

4568/20

2-4633



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 247493

GRN :- 19-202021-004486167-2

Ref :- Query No.2000841031/2020

1. I certify that the Document is
 brought to registration. The
 stamp and other sticker
 with this document are the
 of this document.

DEVELOPMENT OR CONSTRUCTION AGREEMENT

INDIA ASSOCIATES DEVELOPMENT
 CONSULTANT PVT. LTD.
 Hemant Kumar
 Regional Director

Rudra Pandey

26 AUG 2020
 Addl. District Sub-Registrar
 Asansol, Dist- Paschim Bardhaman

THIS DEVELOPMENT OR CONSTRUCTION AGREEMENT is made on this the
 31st day of July 2020 BY & BETWEEN :-

MR. BALENDU PANDEY (PAN AGOPP6732A) son of late Vijay Narayan Pandey by
 faith - Hindu, Nationality Indian, resident of Lal Bangla, P.O. Asansol, P.S.
 Asansol(North), Sub- Division & Addl. Dist. Sub- Registry office- Asansol, Dist- Paschim
 Bardhaman, Pin 713302, hereinafter called and described as the "FIRST PARTY/ LAND
 OWNER" (which expression shall unless excluded by or repugnant to the context include
 all his heirs, successors, legal representative, and assigns) of the ONE PART;

Contd....P/2

ক্রমিক নং ১৩৩/ তারিখ ২৫.৭.২০
মূল্য ১০০০০/-
ক্রোডা ১০০০০/-
স্টাম্প ডেভার শ্রী বিনুয় দাঁ এ.ডি.এস/আর অফিস
আসানসোল লহিসেজ নং ২/৮৯/২০/২০ তারিখ
আসানসোল ট্রেজারী হইতে স্বাক্ষর

[Handwritten signature]

Baladev Pandey



1464

Baladev Pandey



1465

MISRA ASSOCIATED DEVELOPMENT
CONSULTANTS PVT. LTD.

[Handwritten signature]
Managing Director



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

Kanu Ban

19 AUG 2020

MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD.
H. Misra
20/10/18

Baldev Pandey

AND

MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD., (PAN AADCM6408N) being a company incorporated under the Indian Companies Act 1956, represented by one of its Managing Director, **Mr. Harinarayan Misra**, (PAN AEZPM1426P) son of Late Gouri Shankar Misra, by faith Hindu, citizenship- Indian, by occupation Business, resident of 186/1, G.T. Road, Ushagram, Asansol, P.S. Asansol (South), Dist. Paschim Bardhaman, having its registered office at 186/1, G. T. Road (East), Ushagram, P.O. Asansol-713303, P.S. Asansol (South), Dist- Paschim Bardhaman, hereinafter called and described as '**SECOND PARTY/DEVELOPER**' (which expression shall include its legal heirs, successors, and legal representatives, nominee/nominees) of the **OTHER PART**;

WHEREAS above name first party gifted the schedule below land from Mrs. Shanti Pandey wife of late Vijay Narayan Pandey of Lal Bangla, P.S Asansol(North), Dist. Paschim Bardhaman vide Deed of Gift being No. 1110 for the year 2018 registered before the Addl. Dist. Sub. Registrar office at Asansol

AND WHEREAS in the circumstances, the first party is the land owners and in possessor of the said property which more fully mentioned in the schedule "A" given below.

AND WHEREAS the first party/land owner have seized and possessed of a piece of land measuring 38.24(Thirty eight point two four) Cottahs with a forty years old one storied Pucca Building measuring cover area 3600 (Three thousand six hundred) sft within Asansol Municipal Corporation under Ward No. 21, Holding No. 158(176) at Dhadka, Road, Asansol more fully described in the schedule 'A' below.

Baldev Pandey

MISRA ASSOCIATES CONSULTANTS
CHARTERED SURVEYORS
H. S. Misra
Managing Director

Radha Prady

AND WHEREAS the First Party/Land Owner has been owning & possessing the said land peacefully and uninterruptedly and the said land which is free from all encumbrances, charges, disputes and/or mortgages;

AND WHEREAS the First Party/Land Owner is desirous of developing his land with specific demarcation and boundaries measuring area **38.24(Thirty eight point two four) Cottahs** along with a forty years old one storied Pucca Building measuring covered area **3600 (Three thousand six hundred) sft** on above noted plot, which is morefully mentioned in the schedule 'A' given below said land to be constructed or developed by erecting residential-cum-commercial complex having several multi-storied building/s, independent self contained building/ buildings, duplex, Row-houses, parking space, garage, shop, office rooms etc. possess independently on ownership basis.

AND WHEREAS the Developer having necessary experience expertise and infrastructure in the development of real-estates approached the First Party/Land Owner with an offer for development of the said property as residential-cum-commercial which the First Party/Land Owner accepted and voluntarily agreed on the terms and conditions mutually agreed upon by and between them;

The parties hereto have agreed to develop the said land by constructing several multi-storied building/s, independent self-contained building/ buildings, duplex, Row houses, parking space, garage, shops, office rooms, etc. thereon with the object of exploiting the same for commercially for residential-cum commercial purpose in accordance with sanction building plan/s vide memo no. 835(i)/BP/AMC/HO/2020 dated 06.08.2020 in the name of the First Party/Land Owner, at the cost and expenses of the Second Party/developer.

Radha Prady

NOW THIS DEED OF WITNESSETH AS FOLLOWS:-

ARTICLE '1' DEFINITION

THE OWNER:- MR. **BALENDU PANDEY** son of late Vijay Narayan Pandey by faith – Hindu, Nationality Indian, resident of Lal Bangla, P.O. Asansol, P.S. Asansol(North), Sub-Division & Addl. Dist. Sub- Registry office- Asansol, Dist- Paschim Bardhaman, Pin 713302, (which expression shall unless excluded by or repugnant to the context include his heirs, successors, legal representatives and assigns).

THE DEVELOPER :-MISRA ASSOCIATES DEVELOPEMNT CONSULTANT PVT. LTD., a Company incorporated under the companies Act 1956, having its registered office at 186/1, G.T. Road, Ushagram, P.O. Asansol-713303, P.S. Asansol (South), Dist. Paschim Bardhaman, (which expression shall unless excluded by or repugnant to the context include its heirs, successors, legal representatives and/or assigns).

THE PROPERTY :- The property shall mean lands measuring total area 38.24(Thirty eight point two four) cottahs, which is morefully described in the schedule 'A' hereunder written.

THE BUILDING :- The building shall mean the buildings to be constructed on the said land.

THE ARCHITECT :- The Architect shall mean such person , firm or company as may be appointed by the developer for designing and planning of the building.

BUILDING PLAN :- Building plan/s would mean such plan or plans to be prepared by the Architect / Engineer and to be sanctioned from A.M.C. for the construction of the building/ buildings and/or any other plans addition or revised to be sanctioned by the Asansol Municipal Corporation at the cost of the Second Party/developer in the name of the First party for the construction of the propose building/s.

Contd.....P/5

Balendu Pandey
MISRA ASSOCIATES DEVELOPEMNT
CONSULTANT PVT. LTD.
Managing Director

Bale

TRANSFER :- Transfer with its grammatical variation shall include a transfer by delivery of possession and by other means adopted for affecting a transfer of space under the law.

TRANSFeree :-Transferee shall mean a person or persons to whom any portions of the portion of the propose building/Apartment can be transferred.

ARTICLE 'II', OWNER'S REPRESENTATION

1. That the owner is absolutely seized and possessed of land otherwise well and sufficiently entitled to the said lands morefully mentioned in the schedule 'A' below.
2. That none other than owner has any right, title, interest claim and/ or demand whatever and in respect of the said lands and/ or any portion thereof, if in future shall arise any legal disputes over the title of the owner, then owner liable to solve the same, at any cost.
3. The said land is free from all mortgages, encumbrances, charges, liens, lispends, attachments, trusts and acquisitions whatsoever.
4. The schedule mentioned land at present lying with old structures and with the execution of this agreement the First Party/land owner handing over vacant possession of the 'A' schedule mentioned land in favour of the Second Party/ developer.
5. The owner hereby gives license and permission to the developer to enter upon the land with full right and authority with men and material to commence carry on and complete development and construction thereon of the multi - storied building in accordance with sanctioned building plan.
6. The owner agrees to sign and execute from time to time modification of plans, applications for lay-outs, sub-division, construction of the building and other applications necessary to be submitted to the authorities concerned at the request of and at the cost of the developer, as and when required.

Contd.....P/6

Baldev Koley

Harjot Singh
Managing Director

MHSTA PROJECTS & CONSTRUCTION
CORPORATE PRIVATE LTD.

baldev

Batool-ah
MUSA ASSOCIATE DEVELOPMENT
CONSULTANT PVT. LTD.
Managing Director

7. The owner /first party do hereby agrees to answer all reasonable requisitions on title to be made by the second party and shall hand over original copy of all papers and documents which are related to under mentioned schedule property unto the second party.

ARTICLE 'III', DEVELOPER'S REPRESENTATION

1. The land owner/first party hereby grants exclusive right to the developer to build upon and exploit commercially the said land by constructing several multi-storied building/s, independent self-contained building/buildings, duplex, row houses, parking space, garage, shops, office rooms, etc. According to the terms and conditions and considerations herein contained as a residential-cum-commercial complex.
2. The Developer/Second party shall be at liberty to prepare site plan/s, floor plan, elevation showing road, boundary walls entry to buildings gate along with elevation and perspective views of land according to its convenience as permissible under law relevant there from.
3. That it is covenant by the parties herein that the Second Party shall have right to receive loan from any Govt, Semi Govt, Financial Institution, Bank Invest Company, Public Limited Company etc, and also to mortgage said land and building as security only and to sign, execute any deed of mortgage on behalf of the First Parties, also if and when require any signature of the first party, he must be sing in said documents.
4. The developer shall be entitled to make advertisement, hung up advertisement boards upon the said property and do such other things as might be required for the purpose of sale of the flats in the said premises to be constructed without in any way prejudicing the interest of the owner.

Contd.....P/7

AA

-:7:-

Baldev / ddy
M/S. ASSOCIATE DEVELOPMENT
CONSULTANTS LTD.
Baldev / ddy

5. The developer shall be at liberty to sell or allot flats/garage/shop/ space etc or units on the said building to be constructed on the said land at its own choice excluding owner portion and to enter into agreements with the prospective buyers or allottees individually or collectively on such terms and conditions as developer might think fit and proper without affecting any right or interest of the owner.
6. It will be the sole responsibility of the developer to deal with the authorities concerned and to comply with the rules and regulations of the said multi-storied building and transfer thereof to the intending purchaser/s of the flats at its own costs and expenses.
7. Without causing prejudice to the rights of owner, the developer will be at liberty to enter into separate contracts in its name with a building contractor, architect and others including the prospective purchaser/s.
8. That after handover the possession, the developer shall paid and discharge all taxes, outgoings, rates, cess and all other levies by the Municipality or Public Body or any authority in relation to the said premises.
9. In accordance with law and as required by the authorities concerned including the Municipal Corporation the developer shall bear all costs, charges and expenses, carry out the work of development of the said property and construction and completion to the said multi- storied building, including the drainage system, laying of cables, water pipes and obtaining connections for electricity as might be necessary and required under the plans, sanctions, permissions of the authorities concerned and would make the said property for occupation and use.

Contd.....P/8

Baldev / ddy

Baldev 1 day
MISHA ASSOCIATES CONSULTANT
MANAGEMENT PVT. LTD.
Bhargya Prasad
Managing Director

-:8:-

10. That all electricity charges of existing electric meter shall be borne by the second party during the said construction and development work.

11. That the terms and conditions of this agreement shall always remain same unto execution of Development Power of attorney or any such deeds of document.

ARTICLE- 'IV'- CONSIDERATION

In terms of agreement the First Party/ land owner having agreed to grant to the Developer an exclusive right to commercially develop and exploit the said land as provided in schedule 'A' herein and the owner in-lieu of consideration shall get 38% in built up area mentioned in schedule 'B' as future share of expected profit in lieu of his land details mention in schedule 'A' given below as owner allocation and developer shall get 62% on built up area mentioned in schedule 'C' given below.

ARTICLE- 'V', COMMENCEMENT

1. The agreement shall be deemed to have commenced on and from day of August 2020.

2. The developer shall bear all expenses whatsoever to obtain sanction, permission and/ or clearance of the building plan/s including the cost of preparation of the same, sanction fees and all other expenses as may be necessary with the right to get refund, if any and the owner shall /is no way be liable for the same.

Contd.....P/9

Handwritten signature/initials

3. The first party/land owner shall render to the developer all reasonable assistance and cooperation necessary to apply for and/ or clearances and hereby agrees and assures the developer to sign and execute such plans, applications and other papers as may be required by the developer from time to time but the first party/ land owner shall have no financial obligation whatsoever for the said purpose.

Boullelady
MUSA ASSOCIATED DEVELOPMENT
CONSULTANTS PVT. LTD.
Shreyas Sharma

ARTICLE- 'VI', BUILDING

1. The developer shall at its own costs construct/erect and complete in all respect several multi-storied building/s, independent self-contained building/ buildings, duplex, row houses, parking space, garage, shops, office rooms, etc to be sanctioned and/ or approved by the A.M.C. on the said land.

2. The design and the nature of the buildings to be used shall be according to the specifications to be specified by the Architect/ Engineer to be appointed by the Developer.

3. The Developer shall also at its own cost install and provide such facilities that may be required to be provided according to the statutory bye laws and regulations of the A.M.C. and / or appropriate authorities.

4. The Developer shall be authorised and empowered by the first party/land owner to apply for and to obtain temporary and/ or permanent water connections, electric connections, Telephone, Gas connections and/or other input facilities as may be necessary for such construction.

5. All costs, charges and expenses for construction of the buildings including architects fees, Engineer's fees, Sanction fees etc. Shall be paid and discharged by the developer and the first party/land owner shall have no responsibility whatsoever in this respect.

helo
sa

ARTICLE- 'VII', ALLOCATION

1. The Second Party/developershall be entitled to sell, transfer, lease, exchange, mortgage, and/ or otherwise deal with or dispose of his own share mentioned in schedule 'C' given below and the second party/developer shall exclusive right to enjoy the sale proceeds in which the first party/land owner shall have no right to claim any share or amount accrued from such sale.

3. That the Second Party/developer shall have full right to enter into any or all agreement with any third party or parties for selling and transferring his own share mentioned in schedule 'C' given below the schedule mentioned land or part thereof and have every right to receive the entire advance money from the intending transferees and the consideration amount received from such sale as developer's allocation mentioned in schedule 'C'.

ARTICLE- 'VIII', OWNER'S OBLIGATIONS

1. The First Party/land owner hereby agreed and covenants with the second party/developer not to cause any interference or hindrance in the construction of the building/s at the said land by the developer if the terms of the agreement are strictly complied with by the developer.

2. The first party/land owner hereby agrees and covenants with the second party/developer not to do any of deed or things whereby the developer may be prevented from selling, assigning and/ or disposing from developer own allocation.

Contd.....P/11

Baldev Patel

INTEGRA PROJECT DEVELOPMENT
CONSULTANTS LTD
Baldev Patel
Managing Director

*Sub
AK*

-:11:-

Baldeva R. Dey

MISHRA ASSOCIATES REAL ESTATE CONSULTANTS
Hemangini Mishra
Managing Director

'SCHEDULE 'A' OF THE PROPERTY'(ABOVE REFERRED TO) :-

Within District of Burdwan, Police Station- Asansol, Post. Office Asansol, Chowki & Addl. Dist. Sub. Registry Office- Asansol, Ward No. 21, Holding No. 158(176) under Asansol Municipal Corporation, within Mouza- Dakshin Dhadka, J.L. No. 27, under R.S. Khatian No.1164, L.R Khatian No. 2926 (Two thousand nine hundred twenty six) appertaining to R.S. Plot No. **460(Four hundred sixty)** corresponding L.R Plot No. 1210 (One thousand two hundred ten) having an area **38.24(Thirty eight point two four) Cottahs along with a forty years old one storied Pucca Building measuring covered area 3600 (Three thousand six hundred) sft** at Dhadka Road, Asansol.

butted and bounded by :-

On the North ---- Road

On the South ----Road.

On the East -----Property of Ishwar Das Gauri & others.

On the West ----- R.S Plot No. 460.

ABOVE REFERRED TO" B" SCHEDULE OF THE PROPERTY

(owner allocation in the proposed building)

In the above District, Mouza, P.S. etc owners will get **38%** of the total constructed area with proportionate share of "A" schedule land covered by the building and all easement rights attached there to.

The land owner share allocation showing in sketch map with RED WASH color, which is part of this deed.

Contd.....P/12

Baldeva R. Dey

ABOVE REFERRED TO "D" SCHEDULE OF THE PROPERTY

(developer allocation in the proposed building)

In the above District, Mouza, P.S. etc owners will get **62%** of the total constructed area with proportionate share of "A" schedule land covered by the building and all easement rights attached there to.

The developer share allocation showing in sketch map with GREEN WASH color, which is part of this deed

IN WITNESS WHEREOF both the parties sign this agreement on the date, month & year written above first.

WITNESSES :-

1. Kumar Bar
S/O Lt. Asit Kumar Bar
Mohini Chak
21, Shyambur
Asansol

2. Kencal Rancharakoti
S/O Lt. Ramesh Rancharakoti
Ushaganga Asansol.

Baldev Pandey

SIGNATURE OF THE FIRST PARTY,

INDIA ASSOCIATED DEVELOPERS
CONSULTANTS PVT. LTD.

Hemanta Kumar
Managing Director

SIGNATURE OF THE SECOND PARTY,

Drafted and prepared by me & typed in
my office as per instruction of the parties.

A separate sheet containing the
finger prints of the parties
is attached herewith.

Palas Saha
Advocate, Asansol Court.

ALLOCATION PORTION OF MR. BALENDU PANDEY (LAND OWNER, FLAT NO. 1,3,4,5 & 9)
SHOWN IN RED WASH

2. ALLOCATION PORTION OF MISRA ASSOCIATES DEV. CONS. PVT.LTD. (DEVELOPER
FLAT NO.- 2,6,7,8,10,11 & 12) SHOWN IN GREEN WASH
ASANSOL MUNICIPAL CORPORATION BUILDING PLAN SANTIONED

MEMO MO.- 835(i)/BP/AMC/HO/2020. DATED 06.08.2020



PROPOSED FOURTH FLOOR PLAN

Balendu Pandey

SIGNATURE OF LAND OWNER

MISRA ASSOCIATES DEVELOPMENT
CONSULTANT PVT. LTD.

Hanger Kumar
Managing Director

SIGNATURE OF DEVELOPER

ALLOCATION PORTION OF MR. BALENDU PANDEY (LAND OWNER, FLAT NO. 1,3,4 & 5)
SHOWN IN RED WASH

2. ALLOCATION PORTION OF MISRA ASSOCIATES DEV. CONS. PVT.LTD. (DEVELOPER
FLAT NO.- 2,6,7,8,9,10,11 & 12) SHOWN IN GREEN WASH
ASANSOL MUNICIPAL CORPORATION BUILDING PLAN SANTIONED

MEMO MO.- 835(i)/BP/AMC/HO/2020. DATED 06.08.2020



Balendu Pandey

SIGNATURE OF LAND OWNER

MISRA ASSOCIATES DEVELOPMENT
CONSULTANT PVT. LTD.

Hangerman
Managing Director

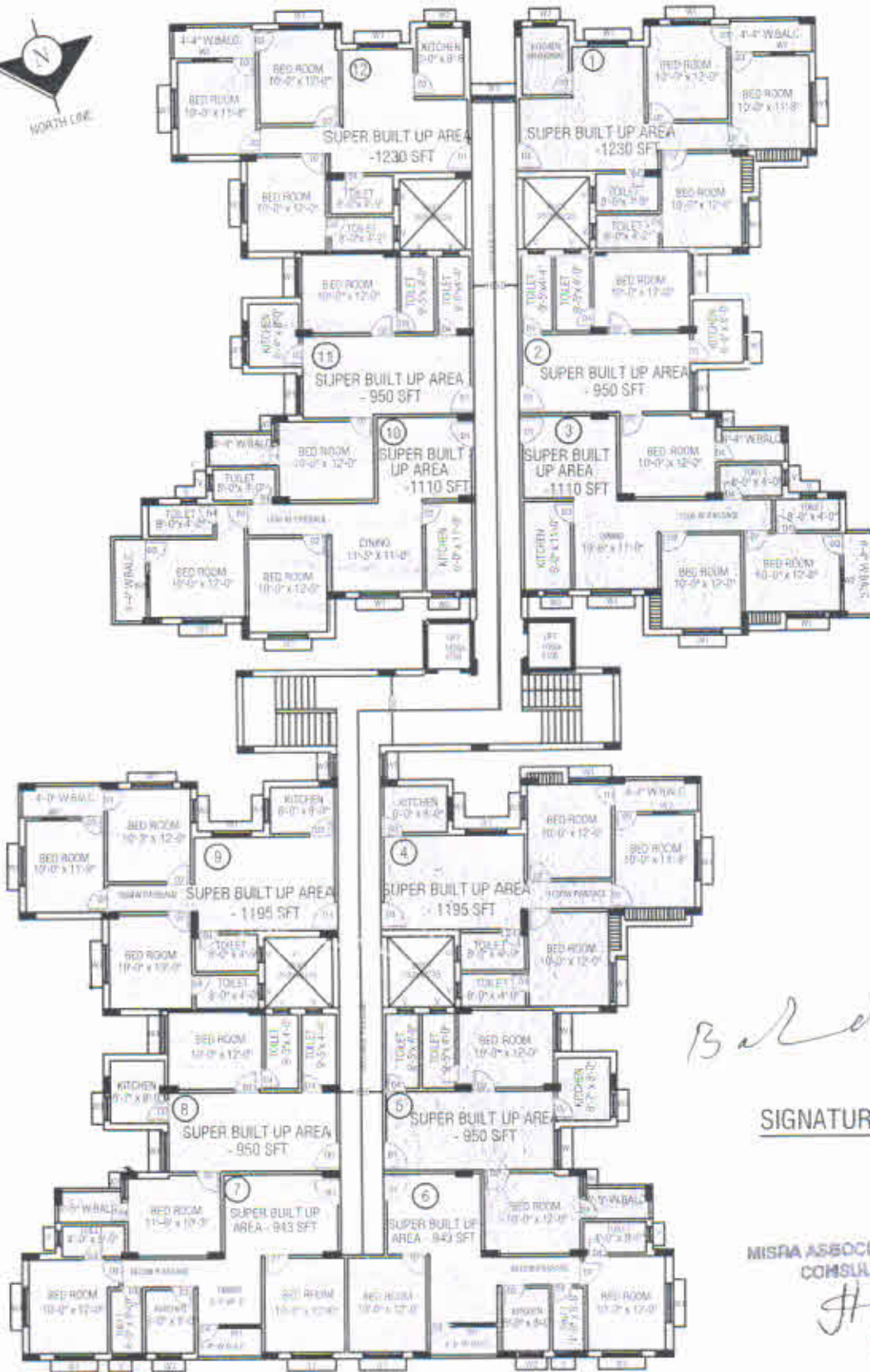
SIGNATURE OF DEVELOPER

PROPOSED THIRD FLOOR PLAN

ALLOCATION PORTION OF MR. BALENDU PANDEY (LAND OWNER, FLAT NO. 1,3,4 & 5)
SHOWN IN RED WASH

2. ALLOCATION PORTION OF MISRA ASSOCIATES DEV. CONS. PVT.LTD. (DEVELOPER
FLAT NO.- 2,6,7,8,9,10,11 & 12) SHOWN IN GREEN WASH
ASANSOL MUNICIPAL CORPORATION BUILDING PLAN SANTIONED

MEMO MO.- 835(i)/BP/AMC/HO/2020. DATED 06.08.2020



PROPOSED THIRD FLOOR PLAN

Balendu Pandey

SIGNATURE OF LAND OWNER

MISRA ASSOCIATES DEVELOPMENT
CONSULTANT PVT. LTD.

Honey Kumar
Managing Director

SIGNATURE OF DEVELOPER

ALLOCATION PORTION OF MR. BALENDU PANDEY (LAND OWNER, FLAT NO. 1,3,4 & 5)
SHOWN IN RED WASH

2. ALLOCATION PORTION OF MISRA ASSOCIATES DEV. CONS. PVT.LTD. (DEVELOPER
FLAT NO.- 2,6,7,8,9,10,11 & 12) SHOWN IN GREEN WASH

ASANSOL MUNICIPAL CORPORATION BUILDING PLAN SANTIONED

MEMO MO.- 835(i)/BP/AMC/HO/2020. DATED 06.08.2020



PROPOSED SECOND FLOOR PLAN

Balendu Pandey

SIGNATURE OF LAND OWNER

MISRA ASSOCIATES DEVELOPMENT
CONSULTANT PVT. LTD.

Harish Chandra
Managing Director

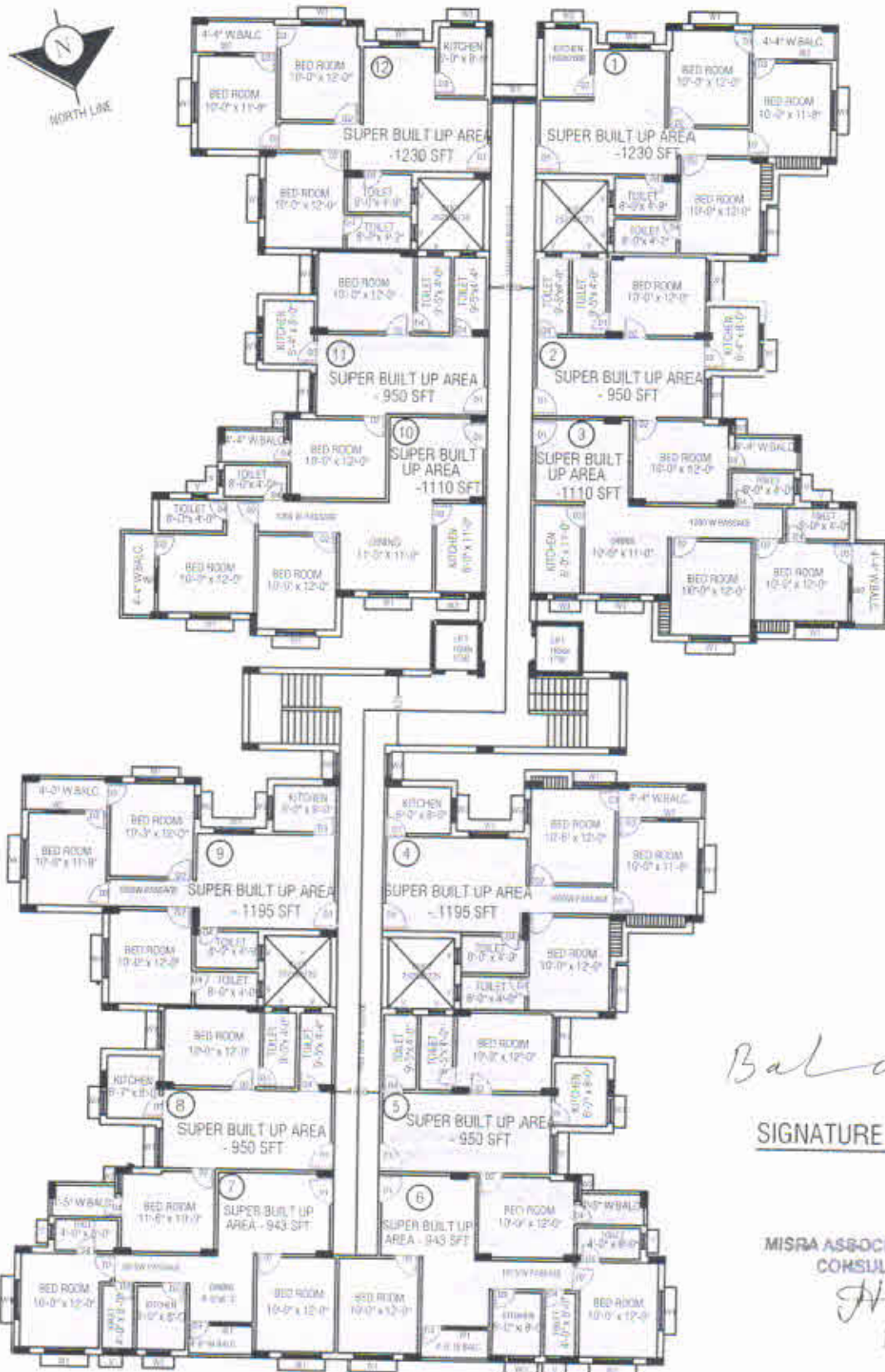
SIGNATURE OF DEVELOPER

ALLOCATION PORTION OF MR. BALENDU PANDEY (LAND OWNER, FLAT NO. 1,3,4 & 5)
SHOWN IN RED WASH

2. ALLOCATION PORTION OF MISRA ASSOCIATES DEV. CONS. PVT.LTD. (DEVELOPER
FLAT NO.- 2,6,7,8,9,10,11 & 12) SHOWN IN GREEN WASH

ASANSOL MUNICIPAL CORPORATION BUILDING PLAN SANTIONED

MEMO MO.- 835(i)/BP/AMC/HO/2020. DATED 06.08.2020



PROPOSED FIRST FLOOR PLAN

Balendu Pandey

SIGNATURE OF LAND OWNER

MISRA ASSOCIATES DEVELOPMENT
CONSULTANT PVT. LTD.

Manoj Kumar

Managing Director

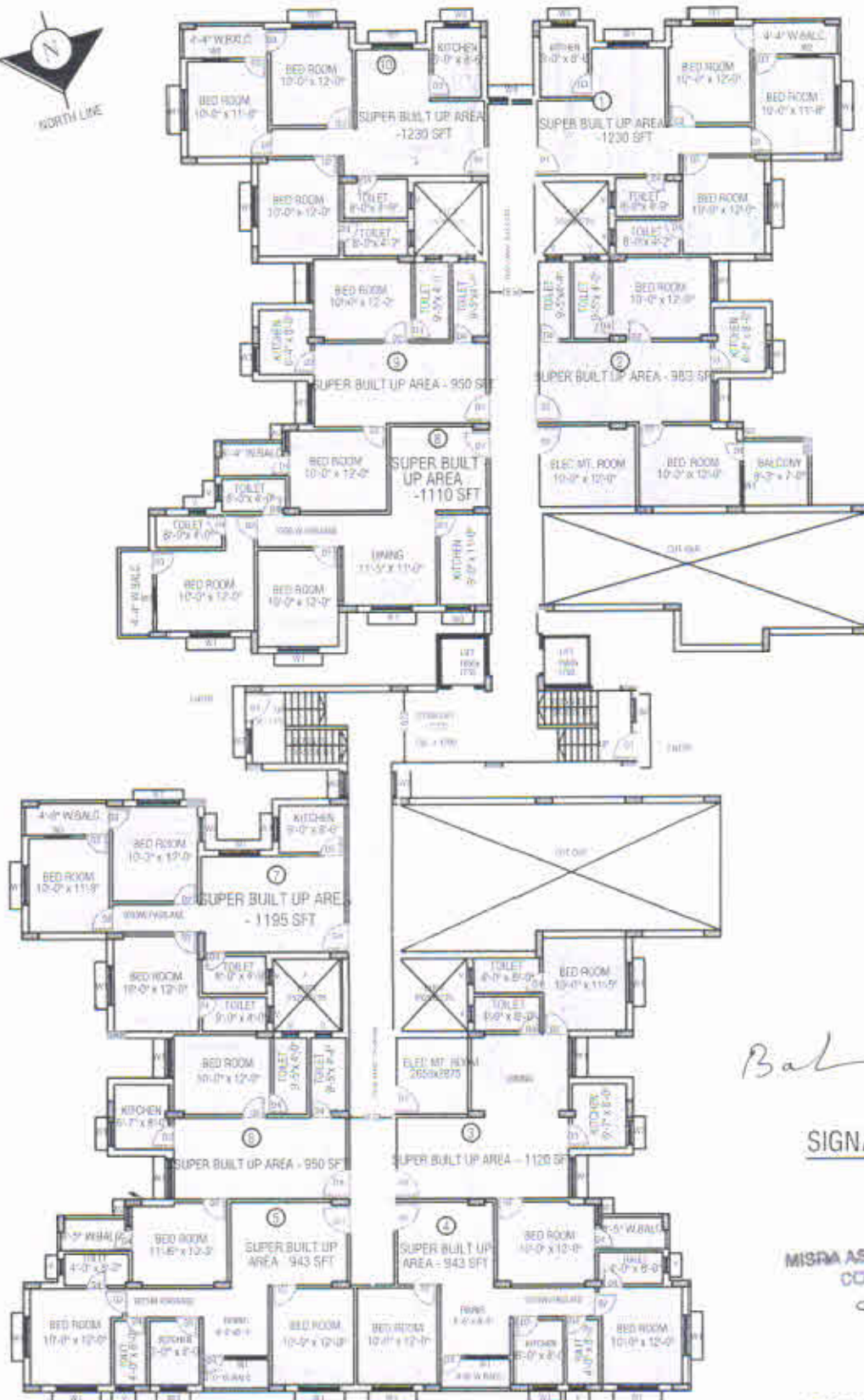
SIGNATURE OF DEVELOPER

ALLOCATION PORTION OF MR. BALENDU PANDEY (LAND OWNER, FLAT NO. 1,2,3 & 4)
SHOWN IN RED WASH

2. ALLOCATION PORTION OF MISRA ASSOCIATES DEV. CONS. PVT.LTD. (DEVELOPER
FLAT NO.- 5,6,7,8,9 & 10) SHOWN IN GREEN WASH

ASANSOL MUNICIPAL CORPORATION BUILDING PLAN SANTIONED

MEMO MO.- 835(i)/BP/AMC/HO/2020, DATED 06.08.2020



Balendu Pandey

SIGNATURE OF LAND OWNER

MISRA ASSOCIATES DEVELOPMENT
CONSULTANT PVT. LTD.

Managing Director

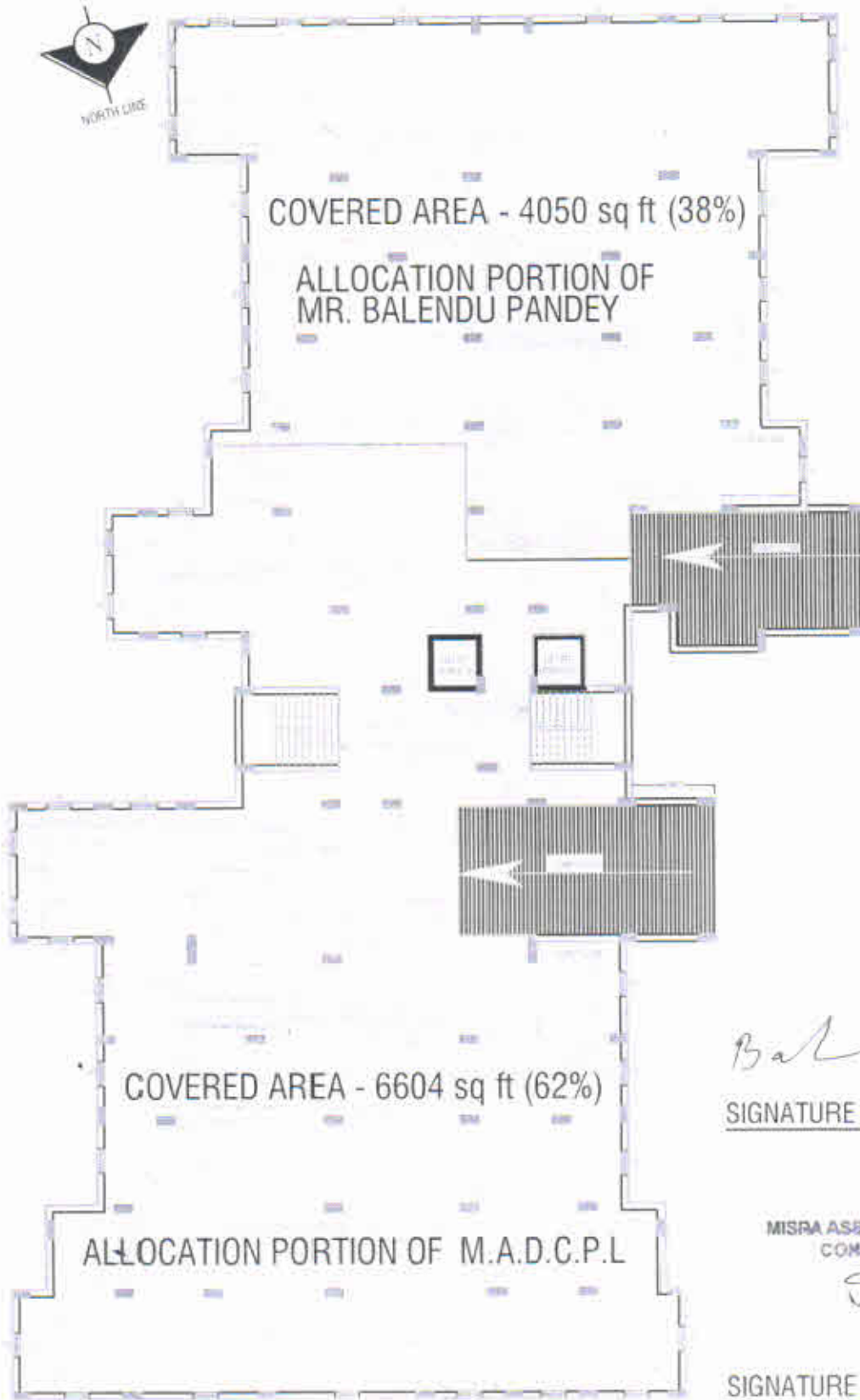
SIGNATURE OF DEVELOPER

PROPOSED GROUND FLOOR PLAN

ALLOCATION PORTION OF MR. BALENDU PANDEY (LAND OWNER) SHOWN IN RED WASH
ALLOCATION PORTION OF MISRA ASSOCIATES DEV. CONS. PVT.LTD. (DEVELOPER)
SHOWN IN GREEN WASH

ASANSOL MUNICIPAL CORPORATION BUILDING PLAN SANTIONED

MEMO MO. - 835(i)/BP/AMC/HO/2020. DATED 06.08.2020



Balendu Pandey

SIGNATURE OF LAND OWNER

MISRA ASSOCIATES DEVELOPMENT
CONSULTANT PVT. LTD.

Harish Chandra

Managing Director

SIGNATURE OF DEVELOPER

PROPOSED BASEMENT PLAN







Government of West Bengal



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

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

Signature / LTI Sheet of Query No/Year 02052000841031/2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr BALENDU PANDEY Lal Bangla, P.O:- ASANSOL, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713302	Land Lord		1464 	Balendu Pandey 19/08/2020
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Hari Narayan Misra 186/1, G.T. Road (East), Ushagram, P.O:- USHAGRAM, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303	Represent ative of Developer [MISRA ASSOCIA TES DEVELOP MENT CONSULT ANT PVT LTD]		1465 	Hari Narayan Misra 19/08/2020

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr KANU BOSE Son of Mr ASIT BOSE 186/1, G.T. Road (East), Ushagram, P.O:- USHAGRAM, P.S:- Asansol (S), Asansol, District:- Burdwan, West Bengal, India, PIN - 713303	Mr BALENDU PANDEY, Mr Hari Narayan Misra 			Kanu Bose 19/8/2020

(Hillol Ghosh)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 ASANSOL
 Burdwan, West Bengal



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-004486167-2
GRN Date: 24/07/2020 11:48:44
BRN : 90014889

Payment Mode Counter Payment
Bank : State Bank of India
BRN Date: 24/07/2020 00:00:00

DEPOSITOR'S DETAILS

Id No. : 2000841031/1/2020
(Query No./Query Year)

Name : HN MISRA
Contact No. :
E-mail :
Address : ASANSOL
Applicant Name : Mr PALAS SAHA
Office Name :
Office Address :
Status of Depositor : Deed Writer
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000841031/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	39010
2	2000841031/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				39024

In Words : Rupees Thirty Nine Thousand Twenty Four only

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AGOPP6732A



नाम /NAME
BALENDU PANDEY

पिता का नाम /FATHER'S NAME
VIJAY NARAYAN PANDEY

जन्म तिथि /DATE OF BIRTH
07-07-1970

हस्ताक्षर /SIGNATURE

Balendu Pandey

Stalin

आयकर आयुक्त, (कम्प्यू. अंश.), कोलकाता
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MISRA ASSOCIATES DEVELOPMENT
CONSULTANTS PRIVATE LIMITED



07/07/1988

Permanent Account Number

AADCM6408N

08/07/2011

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

HARI NARAYAN MISRA

GOURI SHANKAR MISRA

04/10/1958

Permanent Account Number

AEZPM1426P

Signature



In case this card is lost / found, kindly inform / return to:

Income Tax PAN Services Unit, UTISI

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

या कार्ड खो जाणे पर कृपया सूचित करें/ लौटाएं।

आयकर पैन सेवा युनिट, UTISI

प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,

नवी मुंबई - 400 614.

Photograph



Left Hand

Thumb



Little finger to Fore finger



Right Hand

Thumb



Fore finger to little finger



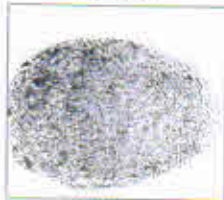
Finger prints attested by me: Harjyot Singh

Photograph



Left Hand

Thumb



Little finger to fore finger



Right Hand

Thumb



Fore finger to little finger



Finger Prints attested by me: Baldev Pandey

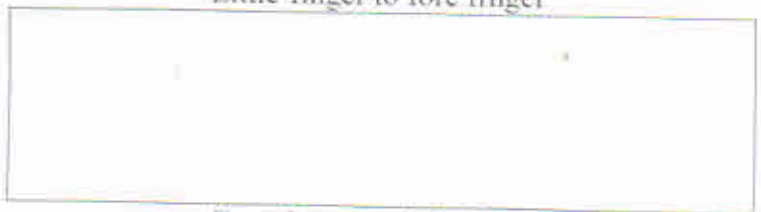
Photograph

Left Hand

Thumb



Little finger to fore finger

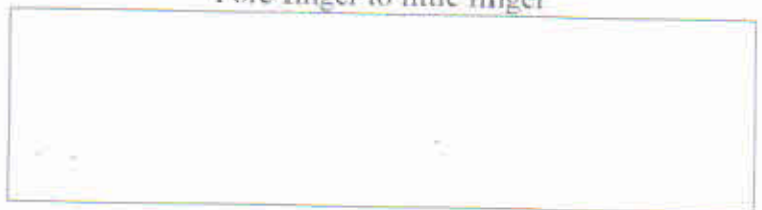


Right Hand

Thumb



Fore finger to little finger



Finger prints attested by me: _____

Major Information of the Deed

Deed No :	I-0205-04633/2020	Date of Registration	26/08/2020
Query No / Year	0205-2000841031/2020	Office where deed is registered	
Query Date	21/07/2020 2:35:16 PM	0205-2000841031/2020	
Applicant Name, Address & Other Details	PALAS SAHA ASANSOL COURT,Thana : Asansol (S), District : Burdwan, WEST BENGAL, Mobile No. : 9563383488, Status :Advocate		
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. 15,00,000/-	Rs. 1,90,67,845/-		
Stampduty Paid(SD)	Registration Fee Paid:		
Rs. 40,010/- (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: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: Dhadka Road, Mouza: Dakshin Dhadka, JI No: 27, Pin Code : 713302

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	LR-1210 (RS :-)	LR-2926	Bastu	Bastu	38.24 Katha	10,00,000/-	1,64,35,345/-	Property is on Road
Grand Total :					63.096Dec	10,00,000 /-	164,35,345 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3600 Sq Ft.	5,00,000/-	26,32,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 3600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3600 sq ft	5,00,000 /-	26,32,500 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr BALÉNDU PANDEY (Presentant) Son of Late Vijay Narayan PANDEY Lal Bangla, P.O:- ASANSOL, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713302 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AGxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/07/2020 , Admitted by: Self, Date of Admission: 19/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/07/2020 , Admitted by: Self, Date of Admission: 19/08/2020 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT LTD 186/1, G.T. Road (East), Ushagram., P.O:- USHAGRAM, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303 , PAN No.:: AAxxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Hari Narayan Misra Son of Late Gouri Sankar Misra 186/1, G.T. Road (East), Ushagram, P.O:- USHAGRAM, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx6P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT LTD (as MD)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr KANU BOSE Son of Mr ASIT BOSE 186/1, G.T. Road (East), Ushagram, P.O:- USHAGRAM, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303			
Identifier Of Mr BALENDU PANDEY, Mr Hari Narayan Misra			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BALENDU PANDEY	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT LTD-63.096 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr BALENDU PANDEY	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT LTD-3600.00000000 Sq Ft

Land Details as per Land Record

District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: Dhadka Road, Mouza: Dakshin Dhadka, JI No: 27, Pin Code : 713302

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1210, LR Khatian No:- 2926	Owner:বলেদু পাণ্ডে, Gurdian:মৃত বিজয় নারায় পাণ্ডে, Address:নিজ , Classification:বান্ধ, Area:0.65000000 Acre,	Mr BALENDU PANDEY

On 27-07-2020

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 1,90,67,845/-

Hillol Ghosh

Hillol Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Burdwan, West Bengal

On 19-08-2020

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

Presented for registration at 19:00 hrs on 19-08-2020, at the Private residence by Mr BALENDU PANDEY , Executant.

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

Execution is admitted on 19/08/2020 by Mr BALENDU PANDEY, Son of Late Vijay Narayan PANDEY, Lal Bangla, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713302, by caste Hindu, by Profession Others

Indetified by Mr KANU BOSE, , , Son of Mr ASIT BOSE, 186/1, G.T. Road (East), Ushagram, P.O: USHAGRAM, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

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

Execution is admitted on 19-08-2020 by Mr Hari Narayan Misra, MD, MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT LTD (Private Limited Company), 186/1, G.T. Road (East), Ushagram,, P.O:- USHAGRAM, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303

Indetified by Mr KANU BOSE, , , Son of Mr ASIT BOSE, 186/1, G.T. Road (East), Ushagram, P.O: USHAGRAM, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

Hillol Ghosh

Hillol Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Burdwan, West Bengal

On 26-08-2020

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/07/2020 12:00AM with Govt. Ref. No: 192020210044861672 on 24-07-2020, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90014889 on 24-07-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,010/- and Stamp Duty paid by Stamp Rs 1,000/- by online = Rs 39,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 338, Amount: Rs. 1,000/-, Date of Purchase: 16/07/2020, Vendor name: B Dawn
2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/07/2020 12:00AM with Govt. Ref. No: 192020210044861672 on 24-07-2020, Amount Rs: 39,010/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90014889 on 24-07-2020, Head of Account 0030-02-103-003-02

Hillol Ghosh

Hillol Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0205-2020, Page from 104437 to 104468
being No 020504633 for the year 2020.



Digitally signed by HILLOL GHOSH
Date: 2020.09.03 16:59:56 +05:30
Reason: Digital Signing of Deed.

Hilol Ghosh

(Hilol Ghosh) 2020/09/03 04:59:56 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal,

(This document is digitally signed.)