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I-10459



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 281463

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

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

GRN : 19-202223-021444886-1
Query No. 2003369275/2022

14 DEC 2022

DEVELOPMENT AGREEMENT OR
CONSTRUCTION AGREEMENT

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

1. SRI ANUP GHOSAL (PAN : AFHPG1010J) S/o Sri Nandalal Ghosal, by faith Hindu, citizenship Indian, by occupation business, resident of : Amarnath Apartment, Plot No. 6, Kalyanpur Housing Estate, P.O. Ramkrishna Mission, Asansol-713305, P.S. Asansol (North), Dist. Paschim Bardhaman

Contd. Page 2

Sri Anup Ghosal

Handwritten notes and signatures at the top left of the page, including the number '20.22' and various illegible scribbles.

Handwritten text at the top right, possibly a name or title, including the word 'Bardhaman'.



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

14 DEC 2022

(2)

2. SRI TAPAN MAJHI (PAN : BACPM5093G) S/o Sanatan Majhi, by faith Hindu, citizenship Indian, resident of : Plot No. 6, Kalyanpur Housing Estate, P.O. Asansol-713305, 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 Proprietor Sri Anup Ghosal S/o Sri Nandalal Ghosal of Amarnath Apartment, Plot No. 6, Kalyanpur Housing Estate, P.O. Asansol-713305, Chowki & Addl. Dist. Sub Registry Office Asansol, 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.

*Smile
and write*

Contd. Page 3

(3)

WHEREAS one Saibal Kumar Samaddar S/o Late Deva Prasad Samaddar was a member of 'Muktadhara Co-Operative Housing Society Limited' acquired 4 cottahs of land being Residential Plot No. 8 at Kalyanpur Housing Estate within Mouza Sitla/Gobindapur, P.S. Asansol through the said Society from the West Bengal Housing Board by an Indenture of Lease being Deed No. 5184 for the year 1985 of Asansol Sub Registry Office on certain terms and conditions as mentioned in the said Deed. In the said Deed aforesaid Saibal Kumar Samaddar was an allottee in respect of the said land.

AND WHEREAS on the same day said Saibal Kumar Samaddar through the said Mukta Dhara Co Operative Housing Society Ltd. kept the said land allotted to him mortgaged in favour of West Bengal Housing Board by a registered Deed of Mortgage being Deed No. 5185 for the year 1985 of Asansol Sub Registry Office.

AND WHEREAS all outstanding dues which was payable by aforesaid Saibal Kumar Samaddar in terms of the above noted Deeds having been fully paid with legal interest by said Saibal Kumar Samaddar through the said Co-Operative Society the West Bengal Housing Board discharged the said mortgage in regard to the said land.

Contd. Page 4

*Smitra
Sud Writ*

(4)

AND WHEREAS in pursuance of the said discharge of mortgage the aforesaid Co-Operative Housing Society Ltd. re-conveyed the said land to said Saibal Kumar Samaddar by a registered Deed of Release being Deed No. 5700 for the year 1991 of Asansol Addl. Dist. Sub Registry Office by virtue of which aforesaid Saibal Kumar Samaddar became absolute owner of the said land;

AND WHEREAS said Saibal Kumar Samaddar while owning and possessing the said land he raised and constructed a single storied pucca building upon the said land in accordance with a building plan sanctioned by the authority of Asansol Municipality and also A.D.D.A vide Memo No. 246/CEO/ADDA, dated 08/03/1989. Details of the said property mentioned in the schedule below.

AND WHEREAS aforesaid Saibal Kumar Samaddar while owning and possessing the said property, he sold and transferred the same to (i) Sri Anup Ghosal i.e. the Land Owner No. 1 herein and (ii) Smt. Mithu Ghosal (since deceased) W/o Sri Anup Ghosal by virtue of a registered Deed of Sale being Deed No. 00219 for the year 2010 of Asansol A.D.S.R. Office on receipt of valuable consideration as mentioned in the said Sale Deed and delivered peaceful possession of the schedule below property to Sri Anup Ghosal and Smt. Mithu Ghosal.

*Smt. Mithu Ghosal
Deed writer*

Contd. Page 5

(5)

AND WHEREAS while owning and possessing her undivided 1/2 share of the said property aforesaid Smt. Mithu Ghosal died intestate leaving his husband Sri Anup Ghosal and only son Sri Akash Ghosal as her only legal heirs and successors who inherited the said property in undivided 1/2 share left by deceased Mithu Ghosal in equal 1/4 share each under the provisions of Hindu Succession Act 1956. And by the way of purchase and by the way of inheritance the First Party/Land Owner No. 1 Sri Anup Ghosal being the lawful and rightful owner of 3/4th share and Sri Akash Ghosal became the lawful and rightful owner of 1/4th share of the above noted property.

AND WHEREAS Sri Akash Ghosal gifted his undivided 1/4th share over the above noted property to the First Party/Land Owner No. 1 Sri Anup Ghosal by a registered Deed of Gift being Deed No. 8235 for the year 2019 of Asansol Addl. Dist. Sub Registry Office and delivered peaceful possession to the First Party/Land Owner No. 1 Sri Anup Ghosal.

AND WHEREAS in the circumstances the First Party/Land Owner No. 1 is absolutely seized and possessed of or otherwise well and sufficiently entitled to the land area 4 cottahs bearing residential Plot No. 8 at Kalyanpur Housing Estate as detailed hereinabove and which are more fully mentioned in schedule 'A' below;

*Smta
Deed written*

Contd. Page 6

(6)

AND WHEREAS one Keshorilal Goel was the allottee/member of Mukta Dhara Co Operative Housing Society Limited and through the said society he acquired 4 cottahs of land being residential plot No. 9 at Kalyanpur Housing Estate situated within Mouza Gobindapur & Sitla, P.S. Asansol by virtue of a registered Deed of Lease being Deed No. I-6459 for the year 1985 of Asansol Addl. Dist. Sub Registry Office executed by West Bengal Housing Board for a period of 999 years subject to terms and conditions mentioned therein;

AND WHEREAS aforesaid Keshorilal Goel mortgaged the said property to West Bengal Housing Board for securing loan through the said Co-operative Society by a Deed of Mortgage dated 01/11/1985 being Deed No. I-7071 for the year 1985 of Asansol Addl. Dist. Sub Registry Office;

AND WHEREAS aforesaid Keshorilal Goel had paid unto and in favour of the Mukta Dhara Co Operative Housing Society Limited the entire loan amount which the said Mukta Dhara Co-operative Society Limited paid on behalf of aforesaid Keshorilal Goel to West Bengal Housing Board.

*Smriti
Deed written*

Contd. Page 7

(7)

AND WHEREAS aforesaid Keshorilal Goel resigned from his membership dated 28/01/1990 and requested the Releasor Society Mukta Dhara Co-operative Housing Society Ltd. to transfer his interest and share in favour of the Second Lessee namely Rajendra Kumar Chatterjee (since deceased) S/o Late Khagendra Nath Chatterjee and thereafter the membership of said Rajendra Kumar Chatterjee accepted in the Meeting of the Board of Directors held on 10/02/1990 in place of aforesaid Keshorilal Goel, the original allottee of the above noted plot of land, subsequently whose membership approved by the A.R.C.S., Burdwan Range-III vide his office Memo No. 198, dated 03/04/1990.

AND WHEREAS aforesaid Keshorilal Goel and Rajendra Kumar Chatterjee agreed and settled as per then market value of the above noted plot of land a lumpsum amount as per agreement made between them dated 10/09/1989 in presence of the Secretary of the Releasor Society Mukta Dhara Co-operative Housing Society Ltd.

AND WHEREAS aforesaid Rajendra Kumar Chatterjee i.e. the Second Lessee in pursuance of the payment of above noted lumpsum amount to the Releasor society requested to release the above noted plot of lands in favour of Rajendra Kumar Chatterjee.

*Smita
Dad's wife*

(8)

AND WHEREAS the Releasor Society Mukta Dhara Co-operative Housing Society Ltd. had paid entire amount to the resigned member Keshorilal Goel and by a Deed of Re-Lease dated 10/04/1990 being Deed No. 2654 for the year 1990 of Asansol Addl. Dist. Sub Registry Office was executed in favour of Rajendra Kumar Chatterjee and by virtue of the said documents aforesaid Rajendra Kumar Chatterjee became full and absolute owner of the said lands;

AND WHEREAS while owning and possessing the said land aforesaid Rajendra Kumar Chatterjee died on 18/11/1994 leaving his widow Smt. Dipali Chatterjee and two sons namely Sandipan Chatterjee and Soumyadeep Chatterjee as his only legal heirs who inherited the said lands left by deceased Rajendra Kumar Chatterjee in equal 1/3rd share each under the provisions of Hindu Succession Act 1956. Subsequently aforesaid Smt. Dipali Chatterjee died on 08/11/2014 leaving her above named two sons and thus Sandipan Chatterjee and Soumyadeep Chatterjee became the lawful and rightful owners of the above noted plot of land area 4 cottahs with katcha tile shed structures in their equal 1/2 share which is more fully mentioned in schedule 'A' below.

Smt. Dipali Chatterjee

Contd. Page 9

(9)

AND WHEREAS said Sandipan Chatterjee and Soumyadeep Chatterjee jointly sold and transferred the land area 4 cottahs bearing residential Plot No. 9 at Kalyanpur Housing Estate as detailed hereinabove and which are more fully mentioned in schedule 'A' below to the First Party/Land Owner No. 2 Sri Tapan Majhi and the Second Party Anudeb Construction by a registered Deed of Sale being Deed No. 8250 for the year 2019 of Asansol Addl. Dist. Sub Registry Office and delivered peaceful possession to the First Party/Land Owner No. 2 Sri Tapan Majhi and the Second Party Anudeb Construction.

AND WHEREAS the First Party/Land Owner No. 2 and the Second Party Anudeb Construction (represented by its sole proprietor Anup Ghosal) are absolutely seized and possessed of or otherwise well and sufficiently entitled to the land area 4 cottahs bearing residential Plot No. 9 at Kalyanpur Housing Estate as detailed hereinabove and which are more fully mentioned in schedule 'A' below;

AND WHEREAS in the circumstances after demolishing the old and dilapidated structures the First Party/Land Owners and the Second Party Anudeb Construction are the land area 8 cottahs bearing residential Plot

*Sandipan
Deed written*

Contd. Page 10

(10)

Plot Nos. 8 and 9 at Kalyanpur Housing Estate 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 by the authority of Asansol Municipal Corporation under its Site Plan and building plan to develop the said property by raising a multistoried pucca building thereon named and styled as "AKASH RESIDENCY" 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 "ANUDEB CONSTRUCTION" represented by its sole proprietor Sri Anup Ghosal S/o Sri Nandalal Ghosal authorising to erect the said multistoried building upon

Contd. Page 11

*Smriti
Devi*

(11)

the 'A' schedule land in accordance with building plan sanctioned by the authority of Asansol Municipal Corporation vide Building Plan No. SWS-OBPAS/1101/2022/0934, dated 05/11/2022 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) Commercial space measuring superbuilt up area 881 sq. feet space in ground floor and commercial space measuring superbuilt up area 3395 sq. feet on the first floor.
- (ii) Parking space : three number common car parking space in the basement floor.
- (iii) one number 3BHK flat on the 4th floor measuring superbuiltup area 1215 sq. feet.
- (iv) Parking space : one number common car parking space in the basement floor.
- (v) Commercial Space : 1465 sq. feet (superbuilt up area) in the ground floor.

*Smita
Dud writer*

(12)

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 assistance of engineering expert and the Second Party shall remain fully

*Sanku
Deed written*

(13)

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

*Smile
Dev writer*

Contd. Page 14

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.

*Smriti
Dad writer*

(15)

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.

*Sankha
Deed written*

Contd. Page 16

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 30 (thirty) months from the date of sanction of the building plan which may be extended for further 6 months.

*Smaller
Deed written*

(17)

SCHEDULE 'A' ABOVE REFERRED TO :

(Owners' land upon where construction to be made)

In the District of Burdwan at present Paschim Bardhaman, P.S., Chowki, Sub Division and A.D.S.R Office Asansol, within Mouza Sitla/Gobindpur J.L No. 18/21 under the limits of Asansol Municipal Corporation, Ward No. 22 (new) 30 (old) (i) all that land measuring 4 (four) cottahs being residential Plot No. '8' and (ii) all that land measuring 4 (four) cottahs being residential Plot No. 9 (nine) i.e. total land area 8 (eight) cottahs at Kalyanpur Housing Estate Asansol and part of C.S. Plot Nos. 1075 and 1076 at Mouza Gobindapur and C.S. Plot Nos. 956, 957, 962, 968 and 976 at Mouza Sitla along with all easement rights.

Butted and bounded by :

On the North : By 80 feet wide road.
On the South : By house of AS-6 type, Scheme-II
On the East : By residential Plot No. 10.
On the West : By residential Plot No. 7.

*Smita
and writer*

Contd. Page 18

(18)

SCHEDULE 'B' ABOVE REFERRED TO :

(Land Owners' Allocation property)

Allocation property of the Land Owners/ First Party

- (i) Commercial space measuring superbuilt up area 881 sq. feet in ground floor and commercial space measuring superbuilt up area 3395 sq. feet on the first floor.
- (ii) Parking space : three number common car parking space in the basement floor.
- (iii) one number 3BHK flat on the 4th floor measuring superbuiltup area 1215 sq. feet.
- (iv) Parking space : one number common car parking space in the basement floor.
- (v) Commercial Space : 1465 sq. feet (superbuilt up area) in the ground floor.

SCHEDULE 'C' ABOVE REFERRED TO :

(Developer's Allocation property)

All that 'A' schedule property save and except 'B' schedule property.

Contd. Page 19

*Smile
and write*

(19)

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. Satyabrata @ utn
S/o - Late Mihir Kumar @ utn
UPPER chelidanga
Asansol - 713304
@ Dist - Paschim Bardhaman

2. - Bhulein Bomrae
Kalyanpur Harid
Asansol 5

1. Anup Ghosal
2. Tapan Mishra

Signature of the First Party/Land Owner

ANUDEB CONSTRUCTION

Anup Ghosal
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



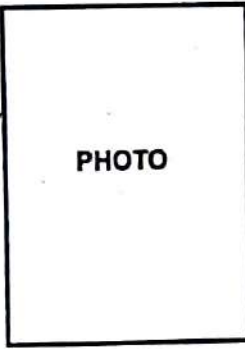
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Anup Ghosh

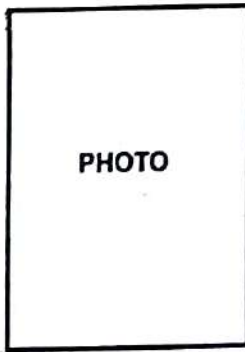


	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Tapas Majhi



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



	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



192022230214448861

GRN Details

GRN:	192022230214448861	Payment Mode:	Online Payment
GRN Date:	14/12/2022 11:26:54	Bank/Gateway:	HDFC Bank
BRN :	1979798686	BRN Date:	14/12/2022 11:27:59
GRIPS Payment ID:	141220222021444885	Payment Init. Date:	14/12/2022 11:26:54
Payment Status:	Successful	Payment Ref. No:	2003369275/3/2022 [Query No./Query Year]

Depositor Details

Depositor's Name:	ANUDEB CONSTRUCTION
Address:	Kalyanpur Housing Estate
Mobile:	9434002130
Depositor Status:	Buyer/Claimants
Query No:	2003369275
Applicant's Name:	Mr Sourav Mitra
Identification No:	2003369275/3/2022
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	2003369275/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	5010
2	2003369275/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	5024

IN WORDS: FIVE THOUSAND TWENTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-2305-10459/2022	Date of Registration	14/12/2022
Query No / Year	2305-2003369275/2022	Office where deed is registered	
Query Date	28/11/2022 7:51:14 PM	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]		
Set Forth value	Market Value		
	Rs. 68,03,996/-		
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: 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-8	RS-8	Bastu	Bastu	4 Katha		34,01,998/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road,
L2	RS-9	RS-9	Bastu	Bastu	4 Katha		34,01,998/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road,
		TOTAL :			13.2Dec	0 /-	68,03,996 /-	
		Grand Total :			13.2Dec	0 /-	68,03,996 /-	

Card Details :

Name,Address,Photo,Finger print and Signature

SI No	Name	Photo	Finger Print	Signature
1	Mr ANUP GHOSAL (Presentant) Son of Mr Nandalal Ghosal 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
Amarnath Apartment, Block/Sector: Plot No-6, Kalyanpur Housing Estate, 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: 73xxxxxxxx5712, Status :Individual, Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office				
2	Mr TAPAN MAJHI Son of Mr Sanatan Majhi 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
Plot No-6, Amarnath Apartment Kalyanpur Housing Estate, City:- , P.O:- Ram Krishna Mission Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: baxxxxxx3g, 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 :

SI No	Name,Address,Photo,Finger print and Signature
1	ANUDEB CONSTRUCTION Amarnath 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 :

Name, Address, Photo, Finger print and Signature

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 4:37PM	LTI 14/12/2022	14/12/2022

Amarnath Apartment, Plot No. 6, Kalyanpur Housing Estate, 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, , Aadhaar No: 73xxxxxxx5712 Status : Representative, Representative of : ANUDEB CONSTRUCTION (as Sole Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Satyabrata Dutta Son of Late Mihir Kumar Dutta Upper Chelidanga, City:- Not Specified, 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 ANUP GHOSAL, Mr TAPAN MAJHI, Mr ANUP GHOSAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ANUP GHOSAL	ANUDEB CONSTRUCTION-6.6 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN MAJHI	ANUDEB CONSTRUCTION-6.6 Dec

Endorsement For Deed Number : I - 230510459 / 2022

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 13:30 hrs on 14-12-2022, at the Office of the A.D.S.R. ASANSOL by Mr ANUP GHOSAL 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 68,03,996/-

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

Execution is admitted on 14/12/2022 by 1. Mr ANUP GHOSAL, Son of Mr Nandalal Ghosal, Amarnath Apartment, Sector: Plot No-6, Kalyanpur Housing Estate, P.O: Asansol, Thana: Asansol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713305, by caste Hindu, by Profession Business, 2. Mr TAPAN MAJHI, Son of Mr Sanatan Majhi, Plot No-6, Amarnath Apartment Kalyanpur Housing Estate, P.O: Ram Krishna Mission 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, 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, 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 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2022 11:27AM with Govt. Ref. No: 192022230214448861 on 14-12-2022, Amount Rs: 14/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1979798686 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 Stamp Rs 5,000.00/-, by online = Rs 5,010/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 903, Amount: Rs.5,000.00/-, Date of Purchase: 23/11/2022, 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 11:27AM with Govt. Ref. No: 192022230214448861 on 14-12-2022, Amount Rs: 5,010/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1979798686 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

Office of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2022, Page from 222551 to 222577

Being No 230510459 for the year 2022.



Digitally signed by Manoj Kumar Mandal
Date: 2022.12.15 14:58:12 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2022/12/15 02:58:12 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)