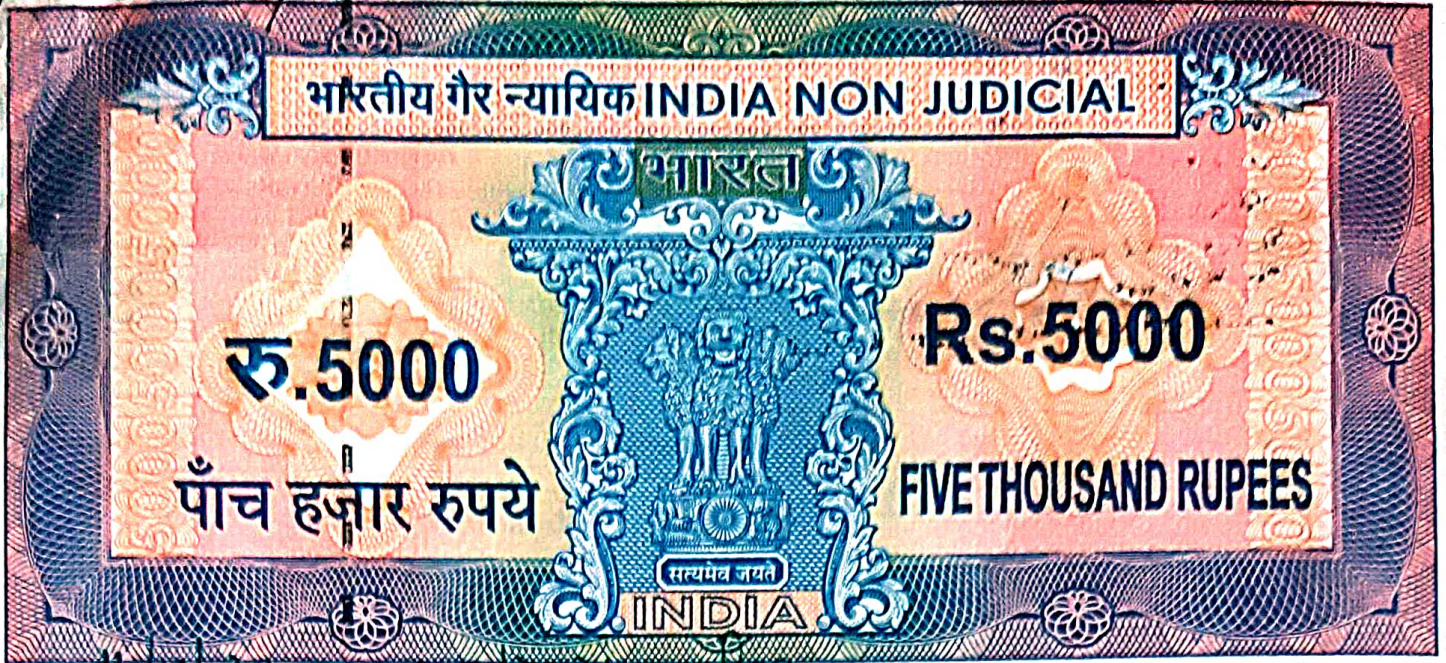


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11/12/22 2003374205/22
 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 281195

3

ANDEB CONSTRUCTION
 Proprietor
 Anup Ghose

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

[Signature]

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

14 DEC 2022

GRN : 19-202223-021446520-1

Query No. 2003374205/2022

DEVELOPMENT OR CONSTRUCTION AGREEMENT

THIS DEVELOPMENT OR CONSTRUCTION AGREEMENT is made on this the^{14th}..... day of December in the year 2022 by :

1. SRI BALARAM MONDAL (PAN : AFTPM1167L) S/o Sri Bhairab Mondal
2. SMT. APARNA MONDAL (PAN : GJHPM7577L) W/o Sri Balaram Mondal, by faith Hindu, citizenship Indian, residents of : Rohinadihi, P.O. Asansol-713302,

1. Balaram Mondal
2. Aparna Mondal
3. Anup Kumar Dutta
4. Sumittra Dutta.

16

স্মারিক নং ১
কথা
ক্রমিক নং
কর্তৃক
৩. ডি. এ. এ.
নাইসেন নং ২/১৮

১০/১২/২০২২

১০/১২/২০২২

অতিরিক্ত জারজারসন



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

14 DEC 2022

1. Balaram Mondal

2. Aparna Mondal

3. Tarun Kumar Dutta

4. Sumitra Dutta.

ANUDEB CONSTRUCTION

Anup Ghosal
Proprietor

(2)

P.S. Asansol (North), Sub Division & Addl. Dist. Sub Registry Office Asansol, Dist. Paschim Bardhaman 3. SRI TARUN KUMAR DUTTA (PAN : ADUPD9747J) S/o Late Sailendra Nath Dutta 4. SMT. SUMITRA DUTTA (PAN : AWAPD4374Q) W/o Sri Tarun Kumar Dutta, by faith Hindu, citizenship Indian, residents of : AS-3/15, Sch-1, Kalyanpur Housing Estate, P.O. Asansol-713305, P.S. Asansol (North), Sub Division & A.D.S.R 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

"ANUDEB CONSTRUCTION" (PAN : AFHPG1010J) a proprietorship firm having its office at 'Amarnath Apartment', Plot No. 6, Kalyanpur Housing Estate, P.O. Asansol-713305, Dist. Paschim Bardhaman and represented by its Sole Proprietor Sri Anup Ghosal S/o Sri Nandalal Ghosal of Amarnath Apartment, Plot No. 6, Kalyanpur Housing Estate, P.O. Asansol-713305, 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.

1. Balaram Mondal
2. Aparna Mondal
3. Tarun Kumar Dutta
4. Sumitra Dutta.

ANJEEB CONSTRUCTION
Proprietor
Anup Kumar

(3)

WHEREAS the Land Owner/First Party No. 1 Sri Balaram Mondal is the lawful and rightful owner of the land measuring 2.47 cottah being residential Plot No. A/1 at Kalyanpur Housing Estate more fully mentioned in schedule 'A' below which the Land Owner/First Party No. 1 purchased from West Bengal Housing Board by a registered Deed of Sale being Deed No. 360 dated 12/03/2008 of Additional Registrar of Assurance-III for valuable consideration as mentioned in the said Sale Deed.

AND WHEREAS the Land Owner/First Party Nos. 1 and 2 Sri Balaram Mondal and Smt. Aparna Mondal are the lawful and rightful owner of the land measuring 2.47 cottah being residential Plot No. A/3 at Kalyanpur Housing Estate more fully mentioned in schedule 'A' below which the Land Owners/First Party No. 1 and 2 jointly purchased the said lands from (i) Ramkrishna Lahari S/o Late Sakti Pada Lahari and (ii) Smt. Manosi Lahari W/o Sri Ramkrishna Lahari being Deed No. 9325 for the year 2011 of Addl. Dist. Sub Registry Office, Asansol for valuable consideration as mentioned in the said Sale Deed.

AND WHEREAS the Land Owner/First Party Nos. 3 and 4 Tarun Kumar Dutta and Smt. Sumitra Dutta are the the lawful and rightful owner of the land measuring 2.47 cottah being residential Plot No. A/2 at Kalyanpur

1. Balaram Mondal
2. Aparna Mondal
3. Jagan kumar Dutta
4. Sumitra Dulla.

ANGLES CONSTRUCTION
Amr Jha

(4)

Housing Estate more fully mentioned in schedule 'A' below which the Land Owner/First Party Nos. 3 and 4 jointly purchased from West Bengal Housing Board by a registered Deed of Sale being Deed No. 607 dated 19/06/2007 of Additional Registrar of Assurance-III for valuable consideration as mentioned in the said Sale Deed.

AND WHEREAS in the circumstances the First Party/Land Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said landed property as detailed hereinabove and 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 and with assistance of an efficient and experienced Promoter/Developer as such the First Party/Land Owners got the building plan vide Building Plan Memo No. 1101/2022/0290, dated 12/10/2022 sanctioned by the authority of Asansol Municipal Corporation to develop the said property by raising a multistoried pucca building thereon named and styled as "BRIDDHI APARTMENT" 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.

1. Balaram Mondal
2. Aparna Mondal
3. Faruk Kumar Dutt
4. Sumittra Dulla.

ANUDEB CONSTRUCTION
Anup Ghosal
Proprietor

(5)

AND WHEREAS in terms of such mutual agreement, the Land Owners/ First Party engaged the Builder/Developer firm namely "ANUDEB CONSTRUCTION" represented by its sole proprietor Sri Anup Ghosal S/o Sri Nandalal Ghosal authorising to erect the said multistoried building upon the 'A' schedule land in accordance with building plan sanctioned by the authority of Asansol Municipal Corporation vide Building Plan No. 1101/2022/0290, dated 12/10/2022 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 :

Allocation property of the Land Owners/First Party

- (i) one number 2BHK flat on the 3rd floor being Flat No. 302, Type B, measuring covered area 666 sq. feet and superbuilt up area 866 sq. feet.
- (ii) Parking space : one number common car parking space in the basement floor.
- (iii) Commercial Space : 800 sq. feet (superbuilt up area) in the ground floor.
- (iv) one number 3BHK flat on the 2nd floor being Flat No. 201, Type A, measuring covered area 1015 sq. feet and superbuilt up area 1320 sq. feet.
- (v) Parking space : one number common car parking space in the basement floor.

1. Balaram Mondal
2. Aparna Mondal
3. Tarun Kumar Dutta
4. Sumitra Dutta.

AMUDEB CONSTRUCTION
Amud

(6)

(vi) one number 3BHK flat on the 1st floor being Flat No. 101, Type A, measuring covered area 1015 sq. feet and sperbuiltup area 1320 sq. feet.

(vii) Parking space : one number common car parking space in the basement floor.

(viii) Moneytory benefit : Rs. 6,50,000/- (Rupees six lac fifty thousand) only to the First Party No. 3 & 4 Sri Tarun Dutta and Sumitra Dutta

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.

1. Balaram Mondal
2. Aparna Mondal
3. Jyoti Kumar Dutta
4. Sumitra Dutta.

ANDEES CONSTRUCTION
Anup Kumar
Proprietor

(7)

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 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.

1. Balaram Mondal
2. Aparna Mondal
3. Anurag Kumar Datta
4. Sumittra Datta.

ANUDEB CONSTRUCTION

Anurag Kumar Datta

(8)

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 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.

1. Balaram Mondal
2. Aparna Mondal
3. Jagan Kumar Datta
4. Sumitra Datta.

ANURAG CONSTRUCTION
ANURAG CONSTRUCTION
ANURAG CONSTRUCTION

(9)

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 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.

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.

1. Balaram Mondal
2. Aparna Mondal
3. Jazeen Kumar Dutt
4. Sumittra Dutt.

ANUDEB CONSTRUCTION
Proprietor
Anup Kumar

(10)

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.

Contd. Page 11

1. Balaram Mondal
2. Aparna Mondal
3. Jivan Kumar Dutta
4. Sumitra Dutta.

Am Singh

(11)

SCHEDULE 'A' ABOVE REFERRED TO :

(Owners' land upon where construction to be made)

In the District of Burdwan at present Paschim Bardhaman, P.S., Sub Division and A.D.S.R Office Asansol, within Mouza Sitla, J.L No. 21 (KLHE, Block-1) under the limits of Asansol Municipal Corporation, Ward No. 30 (old), 22 (new) all that land measuring 7.41 (seven point four one) cottahs comprised in Plot Nos. 960, 961, 961/1541, 962, 988, 989, 990, 993, 994, 1029, 1115, 1117, 1118, 1124, 1125, 1126, 1127, 1128 and 1131 (all part). of Mouza Sitla being residential Plot No. A/1, A/2 and A/3 at Kalyanpur Housing Estate, Ward No. 30 (old), 22 (new) of A.M.C. along with all easement right.

Butted and Bounded by :

- On the North : By 4 metre wide road.
- On the south : By Plot No. B/1.
- On the East : By 14 meter wide project Road.
- On the West : By W.B.H.B. vacant land.

1. Balaram Mandal
2. Aparna Mandal
3. Tarun Kumar Dutta
4. Sumitra Dutta.

(12)

SCHEDULE 'B' ABOVE REFERRED TO :

(Land Owners' Allocation property)

Allocation property of the Land Owners/First Party

- (i) one number 2BHK flat on the 3rd floor being Flat No. 302, Type B, measuring covered area 666 sq. feet and sperbuiltup area 866 sq. feet.
- (ii) Parking space : one number common car parking space in the basement floor.
- (iii) Commercial Space : 800 sq. feet (superbuilt up area) in the ground floor.
- (iv) one number 3BHK flat on the 2nd floor being Flat No. 201, Type A, measuring covered area 1015 sq. feet and sperbuiltup area 1320 sq. feet.
- (v) Parking space : one number common car parking space in the basement floor.
- (vi) one number 3BHK flat on the 1st floor being Flat No. 101, Type A, measuring covered area 1015 sq. feet and sperbuiltup area 1320 sq. feet.
- (vii) Parking space : one number common car parking space in the basement floor.
- (viii) Moneytory benefit : Rs. 6,50,000/- (Rupees six lac fifty thousand) only to the First Party No. 3 & 4 Sri Tarun Dutta and Sumitra Dutta

(13)

SCHEDULE 'C' ABOVE REFERRED TO :

(Developer's Allocation property)

All that '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. Sabyasata @ Dutta
S/o - Late Mihir Kumar Dutta
Upper Chelidanga
Asansol - 713304
Dist - Paschim Bardhaman

2. - Ishwari Bhowmik
Kalyanpur Harin
Asansol

1. Balaram Mondal
2. Aparna Mondal
3. Fazeen Kumar Dutta
4. Sumitra Dutta.

Signature of the First Party/Land Owner

ANUDEB CONSTRUCTION
Anup Ghosh
Proprietor

Signature of the Second Party/Developer

Prepared by me as per instruction
of the parties and read over,
explained to the parties and
printed in my office

Sourav Mitra

(Sourav Mitra)

Deed Writer

Licence No. 49

ADSR Office, Asansol



Anup Ghosh

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



Balaram Mondal

Balaram Mondal

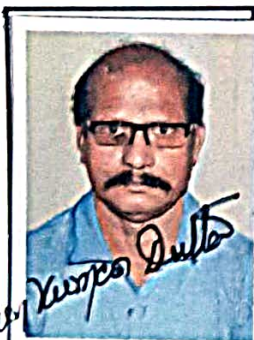
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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Aparna Mondal

Aparna Mondal

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



Jayraj Karjane Datta

Jayraj Karjane Datta

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

Sumitra Dutta

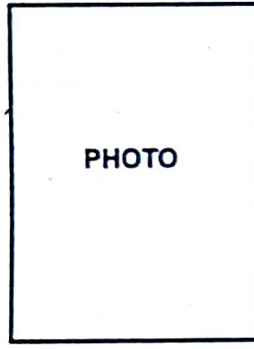


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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



PHOTO

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



PHOTO

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



PHOTO

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



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



192022230214465201

GRN Details

GRN: 192022230214465201 Payment Mode: Online Payment
GRN Date: 14/12/2022 11:33:24 Bank/Gateway: HDFC Bank
BRN : 1979S08863 BRN Date: 14/12/2022 11:35:17
GRIPS Payment ID: 141220222021446518 Payment Inft. Date: 14/12/2022 11:33:24
Payment Status: Successful Payment Ref. No: 2003374205/1/2022
[Query No.*/(Query Year)]

Depositor Details

Depositor's Name: ANUDEB CONSTRUCTION
Address: Kalyanpur Housing Estate
Mobile: 9434002130
Depositor Status: Buyer/Claimants
Query No: 2003374205
Applicant's Name: Mr Sourav Mitra
Identification No: 2003374205/1/2022
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	2003374205/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	5011
2	2003374205/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	6514
			Total	11525

IN WORDS: ELEVEN THOUSAND FIVE HUNDRED TWENTY FIVE ONLY.

Major Information of the Deed

Deed No :	I-2305-10461/2022	Date of Registration	14/12/2022
Query No / Year	2305-2003374205/2022	Office where deed is registered	
Query Date	29/11/2022 11:52:43 AM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Sourav Mitra Kalyanpur Housing, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713305, Mobile No. : 9434002130, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 6,50,000/-]		
Set Forth value	Market Value		
	Rs. 63,02,202/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,011/- (Article:48(g))	Rs. 6,514/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



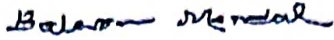


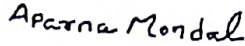


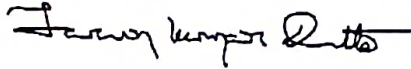
District: Paschim Bardhaman, P.S:- Asansol, Municipality: Kalyanpur Housing Estate, Road: Kalyanpur Housing Road, Mouza: KLHE BLOCK-1, , Ward No: 22 JI No: 0, Pin Code : 713305




Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1	RS-1	Bastu	Bastu	2.47 Katha		21,00,734/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1903-I -00360-2008
L2	RS-3	RS-3	Bastu	Bastu	2.47 Katha		21,00,734/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, ,Last Reference Deed No :2305-I -09325-2011
		TOTAL :			8.151Dec	0 /-	42,01,468 /-	

District: Paschim Bardhaman, P.S:- Asansol, Municipality: Kalyanpur Housing Estate, Road: Kalyanpur Housing Road, Mouza: KLHE BLOCK-1, JI No: 0, Pin Code : 713305

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	RS-2	RS-2	Bastu	Bastu	2.47 Katha		21,00,734/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
		Grand Total :			12.2265Dec	0 /-	63,02,202 /-	

Land Lord Details :










Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BALARAM MONDAL (Presentant) Son of Bhairab Mondal Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	14/12/2022	LTI 14/12/2022	14/12/2022	
Rohinadihi, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx7L,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 : Office				
2	Name Mrs APARNA MONDAL Wife of Mr Balaram Mondal Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	14/12/2022	LTI 14/12/2022	14/12/2022	
Rohinadihi, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: GJxxxxxx7L,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 : Office				
3	Name Mr TARUN KUMAR DUTTA Son of Late Sailendra Nath Dutta Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	14/12/2022	LTI 14/12/2022	14/12/2022	
AS-3/15, Sch-1, Kalyanpur Housing Estate, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx7J,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 : Office				

Name	Photo	Finger Print	Signature
Mrs SUMITRA DUTTA Wife of Mr Tarun Kumar Dutta Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	 14/12/2022	 LTI 14/12/2022	 14/12/2022
AS-3/15, Sch-1, Kalyanpur Housing Estate, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschlm Bardhaman, West Bengal, India, PIN:- 713305 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AWxxxxxx4Q,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 : Office			




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANUDEB CONSTRUCTION Amamath Apartment, Plot No. 6, Kalyanpur Housing, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305 , PAN No.:: AFxxxxxx0J,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 ANUP GHOSAL Son of Mr Nandalal Ghosal Date of Execution - 14/12/2022, , Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office </td> <td>  Dec 14 2022 4:52PM </td> <td>  LTI 14/12/2022 </td> <td>  14/12/2022 </td> </tr> </tbody> </table> <p>Amarnath Apartment, Plot No. 6, Kalyanpur HousingEstate, City:- , 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.:: AFxxxxxx0J, Aadhaar No: 73xxxxxxx5712 Status : Representative, Representative of : ANUDEB CONSTRUCTION (as Sole Proprietor)</p>	Name	Photo	Finger Print	Signature	Mr ANUP GHOSAL Son of Mr Nandalal Ghosal Date of Execution - 14/12/2022, , Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office	 Dec 14 2022 4:52PM	 LTI 14/12/2022	 14/12/2022
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Identifier Details :

Name	Photo	Finger Print	Signature
Mr Satyabrata Dutta Son of Late Mihir Kumar Dutta Upper Chelidanga, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304	 14/12/2022	 14/12/2022	 14/12/2022
Identifier Of Mr BALARAM MONDAL, Mrs APARNA MONDAL, Mr ANUP GHOSAL, Mr TARUN KUMAR DUTTA, Mrs SUMITRA DUTTA			

Transfer of property for L1

No	From	To. with area (Name-Area)
	Mr BALARAM MONDAL	ANUDEB CONSTRUCTION-4.0755 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr BALARAM MONDAL	ANUDEB CONSTRUCTION-2.03775 Dec
2	Mrs APARNA MONDAL	ANUDEB CONSTRUCTION-2.03775 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr TARUN KUMAR DUTTA	ANUDEB CONSTRUCTION-2.03775 Dec
2	Mrs SUMITRA DUTTA	ANUDEB CONSTRUCTION-2.03775 Dec

14-12-2022

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 13:50 hrs on 14-12-2022, at the Office of the A.D.S.R. ASANSOL by Mr BALARAM MONDAL , 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 63,02,202/-

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

Execution is admitted on 14/12/2022 by 1. Mr BALARAM MONDAL, Son of Bhairab Mondal, Rohinadihi, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713302, by caste Hindu, by Profession Others, 2. Mrs APARNA MONDAL, Wife of Mr Balaram Mondal, Rohinadihi, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713302, by caste Hindu, by Profession Others, 3. Mr TARUN KUMAR DUTTA, Son of Late Sailendra Nath Dutta, AS-3/15, Sch-1, Kalyanpur Housing Estate, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713305, by caste Hindu, by Profession Others, 4. Mrs SUMITRA DUTTA, Wife of Mr Tarun Kumar Dutta, AS-3/15, Sch-1, Kalyanpur Housing Estate, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713305, by caste Hindu, by Profession Others

Identified by Mr Satyabrata Dutta, , Son of Late Mihir Kumar Dutta, Upper Chelidanga, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

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

Execution is admitted on 14-12-2022 by Mr ANUP GHOSAL, Sole Proprietor, ANUDEB CONSTRUCTION (Sole Proprietorship), Amarnath Apartment, Plot No. 6, Kalyanpur Housing, City:- , P.O:- Asansol, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713305

Identified by Mr Satyabrata Dutta, , Son of Late Mihir Kumar Dutta, Upper Chelidanga, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,514.00/- (B = Rs 6,500.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 6,514/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2022 11:35AM with Govt. Ref. No: 192022230214465201 on 14-12-2022, Amount Rs: 6,514/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1979808863 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. 10,011/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 427, Amount: Rs.5,000.00/-, Date of Purchase: 11/11/2022, Vendor name: P K Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2022 11:35AM with Govt. Ref. No: 192022230214465201 on 14-12-2022, Amount Rs: 5,011/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1979808863 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

cate of Registration under section 60 and Rule 69,
stered in Book - I
ume number 2305-2022, Page from 222596 to 222618
eing No 230510461 for the year 2022.



Digitally signed by Manoj Kumar Mandal
Date: 2022.12.15 15:01:04 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2022/12/15 03:01:04 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)