

1052/2024

L-1049/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 184236

Verified that the Document is admitted to registration. The endorsement sheet attached with this document on the far left side of this document.

Adl. District Sub-Registrar  
Bansgaon Dist. Paschim Bardhaman

Sri Somnath Biswal

Premlata Biswal

Supravat Biswal

SHRIMATI GULDINTRA  
PRIVATE LIMITED  
Sri Somnath Biswal  
Director

Query No. 2000364416/2024

09 FEB 2024

**DEVELOPMENT OR CONSTRUCTION AGREEMENT**

THIS DEVELOPMENT OR CONSTRUCTION AGREEMENT is made on this the 09th day of February in the year 2024 by :

1. SRI SOMNATH BISWAL (PAN : AEDPB6418A) S/o Late Gangadhar Biswal
2. SMT. PREMLATA BISWAL (PAN : AJBPB2426P) W/o Sri Somnath Biswal
3. SRI SUPRAVAT BISWAL (PAN : BEGPB4271K) S/o Sri Somnath Biswal, all by

Contd. Page 2.

17

for me



(2) ✓ Somnath Biswal  
✓ Premkanta Biswal  
✓ Jyotsna Biswal  
JAGANNATH BUILDINFRA  
PRIVATE LIMITED  
✓ Somnath Biswal  
Director

faith Hindu, citizenship Indian, residents of : Flat No. A-3, Hill View Park North, Asansol-4, P.O. Asansol-713304, P.S. Asansol (South), Sub Division & Addl. Dist. Sub Registry Office Asansol, Dist. Paschim Bardhaman hereinafter jointly and severally called the "FIRST PARTY/LAND OWNERS" (which expression shall unless excluded by or repugnant to the context include each of their heirs, successors, legal representatives and assigns) of the ONE PART.

**AND**

"JAGANNATH BUILDINFRA PRIVATE LIMITED" (PAN : AAFCJ5571R) a private limited company having its office at Premises No. 234/N, Hotel Priyanka International, Burnpur Road, P.O. Asansol-713304, P.S. Asansol (South), Dist. Paschim Bardhaman and represented by one of its Directors (vide resolution for signatory authority of dated 08/02/2024) Sri Somnath Biswal (PAN : AEDPB6418A) S/o Late Gangadhar Biswal, faith Hindu, citizenship Indian, resident of : Flat No. A-3, Hill View Park North, Asansol-4, P.O. Asansol-713304, P.S. Asansol (South), Dist. Paschim Bardhaman hereinafter called the 'SECOND PARTY/DEVELOPER' (which expression shall mean and include all its successors-in-office, legal representatives and assigns) of the OTHER PART.

( 3 )

✓ dom nain Prasad

✓ Premkata Biswal

✓ Jaganath Biswal

JAGANNATH BUILDINFRA  
PRIVATE LIMITED

✓ dom nain Prasad  
Director

WHEREAS the land area 0.174 acres equivalent to 10 (ten) cottahs 14 (fourteen) chhataks standing upon R.S. Plot No. 2583 (two thousand five hundred eighty three) classified as 'Bastu' of Mouza Asansol Municipality, J.L. No. 20, P.S. Asansol (South), Dist. Burdwan at present Paschim Bardhaman along with old structures originally belonged to Smt. Uma Rani Debi (Ganguly) W/o Shyamapada Ganguly of Asansol and her name duly recorded in the R.S. Record of Rights of the State of West Bengal under R.S. Khatian No. 587 of said Mouza.

AND WHEREAS aforesaid Smt. Uma Rani Debi (Ganguly) had been owning and possessing the said property and premises mentioned in the schedule hereunder written without an interruption or intervention, free from all manners of encumbrances and has also been recorded in the Assessment Record and Register of Asansol Municipal Corporation in Holding No. 22/91, Ward No. 03, B.D.G. Path, Asansol.

AND WHEREAS during her lifetime said Smt. Uma Rani Debi (Ganguly) had been paying government rent and also municipal taxes in her name to the State of West Bengal and also the then Asansol Municipality, now Asansol Municipal Corporation.



( 4 )

Uday Narayan Ganguly

Premalata Paul

Jayramt Biswal

JAGANNATH BUILDINFRA  
PRIVATE LIMITED  
Uday Narayan Ganguly  
Director

AND WHEREAS said Smt. Uma Rani Debi (Ganguly) had died intestate leaving behind her four sons namely Uday Narayan Ganguly, Ujjal Ganguly, Utpal Ganguly and Biplob Ganguly and one daughter Smt. Ruby Paul to inherit the estate left by her including the property and premises mentioned in schedule hereunder written in accordance to Hindu Succession Act 1956. Be it mentioned that Shyamapada Ganguly husband of aforesaid Smt. Uma Rani Debi (Ganguly) has died prior to the death of his wife, namely Smt. Uma Rani Debi (Ganguly).

AND WHEREAS after demise of Smt. Uma Rani Debi (Ganguly) and her husband Shyamapada Ganguly, the land measuring 0.174 acres equivalent to 10 (ten) cottahs 14 (fourteen) chhataks standing upon R.S. Plot No. 2583 (two thousand five hundred eighty three) now corresponding to L.R. Plot No. 2689 (two thousand six hundred eighty nine) classified as bastu of Mouza Asansol Municipality, J.L. No. 20 duly recorded in the L.R. Record of Rights under L.R. Khatian Nos. 32797, 32798, 32799, 32800, 32801 in the name of said Uday Narayan Ganguly, Ujjal Ganguly, Utpal Ganguly and Biplob Ganguly and one daughter Smt. Ruby Paul respectively.

( 5 )

✓ Somnath Biswal

✓ Premlata Biswal

✓ Supravat Biswal

✓ JAGANNATH BUILDINFRA  
PRIVATE LIMITED  
Director

AND WHEREAS aforesaid Uday Narayan Ganguly, Ujjal Ganguly, Utpal Ganguly and Biplob Ganguly and one daughter Smt. Ruby Paul jointly sold and transferred the above noted property to the present land owners namely (i) Somnath Biswal S/o Late Gangadhar Biswal (ii) Smt. Premlata Biswal W/o Somnath Biswal and (iii) Sri Supravat Biswal S/o Somnath Biswal by a Deed of Sale registered in Book No. 1, Volume No. 2305-2022, pages from 192642 to 192669 being Deed No. 230508864 for the year 2022 of Asansol Addl. Dist. Sub Registry Office on receipt of valuable consideration as mentioned in the said Sale Deed and delivered peaceful possession of the said property to the Land Owners/First Party.

AND WHEREAS after such purchase the First Party/Land Owners have become the lawful owners and in possession of the schedule below landed property and the said property duly recorded in the name of the land owners in the L.R. Record of Rights under L.R. Khatian Nos. 34562, 34563 and 34565 of Mouza Asansol Municipality, J.L. No. 20 which are more fully mentioned in schedule 'A' below;

AND WHEREAS the First Party/Land Owners intend to develop the schedule mentioned land by constructing a multistoried building upon the said land by demolishing old structures and with assistance of an efficient and



(6)

✓ Somnath Biswal

✓ Premalata Biswal

✓ Jayram Biswal

JAGANNATH BUILDINFRA  
PRIVATE LIMITED

✓ Somnath Biswal  
Director

experienced Promoter/Developer as such the First Party/Land Owners got the building plan vide Building Permit No. SWS-OBPAS/1101/2023/1984, dated 13/12/2023 sanctioned by the authority of Asansol Municipal Corporation to develop the said property by raising a multistoried pucca building thereon named and styled as "JAGANNATH VATIKA" in schedule 'A' below and accordingly the First Party/Land Owners proposed and offered the Second Party as Builder/Developer in this regard to promote/develop the said property by raising a multistoried pucca building thereon in the 'A' schedule land.

AND WHEREAS in terms of such mutual agreement, the Land Owners/ First Party engaged the Builder/Developer firm namely "JAGANNATH BUILDINFRA PRIVATE LIMITED" represented by its Director Sri Somnath Biswal S/o Late Gangadhar Biswal authorising to erect the said multistoried building upon the 'A' schedule land in accordance with above noted building plan at the costs and expenses of the Second Party/Developer and in lieu of the 'A' schedule land, the Second Party/Developer allot/provide to the First Party/Land Owners as noted below :

(7)

✓ Subramanian Prasad

✓ Premalata Basu

✓ Jaganath Biswas

✓  
JAGANNATH BUILDING  
PRIVATE LIMITED  
Subramanian Prasad  
Director

Allocation property of the Land Owners/First Party

Entire ground floor of the said proposed multistoried building

AND WHEREAS the First Party agreed to provide all sorts of assistance to the Second Party by signing all papers and documents as and when required, in the matter of erection of such multistoried building upon the schedule mentioned lands by the second party/Developer.

AND WHEREAS the parties enter into this agreement on the following terms and conditions as mutually settled and decided between the parties which are to be strictly followed and observed by the parties;

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS**

1. That the First Party/Land Owners with the execution of this Development Agreement engaged the Second Party/Developer so as to enable the Second Party to raise the proposed multistoried building upon the said land comprising various self contained flats/shops/parking space etc.
2. That the Second Party shall raise/erect the said constructions of the multistoried building upon the schedule mentioned land with the help of good quality of building materials at its own costs and expenses and by taking



(8)

✓ *Chandra Prasad*

✓ *Premalata Biswal*

✓ *Jugant Biswal*

✓ JAGANNATH BUILDINFRA  
PRIVATE LIMITED  
*Chandra Prasad*  
Director

assistance of engineering expert and the Second Party shall remain fully responsible and liable for any loss or damage caused in the said building at any time for any constructional defect. If any mishap be occurred at the time of constructions of the said building, the Second Party shall remain liable for such accident/mishap and the First Party shall be in no way held responsible for the same.

3. That the Second Party/Developer prior to commencement of the said constructions erect the said multistoried building in accordance with due compliance with the sanctioned building plan in the name of the First Party as well as of the provisions of West Bengal Apartment ( Regulation of construction & Transfer) Act 1972 and the Rules framed thereunder. In this connection the First Party shall provide all sorts of assistance to the Second Party by signing all necessary papers, documents, plan, application, forms etc. as and when required.

4. That the Second Party/Developer shall also be responsible for any constructions raised/made illegally in deviation of the site plan or of the



(9)

✓ *Devi Prasad*

✓ *Premkumar Biswal*

✓ *Jagannath Biswal*

✓ JAGANNATH BUILDINFRA  
PRIVATE LIMITED  
*Devi Prasad*  
Director

building plan or of the said Act and the First Party shall have nothing to do with the same.

5. That the Second Party/Developer shall have right to sell and transfer all flats/garage/parking space/shop/office etc. [save and except allotted property of the First Party/Land Owners] of the said proposed multistoried building to the intending purchasers/transferees at such price or prices as will be settled between the Second Party and the intending transferee/s and the Second Party shall have absolute right to collect, receive, enjoy and appropriate the entire sale proceeds/consideration money / advance money etc. thereof exclusively and the First Party/Land Owners shall have no right to claim any share in the said amount/s accrued from such sale/advance.

In this connection the Second Party/Developer shall be able to cause advertisement inviting the attention of interested person/s in regard to sale of the flats/shop/parking space and to enter into any agreement for such sale by receiving advance and/or booking money.



( 10 )

✓ *Chandra Prasad*

✓ *Premalata Biswal*

✓ *Jagannath Biswal*

JAGANNATH BUILDINFRA  
PRIVATE LIMITED  
✓ *Chandra Prasad*  
Director

In the matter of such sale or transfer of any such flat or flats/shops/  
parking space of the proposed building the Second Party shall execute all such  
Sale Deed/s on behalf of the First Party/Land Owners as their constituted  
if appointed to do so  
attorney and/or as a co-seller with the First Party landlord if required and shall  
^ get the said Deed/s registered by presenting the same before the appropriate  
registering authority. It is hereby made clear that if required, the First Party  
shall remain bound to execute the said Sale Deed/s being the land owners of  
the said land.

*Chandra Prasad*

6. That the Second Party/Developer shall take all steps and measures for  
having electric meter, line, connection and municipal water connection in the  
said proposed multistoried building from the authority concerned at the cost  
of all flat owners.

7. That to mortgage the said property and/or any portion thereof (save and  
except allotted property of the first party/land owner) with bank and/or any  
financial institute to obtain loan/working capital to finance their aforesaid  
project to smooth working.



( 11 )

✓ *deem new in Mysore*

✓ *Premalata Bisual*

✓ *Supramt Bisual*

✓ JAGANNATH BUILDINFRA  
PRIVATE LIMITED  
*deem new in Mysore*  
Director

8. That for the sake of convenience in erecting the said construction upon the schedule mentioned land as also to perform the acts, deeds and things in terms of the conditions embodied in this agreement the First Party/Land Owners shall execute a Deed of General Power of Attorney in favour of the Second Party/Developer conferring upon him all such powers and authority as will be found essential which will be freely exercised by the Second Party/Developer as constituted attorney of the First Party/Land Owners.
9. That the Second Party/Developer shall complete the constructions of the said multistoried building upon the schedule mentioned land within 18 (eighteen) months from the date of sanction of the building plan which may be extended for further 6 months.
10. Title of A schedule property is not being transferred.



( 12 )

✓ done with present

✓ Premalata Biswas

✓ Jyotirmoy Biswas

MEENATH BUILDING  
PRIVATE LIMITED

done with present  
Director

SCHEDULE 'A' ABOVE REFERRED TO :

(Owners' land upon where construction to be made)

In the District of Paschim Bardhaman, P.S. and A.D.S.R Office Asansol, within Mouza Asansol Municipality, J.L No. 20 under the limits of Asansol Municipal Corporation, Ward No. 03 (old), 51 (new) all that land measuring 0.174 acres (zero point one seven four acres) comprised in R.S. Plot No. 2583 (two thousand five hundred eighty three) under R.S. Khatian No. 587 corresponding to L.R. Plot No. 2689 under L.R Khatian Nos. 34562, 34563 and 34565. Butted and Bounded by :

On the North : By the house of Santosh Sarkar.

On the South : By the house of Rajendra Jayswal and others.

On the East : By boundary wall of Upendra Nath High School and property of others.

On the West : By 17 feet wide B.D.G. Path, presently known as Goutam Roy Choudhury Sarani.

SCHEDULE 'B' ABOVE REFERRED TO :

(Land Owners' Allocation property)

Allocation property of the Land Owners/First Party

Entire Ground Floor premises.



( 13 )

SCHEDULE 'C' ABOVE REFERRED TO :

(Developer's Allocation property)

All that proposed building/structures on 'A' schedule property save and except 'B' schedule property.

IN WITNESS WHEREOF the parties named above signed and executed this Deed of Agreement on the day, month and year first above written.

Witnesses :

1. Prabir Hazra  
S/O Lt. Prabhakar Hazra.  
Badha Village  
P.O. Asansol  
Dist. Paschim Bardhaman.  
713301

2. Dharmajy Dutta  
S/O Bunker Belhari Dutta  
Upperchela Range  
Asansol-4

1. Somant Biswal  
2. Premalata Biswal  
3. Jyotant Biswal

Signature of the First Party/Land Owners

JAGANNATH BUILDINGERS  
PRIVATE LIMITED

Somant Biswal  
Director

Prepared by me as per  
instructions of the parties  
and printed in my office

Sourav Mitra

(Sourav Mitra)

Deed Writer

Licence No. 49

ADSR Office, Asansol

Signature of the Second Party/Developer





*Sanjay Kumar*

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

*Sanjay Kumar*



*Premalata Biswal*

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

*Premalata Biswal*



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

*Jayant Biswal*



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



## DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : PRABIR HAZRA
2. FATHER/ HUSBAND NAME : Lt. Prabhakar Hazra  
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Job. others
4. PARMANENT ADDRESS (স্থায়ী ঠিকানা)  
VILLAGE/TOWN (গ্রাম) Budha  
POST OFFICE (পোস্ট অফিস) Asansol  
POLICE STATION (থানা) Asansol (S) PIN 713301  
DISTRICT(জেলা) Paschim Bardhaman STATE (রাজ্য) W.B.
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) \_\_\_\_\_
6. AADHAR NO 600204642092  
PAN \_\_\_\_\_  
EPIC NO \_\_\_\_\_

আমি (শনাক্তকারী) Prabir Hazra অএ দলিলের (Query No.)  
\_\_\_\_\_ বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Prabir Hazra as identifier identifying the executants  
of the concerned deed (Query No.) 2000364416/2024

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Prabir Hazra

IDENTIFIER SIGNATURE  
(শনাক্তকারীর স্বাক্ষর)





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



192023240377512788

GRN Details

GRN: 192023240377512788 Payment Mode: SBI Epay  
GRN Date: 09/02/2024 10:24:58 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 3954942052339 BRN Date: 09/02/2024 10:25:27  
Gateway Ref ID: 240409478621 Method: HDFC Retail Bank NB  
GRIPS Payment ID: 090220242037751277 Payment Init. Date: 09/02/2024 10:24:58  
Payment Status: Successful Payment Ref. No: 2000364416/2/2024  
[Query No\*/Query Year]

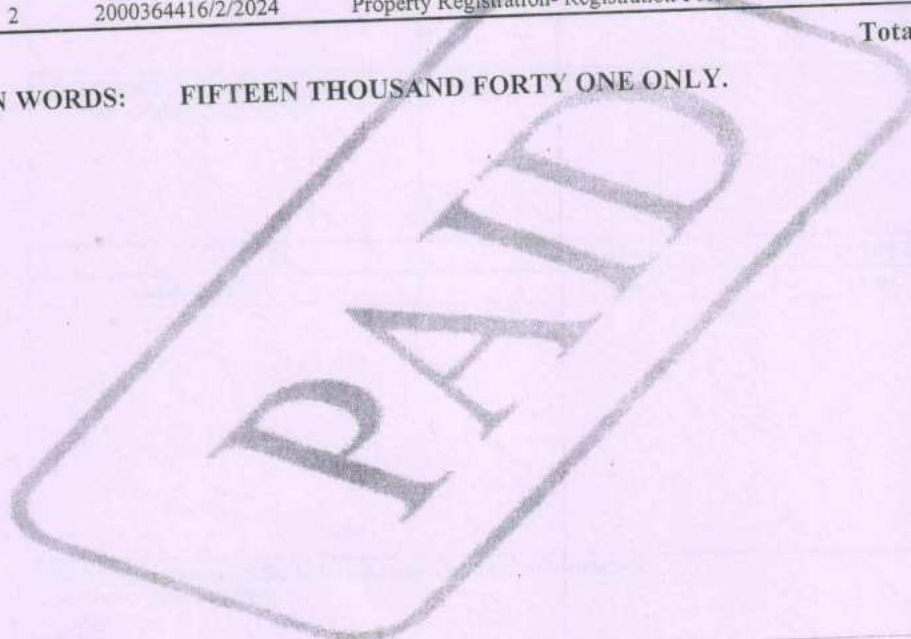
Depositor Details

Depositor's Name: Mr SOMNATH BISWAL  
Address: Asansol  
Mobile: 9333980908  
Period From (dd/mm/yyyy): 09/02/2024  
Period To (dd/mm/yyyy): 09/02/2024  
Payment Ref ID: 2000364416/2/2024  
Dept Ref ID/DRN: 2000364416/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000364416/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	15020
2	2000364416/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>15041</b>

IN WORDS: FIFTEEN THOUSAND FORTY ONE ONLY.





### Major Information of the Deed

Deed No :	I-2305-01049/2024	Date of Registration	09/02/2024
Query No / Year	2305-2000364416/2024	Office where deed is registered	
Query Date	08/02/2024 1:55:46 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Sourav Mitra Kalyanpur Housing Estate, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9333980908, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 1,13,89,095/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		



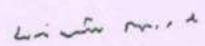





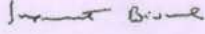
### Land Details :

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: B. D. G. Path, Road Zone : (On Road – On Road), Mouza: Asansol Municipality, JI No: 20, Pin Code : 713304

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2689 (RS :-2583)	LR-34562, (RS:-58710)	Bastu	Bastu	0.058 Acre		37,96,365/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, Last Reference Deed No :2305-I -08864-2022
L2	LR-2689 (RS :-2583)	LR-34563, (RS:-58710)	Bastu	Bastu	0.058 Acre		37,96,365/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, Last Reference Deed No :2305-I -08864-2022
L3	LR-2689 (RS :-2583)	LR-34565, (RS:-58710)	Bastu	Bastu	0.058 Acre		37,96,365/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, Last Reference Deed No :2305-I -08864-2022
<b>TOTAL :</b>					17.4Dec	0 /-	113,89,095 /-	
<b>Grand Total :</b>					17.4Dec	0 /-	113,89,095 /-	



**Land Lord Details :**










Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr SOMNATH BISWAL</b> <b>(Presentant)</b> Son of Late Gangadhar Biswal Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office		 Captured	
	09/02/2024	09/02/2024	LTI	09/02/2024
Hill View Apartment, Hill View Park North, Flat No: A-3, City:- Not Specified, P.O:- Asansol, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx8A, Aadhaar No: 38xxxxxxxx4717, Status :Individual, Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	<b>Mrs PREMLATA BISWAL</b> Wife of Mr Somenath Biswal Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office		 Captured	
	09/02/2024	09/02/2024	LTI	09/02/2024
Hill View Apartment, Hill View Park North, Flat No: A-3, City:- Not Specified, P.O:- Asansol, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx6P, Aadhaar No: 53xxxxxxxx1316, Status :Individual, Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	<b>Mr SUPRAVAT BISWAL</b> Son of Mr Somnath Biswal Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office		 Captured	
	09/02/2024	09/02/2024	LTI	09/02/2024
Hill View Apartment, Hill View Park North, Flat No: A-3, City:- Not Specified, P.O:- Asansol, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bexxxxxx1k, Aadhaar No: 23xxxxxxxx9246, Status :Individual, Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office				




**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>JAGANNATH BUILDINFRA PRIVATE LIMITED</b> Hill View Park Asansol, City:- Not Specified, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 , PAN No.:: AAXxxxx1R,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 SOMNATH BISWAL</b> Son of Late Gangadhar Biswal Date of Execution - 09/02/2024, , Admitted by: Self, Date of Admission: 09/02/2024, Place of Admission of Execution: Office</td> <td></td> <td> Captured</td> <td></td> </tr> <tr> <td></td> <td>Feb 9 2024 3:10PM</td> <td>LTI 09/02/2024</td> <td>09/02/2024</td> </tr> <tr> <td colspan="4">Hill View Apartment, Hill View Park North, Flat No: A-3, City:- Not Specified, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxx8A, Aadhaar No: 38xxxxxxxx4717 Status : Representative, Representative of : JAGANNATH BUILDINFRA PRIVATE LIMITED (as Director)</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr SOMNATH BISWAL</b> Son of Late Gangadhar Biswal Date of Execution - 09/02/2024, , Admitted by: Self, Date of Admission: 09/02/2024, Place of Admission of Execution: Office		 Captured			Feb 9 2024 3:10PM	LTI 09/02/2024	09/02/2024	Hill View Apartment, Hill View Park North, Flat No: A-3, City:- Not Specified, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxx8A, Aadhaar No: 38xxxxxxxx4717 Status : Representative, Representative of : JAGANNATH BUILDINFRA PRIVATE LIMITED (as Director)			
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**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PRABIR HAZRA</b> Son of Prabhakar Hazra Budha Village, Upar Para, Near PNT Colony, City:- , P.O:- Asansol, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301		 Captured	
	09/02/2024	09/02/2024	09/02/2024
Identifier Of Mr SOMNATH BISWAL, Mrs PREMLATA BISWAL, Mr SUPRAVAT BISWAL, Mr SOMNATH BISWAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SOMNATH BISWAL	JAGANNATH BUILDINFRA PRIVATE LIMITED-5.8 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs PREMLATA BISWAL	JAGANNATH BUILDINFRA PRIVATE LIMITED-5.8 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr SUPRAVAT BISWAL	JAGANNATH BUILDINFRA PRIVATE LIMITED-5.8 Dec



### Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: B. D. G. Path, Road Zone : (On Road -- On Road) , Mouza: Asansol Municipality, JI No: 20, Pin Code : 713304

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2689, LR Khatian No:- 34562	Owner:সোমনাথ বিসওয়াল, Gurdian:গঙ্গাধর , Address:নিজ , Classification:বাড়, Area:0.05700000 Acre,	Mr SOMNATH BISWAL
L2	LR Plot No:- 2689, LR Khatian No:- 34563	Owner:প্রেমলতা বিসওয়াল, Gurdian:সোমনাথ , Address:নিজ , Classification:বাড়, Area:0.05700000 Acre,	Mrs PREMLATA BISWAL
L3	LR Plot No:- 2689, LR Khatian No:- 34565	Owner:সুব্রজাত বিসওয়াল, Gurdian:সোমনাথ বিসওয়াল, Address:আসানসোল , Classification:বাড়, Area:0.05700000 Acre,	Mr SUPRAVAT BISWAL



**Endorsement For Deed Number : I - 230501049 / 2024**

**On 09-02-2024**

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

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

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

Presented for registration at 14:55 hrs on 09-02-2024, at the Office of the A.D.S.R. ASANSOL by Mr SOMNATH BISWAL, 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 1,13,89,095/-

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

Execution is admitted on 09/02/2024 by 1. Mr SOMNATH BISWAL, Son of Late Gangadhar Biswal, Hill View Apartment, Hill View Park North, Flat No: A-3, P.O: Asansol, Thana: Asansol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Business, 2. Mrs PREMLATA BISWAL, Wife of Mr Somenath Biswal, Hill View Apartment, Hill View Park North, Flat No: A-3, P.O: Asansol, Thana: Asansol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Business, 3. Mr SUPRAVAT BISWAL, Son of Mr Somnath Biswal, Hill View Apartment, Hill View Park North, Flat No: A-3, P.O: Asansol, Thana: Asansol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Business

Identified by Mr PRABIR HAZRA, , Son of Prabhakar Hazra, Budha Village, Upar Para, Near PNT Colony, P.O: Asansol, Thana: Asansol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Hindu, by profession Others

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

Execution is admitted on 09-02-2024 by Mr SOMNATH BISWAL, Director, JAGANNATH BUILDINFRA PRIVATE LIMITED (Private Limited Company), Hill View Park Asansol, City:- Not Specified, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Identified by Mr PRABIR HAZRA, , Son of Prabhakar Hazra, Budha Village, Upar Para, Near PNT Colony, P.O: Asansol, Thana: Asansol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/02/2024 10:25AM with Govt. Ref. No: 192023240377512788 on 09-02-2024, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 3954942052339 on 09-02-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 403, Amount: Rs.5,000.00/-, Date of Purchase: 08/02/2024, Vendor name: P K Das

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/02/2024 10:25AM with Govt. Ref. No: 192023240377512788 on 09-02-2024, Amount Rs: 15,020/-, Bank: SBI EPay ( SBlePay), Ref. No. 3954942052339 on 09-02-2024, Head of Account 0030-02-103-003-02

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2024, Page from 21871 to 21894

being No 230501049 for the year 2024.



Digitally signed by MANOJ KUMAR MANDAL  
Date: 2024.02.16 11:41:39 +05:30  
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 16/02/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
West Bengal.