbarah
PO Barpo 713325

✓ 21/07/25

SIGNATURE OF THE LANDOWNER

2. Prosenjeet Mandal
S/O - Kamal Mandal
Add. Jamtara

Aastha Finance & Investment Ltd.

Santanu Samanta Director

SIGNATURE OF THE DEVELOPER

Drafted and prepared by me and read over and explained the contents thereof to the parties hereto.

Suhata Das
Advocate, Asansol Court.

Enrol. No. WB/1116/1999.












Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ASANSOL, District Name :Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23052003500206/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Jharna Rudra Nabaghanty, 22 Pally, Near Kirtan Math, City:- Asansol, P.O:- Burnpur, P.S:-Hirapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713325	Land Lord		 VCTI No - 2387	 14/12/2022
2	Mr Santanu Sarkar Kalyanpur Housing Estate, House No. AS- 1/4, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305	Represent ative of Developer [Aastha Finance & Investmen t Limited]		 VCTI No - 2388	 14/12/2022
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Prasanta Rout Son of Late Gagan Chandra Rout Rambandh, City:- Asansol, P.O:- Burnpur, P.S:- Hirapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713325	Smt Jharna Rudra, Mr Santanu Sarkar		 VCTI No - 2389	 14/12/22

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

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



192022230214687391

Details

GRN:	192022230214687391	Payment Mode:	Online Payment
GRN Date:	14/12/2022 12:53:50	Bank/Gateway:	HDFC Bank
BRN :	1979923049	BRN Date:	14/12/2022 12:55:09
GRIPS Payment ID:	141220222021468738	Payment Init. Date:	14/12/2022 12:53:50
Payment Status:	Successful	Payment Ref. No:	2003500206/1/2022 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Subrata Maji
Address:	Santa Burnpur, West Bengal, 713325
Mobile:	7001243660
EMail:	subratamajiadv@gmail.com
Depositor Status:	Advocate
Query No:	2003500206
Applicant's Name:	Mr Subrata Maji
Identification No:	2003500206/1/2022
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	14/12/2022
Period To (dd/mm/yyyy):	14/12/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003500206/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	9010
2	2003500206/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	9024

IN WORDS: NINE THOUSAND TWENTY FOUR ONLY.

Major Information of the Deed

No / Year	I-2305-10685/2022	Date of Registration	19/12/2022
Registry Date	2305-2003500206/2022	Office where deed is registered	
Applicant Name, Address & Other Details	12/12/2022 2:13:29 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Transaction	Subrata Maji Asansol Court,Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 7001243660, Status :Advocate		
[0110] Sale, Development Agreement or Construction agreement	Additional Transaction [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 10,10,000/-	Rs. 70,10,205/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Chandmari, Mouza: Asansol
Municipality, JI No: 20, Pin Code : 713305

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-14203 (RS :-)	LR-31993	Bastu	Bastu	9 Katha 2 Chatak	5,00,000/-	36,95,621/-	Width of Approach Road: 11 Ft., Adjacent to Metal Road,
L2	LR-14625 (RS :-)	LR-31993	Bastu	Bastu	6 Katha 10 Chatak	4,00,000/-	26,83,122/-	Width of Approach Road: 11 Ft., Adjacent to Metal Road,
L3	LR-14624 (RS :-)	LR-31993	Bastu	Bastu	1 Katha 8 Chatak	1,00,000/-	6,07,499/-	Width of Approach Road: 11 Ft., Adjacent to Metal Road,
		TOTAL :			28.4625Dec	10,00,000 /-	69,86,242 /-	
		Grand Total :			28.4625Dec	10,00,000 /-	69,86,242 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	100 Sq Ft.	10,000/-	23,963/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	10,000 /-	23,963 /-	

Lord Details :

No	Name,Address,Photo,Finger print and Signature
1	Smt Jharna Rudra (Presentant) Wife of Late Chandidas Rudra Nabaghanty, 22 Pally, Near Kirtan Math, City:- Asansol, P.O:- Burnpur, P.S:- Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: avxxxxxx7I,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Aastha Finance & Investment Limited Akash Apartment, First Floor, Gopalpur, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 , PAN No.:: aaxxxxx1b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Santanu Sarkar Son of Mr Bishnu Pada Sarkar Kalyanpur Housing Estate, House No. AS-1/4, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: blxxxxxx1e,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Aastha Finance & Investment Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Prasanta Rout Son of Late Gagan Chandra Rout Rambandh, City:- Asansol, P.O:- Burnpur, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325			
Identifier Of Smt Jharna Rudra, Mr Santanu Sarkar			

Transfer of property for L1		
From	To. with area (Name-Area)	
Smt Jhama Rudra	Aastha Finance & Investment Limited-15.0562 Dec	
Transfer of property for L2		
From	To. with area (Name-Area)	
Smt Jhama Rudra	Aastha Finance & Investment Limited-10.9312 Dec	
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt Jhama Rudra	Aastha Finance & Investment Limited-2.475 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Jhama Rudra	Aastha Finance & Investment Limited-100.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Chandmari, Mouza: Asansol
Municipality, JI No: 20, Pin Code : 713305

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 14203, LR Khatian No:- 31993	Owner:বর্ণা রুদ্র, Gurdian:চন্ডিদাস রুদ্র, Address:বার্ণপূর , Classification:বাইদ, Area:0.15000000 Acre,	Smt Jhama Rudra
L2	LR Plot No:- 14625, LR Khatian No:- 31993	Owner:বর্ণা রুদ্র, Gurdian:চন্ডিদাস রুদ্র, Address:বার্ণপূর , Classification:বাইদ, Area:0.10800000 Acre,	Smt Jhama Rudra
L3	LR Plot No:- 14624, LR Khatian No:- 31993	Owner:বর্ণা রুদ্র, Gurdian:চন্ডিদাস রুদ্র, Address:বার্ণপূর , Classification:ডাঙ্গা, Area:0.02400000 Acre,	Smt Jhama Rudra

Endorsement For Deed Number : I - 230510685 / 2022

2022

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

Presented for registration at 20:10 hrs on 14-12-2022, at the Private residence by Smt Jharna Rudra ,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 10,10,205/-

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

Execution is admitted on 14/12/2022 by Smt Jharna Rudra, Wife of Late Chandidas Rudra, Nabaghanty, 22 Pally, Near Kirtan Math, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession House wife

Indetified by Mr Prasanta Rout, , , Son of Late Gagan Chandra Rout, Rambandh, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

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

Execution is admitted on 14-12-2022 by Mr Santanu Sarkar, Director, Aastha Finance & Investment Limited (Public Limited Company), Akash Apartment, First Floor, Gopalpur, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713304

Indetified by Mr Prasanta Rout, , , Son of Late Gagan Chandra Rout, Rambandh, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others



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

On 15-12-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2022 12:55PM with Govt. Ref. No: 192022230214687391 on 14-12-2022, Amount Rs: 14/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1979923049 on 14-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by by online = Rs 9,010/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2022 12:55PM with Govt. Ref. No: 192022230214687391 on 14-12-2022, Amount Rs: 9,010/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1979923049 on 14-12-2022, Head of Account 0030-02-103-003-02



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

of Admissibility(Rule 43,W.B. Registration Rules 1962)

under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48
Indian Stamp Act 1899.

Statement of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by Stamp Rs
1,000.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 93, Amount: Rs.1,000.00/-, Date of Purchase: 12/12/2022, Vendor name: S
Chatterjee



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

of Registration under section 60 and Rule 69.

ed in Book - I

e number 2305-2022, Page from 226728 to 226753

g No 230510685 for the year 2022.



Digitally signed by Manoj Kumar Mandal
Date: 2022.12.20 15:20:58 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2022/12/20 03:20:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)