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24-06-22

DEVELOPMENT AGREEMENT ALONG WITH
DEVELOPER POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT is made on this the 24th
day of June, 2022.

Endorsement & Signature Sheet
which are parts of document are
attached with the deed

2
Addl. Dist. Sub-Registrar
Janai, Hooghly
04-07-22

ক্রমিক নং 1964 তার 24/06/2022

নাম SAMJOY SAMHA CHONDHURY

বাস Momenpara Vivekananda Palli,

থানা Maheshtala (South 24 Pgs), Pin-700139

ক. 5000/- (Five thousand only)

স্বাক্ষর : শ্রী অভিজিৎ ভাট

যে : জনাই এ. ডি. নাব - রেজিষ্ট্রি অফিস, জনাই, হুগলী

স্বাক্ষর



Addl. Dist. Sub-Registrar
Jahai, Hooghly

24 JUN 2022

1) **SRI SANJOY SINHA CHOWDHURY** (PAN- CCXPS6156G) son of Late Jagannath Sinha Chowdhury, by faith Hindu, Indian Citizen, by occupation - Business, residing at Memanpur, Vivekananda Palli, P.O. Vivekananda Palli, P.S. Maheshtala, South.24 Paraganas, Pin- 700139, in the State of West Bengal, 2) **RANJAN KUMAR MITRA** (PAN- ADSPM7838H) son of Late Ramendra Kumar Mitra, by faith Hindu, Indian Citizen, by occupation - Service, residing at 114 Dr. Lalmohan Bhattacharjee Road, P.O. & P.S. Entally, Kolkata- 700014, in the State of West Bengal, hereinafter jointly called and referred to as the **"THE LAND OWNERS/OWNERS"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their executors, administrators, legal representatives, successors and assigns) of the **FIRST PART.**

AND

ARISH CONSTRUCTION, a Proprietorship Firm, having it's Office at 4 Purbachal, Post Office & Police Station - Dankuni, District - Hooghly, Pin- 712311, State of West Bengal, duly represented by it's Proprietor namely **REHANA SULTANA** (PAN-FUNPS9830L) wife of Sk. Abu Aptaf Uddin, residing at 4 Purbachal, Post Office & Police Station - Dankuni, District - Hooghly, Pin- 712311, State of West Bengal, hereinafter referred to as the **DEVELOPER/CONFIRMING PARTY** (Which expression unless repugnant to the subject or the context shall mean and include her heirs and successors, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS one Sudharani Chowdhury, (wife of Gangendra Nath Chowdhury) and others, has got the said property by way of purchased **from Sri Panchanan Chakraborty (son of late Beharlnath Chakraborty)** by way of a registered Deed of Sale being no 1773 for the year 1948 and registered at, district registrar Hooghly and there after getting her share she muted her name before the concerned B.L. & L.R.O.

AND WHEREAS she seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land in nature Bastu measuring an area more or less 2.5 (Two Point Five) decimal out of 05 Decimal in Old Dag No. 268 R.S. Dag No. 268/2097, L.R Dag No. 291, Projer Khation no. 414 under L.R. Khation No. 2067 lying and situate at Mouza Monoharpur, J.L NO. 98, P.S. Chanditala, District - Hooghly.

AND WHEREAS the said Sudharani Chowdhury during passion of the property died intestate living behind her two sons namely Tushar Kanti Biswas and Amal Kanti Biswas and Three Daughters namely Santi Mitra, Chitra Singha Chowdhury and Shila Chandra as her legal heirs.

AND WHEREAS Sri Amal Kanti Biswas after getting the aforesaid property by way of inheritance from his deceased mother, he muted his name before the concerned B.L. & L.R.O. by opening New Khation being no. 4540.

AND WHEREAS during position and of the said land said Amal Kanti Biswas died unmarried.

AND WHEREAS Chitra Singha Chowdhury after getting the aforesaid property by way of inheritance from her deceased mother, she muted her name before the concerned B.L. & L.R.O. by opening New Khation being

no. 4541. And also has got some property by way of inheritance from her deceased brother namely Amal Kanti Biswas.

AND WHEREAS said Chitra Singha Chowdhury after getting the aforesaid property she gifted her share in favor of his son namely Sanjay Sinha Chowdhury land owner no.1 herein by way of a registered Deed of Gift being no. 060810099 for the year 2021 which is a recorded in Book No. 1, Volume No. 06080-2022, Page from 7057 to 7086 registered at ADSR, Janai Hooghly.

AND WHEREAS Santi Mitra after getting the aforesaid property by way of inheritance from her deceased mother, she muted her name before the concerned B.L. & L.R.O. by opening New Khation being no. 4543.

AND WHEREAS the said Santi Mitra during passion of the property died intestate living behind her one son namely Ranjan Kumar Mitra and Two Daughters namely Sabita Ghosh & Nomita Sarkar as her legal heirs.

AND WHEREAS the said Sabita Ghosh & Nomita Sarkar has got some property as their share by way of inheritance from their deceased mother namely Santi Mitra and has got some property by way of inheritance from their maternal uncle namely Amal Kanti Biswas. And after getting the said property they are possessed the said property peacefully.

AND WHEREAS said Sabita Ghosh & Nomita Sarkar after getting the aforesaid property they gifted their share in favor of their brother namely Ranjan Kumar Mitra land owner no.2 herein by way of two different registered Deed of Gift being no 060810102 for the year 2021 which is a recorded in Book No. 1, Volume No. 06080-2022, Page from 7242 to 7264 and Deed of Gift being no 060810132 for the year 2021

which is a recorded in Book No. I, Volume No. 06080-2022, Page from 7675 to 7699 and the same registered at ADSR. Janai Hooghly.

AND WHEREAS said Ranjan Kumar Mitra land owner no.2 has got some property by way of above mentioned Gift Deed and has got some property by way of inheritance from his maternal uncle namely Amal Kanti Biswas.

AND WHEREAS subsequently said land owners herein after becoming joint-owners with the other co-owners of the SCHEDULE - "A" property.

AND WHEREAS for better living and enjoyment of the Schedule 'A' property the parties of the first part intend to develop and/or re-construct the SCHEDULE "A" premises after demolition of the existing structure standing thereon and erect a multistoried building in accordance with a building plan to be sanctioned by the Dankuni Municipality. However owing to the paucity of funds and other inconveniences and/or difficulties to give effect of the said scheme the Land Owners herein decided to go for joint venture with any interested Developer, who shall render all necessary financial and technical assistance to develop interalia the entire Schedule "A" land and complete the project with its own finance, expertise, skill, technical know-how and whatsoever.

AND WHEREAS the party of the Second Part herein engaged in the business as Developer after knowing the intention of the Land Owners approached and offered the Land Owners to engage his firm for implementation of the proposed scheme for construction of the multistoried building as per the building plan to be sanctioned by the Dankuni Municipality on the said plot of land as morefully and

particularly described in SCHEDULE "A" herein below and they have agreed that after completion of the paper works and on the terms and conditions hereinafter appearing.

AND WHEREAS the said Land Owners have accepted the aforesaid offer made by the Developer i.e the Land Owners shall be entitled to get 35% of the constructed area together with proportionate share of land along with easement rights and remaining portion of the constructed area i.e 65% shall be the Developer's allocations.

NOW THIS AGREEMENT WITNESSETH that in pursuance of the said offer and acceptance of the said proposal and in consideration of the Developer herein agreeing and undertaking to construct a G+4 storied building on the SCHEDULE "A" land of the Land Owners, at its own costs and expenses in accordance with the sanctioned plan to be sanctioned by the Dankuni Municipality and the Land Owners above named hereby engage and appoint the Developer as the sole party to carry on the works of development and to promote the construction of a multistoried building on the land of the Land Owners' property morefully and particularly described in the SCHEDULE "A" hereunder with full power given in the Development Power of Attorney in these presents and hereunder undertake to perform all and every obligation and covenants of the owners as appearing hereinafter. The construction cost of the Land owners allocation/share as stated in this Development Agreement would be deemed to be the consideration for the undivided impartible proportionate share in the land comprised in the said premises and in proportion to the built up area of the flats/spaces comprised in the

Developer's share/allocation as the same shall bear in relation to the total super built up area in the said proposed building.

1. The Land Owners contribution would be the entire land as mentioned in the SCHEDULE "A" here under written.

2. The Developer hereby agree and undertake to develop the Land Owner's said land by constructing a new multi storied building in accordance with the sanctioned plan to be obtained by the Developer from the Dankuni Municipality and as per specification mentioned in SCHEDULE "D" hereunder written.

ARTICLE - I (DEFINITIONS)

In this agreement the terms used herein shall unless excluded by or repugnant to the subject of context have the following meaning: -

A) **LAND OWNERS:** Shall mean 1) **SRI SANJOY SINHA CHOWDHURY** 2) **RANJAN KUMAR MITRA** and their heirs, executors, administrators and legal representatives.

B) **DEVELOPER:** Shall mean of **ARISH CONSTRUCTION,** a Proprietorship Firm, having it's Office at 4 Purbachal, Post Office & Police Station - Dankuni, District - Hooghly, Pin- 712311, State of West Bengal, duly represented by it's Proprietor namely **REHANA SULTANA** wife of Sk. Abu Aptaf Uddin, residing at 4 Purbachal, Post Office & Police Station - Dankuni, District - Hooghly, Pin- 712311, State of West Bengal and its successors-in-office, respective heirs, executors, administrators, legal representatives and assigns.

C) **PREMISES**: Shall mean ALL THAT piece and parcel of bastu land measuring about more or less 2.5 (Two Point Five) decimal out of 05 (Five) decimal be the same a little more or less together with brick built structure standing thereon, lying and situated at Mouza- Monoharpur, J.L No.98, comprised in old dag no. 268, R.S. Dag No. 268/2097, L.R Dag No. 291, Projer Khation no. 414, L.R. Khation No. 2067, under LR Khatian No. 4540, 4541, and 4543 lying and situate in Monoharpur within the ambit of Ward no.17 of the Dankuni Municipality previously Police Station - Dankuni, under the jurisdiction of Additional District Sub Registrar, Janai in the District of Hooghly, morefully and particularly described in the SCHEDULE "A" hereunder written

D) **TITLE DEEDS**: Shall mean all the documents relating to the Land Owner's property described in SCHEDULE "A" described herein in above.

E) **BUILDING**: shall mean the proposed G+4 storied building to be constructed in or upon the said SCHEDULE "A" land. *Name of the building is 'ILA APARTMENT'*

F) **SALEABLE SPACE**: Shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required therefore.

G) **COMMON FACILITIES AND AMENITIES**: Shall include side corridors, stair way, stair case, lift, passage ways, pump room, overhead water tank, roof, water pump and motor, electric meter board and other space or spaces and facilities alongwith the easement rights attached thereto or which may be mutually agreed upon by the parties whatsoever required for the establishment location enjoyment provisions,

maintenance and/or management of the building and/or common facilities or any of them thereon as the case may be.

H) **OWNERS' ALLOCATION:** Shall mean **35% (Thirty Five Percent)** super built up area of the total constructed area of the building, together with proportionate share of land and built up area and common facilities and all easement rights in each floor area on all floor of the proposed G+4 storied building.

I) **DEVELOPER'S ALLOCATION:** shall mean the remaining balance area of **65% (Sixty Five Percent)** built up area of the total constructed area of the building, together with proportionate share of land and common facilities and all easement rights in each floor area on all floor of the proposed G+4 storied building.

J) **BUILDING PLAN:** shall mean the plan or plans or revised plan thereof thereof prepared by the reputed Architect for construction of the building on the said premises sanctioned by the Dankuni Municipality and/or any other competent Authority or Authorities as the case may be.

K) **THE ARCHITECT:** shall mean licensed/registered person or persons or firm or firms who may be appointed by the Developer at his cost for designing planning and supervision of construction of the building.

L) **TRANSFeree:** Shall mean a person, firm, limited company Association of person or body of individual to whom any space in the building has been transferred.

M) **WORDS:** importing singular shall include plural and vice versa, similarly words importing masculine gender shall include feminine and neuter genders and vice-versa.

ARTICLE -II (TITLE AND INDEMNITY)

a) The Land Owners hereby declares that they are absolutely seized and possessed of and/or well and sufficiently and/or lawfully entitled to the said premises and no other legal heirs have/has been leftover, no disputes or any suit, actions or legal proceedings is pending in respect of the said premises or any part or portion thereof and absolute right title, interest and possession of the said premises to enter into this Agreement with the Developer.

b) The Land Owners hereby declared that the said premises is free from all and all manner of encumbrances, charges, liens, lispendences, attachments trusts, acquisitions, requisitions and/or mortgage whatsoever and the Land owners hereby agrees to indemnity and keep the Developer indemnified from and against any actions, charges, liens, claims, encumbrance and mortgages.

c) That the Land Owners hereby execute register Development Power of Attorney in favour of the Developer along with the Development Agreement whereby the Land Owners gives the Developer all the powers required for the purpose of making such construction on the Developer's own risk and cost as well as the power to negotiate for and making registered deeds including agreement in respect of the unit/units comprised in the proposed building pertaining to the Developer's Allocations, but the Developer or his representatives will do any act in the contravention of this Development Agreement and thereby alienating

the share pertaining to Owner's Allocation without consulting with the Owners.

ARTICLE -III (DEVELOPER'S RIGHTS)

a) The Land Owners hereby grants exclusive right to the Developer and the Developer doth hereby agree to undertake new construction of the proposed G+4 storied building in accordance with the plans to be sanctioned by the Dankuni Municipality at its own cost and expenses for the construction of the building.

b) All applications, or revise plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owners at the developer's own costs and expenses.

c) That the Developer herein for the purpose of erecting the construction shall have its rights to enter into Agreement for Sale of flats, garage or commercial space etc., in respect of Developer's Allocation upto the limit of super build up area , as mentioned above and to that effect the Developer will be entitled to receive the earnest money from the intending Purchaser/s but at all the material times, the Owners shall not be liable for such money or earnest money and full and final sale profit pertaining to the Developer's Allocation. However, the Developer shall have the rights to execute register sale deed / Deed of Conveyance in favour of the intending Purchaser/s after settling the Owner's Allocation.

d) That after obtaining sanctioned building plan, the Developer shall be allowed by the Land Owners to have possession of the said

premises with the view to achieving the purpose and object envisaged herein, subject to approval of the building plan from the Dankuni Municipality.

ARTICLE -IV (BUILDING)

a) The Developer shall have the exclusive right to construct the building at the said premises at its cost in accordance with the sanctioned plan thereof without any hindrance or obstruction from the land owners or any person claiming through their trust for them PROVIDED HOWEVER the developer are not in breach of any of the terms, conditions and covenants herein contained and on their part to be paid observed and performed. The specification of materials to be uses shall be as set forth in the SCHEDULE "D" hereunder written. The developer shall also at all times ensure that the building confirm to a standard building.

b) The Land Owners shall not disturb or cause obstruction in the construction or Development of the said premises, PROVIDED HOWEVER the Developer are not in breach of any of the terms conditions and covenants herein contained and on their part to be paid observed and performed.

c) The Developer shall construct and complete the proposed building diligently and expeditiously and make over the owners allocation to the Land Owners within 36 months from the date of getting the building sanction plan from Dankuni Municipality of the Scheduled "A" property to the party of the Second part.

d) The Developer shall at his own cost install and provide the sub-mersible pump, water storage, tank, overhead reservoirs, septic

tank, meter room, inside electrification and/or other facilities required to be provided in the proposed building in terms of the sanction plan or under any applicable statutory bye-laws or regulations relating to the construction of the building on the said premises and specification mentioned in the SCHEDULE -"D" hereunder written.

e) The main electrical arrangement/ electric connection arrangement for W.B.S.E.D.C.L to be arranged by the Developer in the new building and the cost will be borne by the Purchaser/s of the new flats and unit/units alongwith costs for their separate electric meter connection. Be it noted that the cost for installation of new electric transformer will be born by the Land Owners and the Developer as per their allocation ratio.

f) In so far as all necessary dealings by the Developer in respect of the building shall be in the name of the Land Owners for which purpose the Land Owners hereby execute the Developer a Development Power of Attorney alongwith the Development Agreement in a form and manner reasonable required by the Developer. It is however understood that such dealing shall not in any manner fasten or create any financial liabilities upon the Land Owners.

g) The Developer shall be authorized in the name of the Land Owners in so far as it is necessary to apply for and obtain temporary connections of water, electricity, power and permanent drainage and sewerage connection to the newly built up building for which purpose the Land Owners hereby executes Development Power of Attorney alongwith the Development Agreement in favour the Developer For which the Land Owners shall not be liable in any manner whatsoever.

ARTICLE -V (AUTHORITY)

a) The Developer shall be entitled to transfer or otherwise deal with the flat/flats and or apartment/apartments and/or any other saleable space or spaces of the building including proportionate right to use the common areas and facilities to be transferred to the prospective transferees in respect of the Developer's Allocation and the Developer have the right to realize the total amount by way of Deed of Sale/Conveyance of its allocation for which the Land Owners will not have any right to raise any objection in any manner whatsoever.

b) In so far as necessary all the dealing by the Developer in respect of the said building to these presents shall be in the name of the Land Owners for which the Owners hereby nominates, constitutes and appoints the Developer to execute, perform and exercise all acts and things necessary for implementation of this Agreement including the authorities to cause to be prepared to sign letters, correspondence and to apply to the authorities, to sign and execute all applications to the Government Department and/or authorities to appoint Architects, Engineers, Supervisors and other persons to construct the building as per sanction of the authority to enter into and sign agreement for sale and to sign sale deed, conveyances jointly with the Land Owners in favour of the prospective transferees to make affidavits and declaration to apply for allotment of cement, iron and steel and other materials, to apply for electric connection, sewerage drainage to apply for and obtain refund of any amount receivable from the authorities in respect of the said premises , to make payment of all taxes, rates impositions in respect of the said premises, to commence proceedings, to settle any suit or

proceedings, to sign complaints, verifications, written statements, petition to sworn affidavit, to appear in any Court of Law, to give evidence and to arrange or substitute with all or any of the power.

c) It is distinctly stipulated and agreed that the Developer shall have authority to negotiate for and/or sale flat/flats or apartment/apartments and/or any other saleable spaces or any portion of the said building of his share ie developer's allocation.

ARTICLE -VI (COMMON FACILITIES)

1. The Developer shall pay and bear all ground rent, municipal taxes, other dues and outgoings in respect of the said premises accruing due as and from the date on which the Developer will get the vacant possession thereof for undertaking the construction works till the handing over the owner's allocation.

2. That after completion of the Owner's allotted portion of the said building , the Developer shall give notice in writing to the Land Owners requiring the Land Owners to take possession of the Owners allocation in the said building .agreed to be provided as consideration of the land as per terms of this agreement and the date of service of such notice and at all times thereafter the Land Owners shall be exclusively responsible for payment of all municipal and property taxes, rates, duties, maintenance charges, dues and other public outgoings and impositions whatsoever hereinafter for the sake of brevity referred to as " the said rates" payable in respect of the Owner's Allocation and the said rates are to be prorated basis with reference to the saleable space in the building.

3. The Land Owners and the Developer including their respective assigns will bear the said rates and taxes to the concerned authorities or to the other authorities or to the Developer or otherwise as specified by the Developer and shall keep the Developer or other authorities in this regard indemnified against all claims, actions, demands and costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the Developer or such authorities or paid by either or them to it as the case may be consequent upon default by the Land Owners and the Developer in this behalf.

ARTICLE -VII (OWNERS OBLIGATIONS)

a) The Land Owners doth hereby agree and covenants with the Developer not to do any acts, activities, deed or things whereby the Developer may be prevented from selling, assigning and/or disposing of the flat/flats or apartment and/or any other saleable space or spaces of the Developer's Allocation in the said building of the said premises, upon fulfillment of the Developer's responsibility.

b) The Land Owners or any person or persons claiming through them shall not in anyway cause any interference and/or obstruction whereby the Developer or any person or persons claiming through them shall in any manner be prevented and/or obstructed from constructing and erecting the said building on the said land of the said premises and if any claim made by any legal heirs of the Land Owners that should be resolved by the Land Owners themselves for this the Developer will not be liable in any manner whatsoever.

c) The Land Owners doth hereby agree and covenants with the Developer not to let out, grant lease, mortgage and/or charge the said premises or any portion thereof without the previous consent in writing of the Developer, during the period of construction of the said proposed building.

d) If the Land Owners committing breach of any of the terms and conditions herein contained or delayed in delivery of possession of the said premises as herein before stated in that event the Developer shall be entitled to and the Land Owners will be liable to pay such losses and damage as be settled between the parties.

ARTICLE -VIII (DEVELOPER'S OBLIGATIONS)

a) The Developer hereby agrees and covenants with the Land Owners not to violate, contravene any of the provisions or rules applicable for construction of the said building and will construct the building/buildings according to the sanctioned plan to be passed by the Dankuni Municipality.

b) The Developer doth hereby agrees and covenants with the Land Owners not to do any act, activities, deed or thing whereby the Land Owners are prevented from enjoying selling, assigning and/or disposing the Owners allocation or any portion thereof of the said building in the said land mentioned in the SCHEDULE - "A" herein below.

c) That the Developer will be supplied a copy of the sanction plan which to be sanction by the Dankuni Municipality in the name of the Land Owners.

d) The Developer shall complete the construction and deliver the Owners Allocated portion to the Owners within 36 months from the date of getting sanction building plan from the Dankuni Municipality or other concerned authority.

e) Be it mentioned here that if the Developer fails to deliver the Owners allocated portion to the Owners within stipulated period the Owners shall extent maximum 12 (twelve) months grace period to be allowed to the Developer to complete the construction and deliver Owners allocation to the Land Owners otherwise the Developer will be liable to pay sum of Rs. 5000/- per month.

ARTICLE -IX (MISCELLANEOUS)

a) It is understood that from time to time to facilitate the uninterrupted construction of the building by the Developer various acts, deed, matters and thing not specified herein may be required to be done by the Developer for which the Land Owners execute registered Development Power of Attorney along with this Development Agreement in favour of the Developer with absolute sale right of the Developer's Allocation.

b) Both the Land Owners and the Developer are agreed to extend their best possible cooperation and help to complete the agreement towards each other in all needs and situation also the Land Owners declare that the statements given by them are true and correct.

c) Any notice required to be given by the Developer shall without prejudice to any other mode of service be deemed to have been served on the Land Owners or if delivered by hand acknowledge is required or sent by prepaid registered post to the registered office of the Developer.

d) The Developer and the Land Owners shall mutually frame scheme for the management and administration of the said building and/or common parts thereof. The Land Owners hereby agree to abide by the rules and regulations to be framed by the Flat Owners Association who will be in charge of such management of the affairs of the building and/or common parts thereof and the parties hereto hereby give consent to abide by such rules and regulations.

e) Nothing in these presents shall be construed a demise or assignment or conveyance in law of the Owners allocation in the said building or the plot or as part of the Developer or as creating any right title or interest in respect thereof in the Developer other than exclusive license to the Developer to commercially exploit the same in terms thereof.

f) After completion of the construction of the building the Land Owners shall at the request of the Developer execute and register appropriate transfer deed/conveyances together with the proportionate share of land in favour of the Developer or their Nominee and/or the Transferee/s. The stamp duty including the registration charges and all other legal expenses payable for the transfer shall be borne by the Transferee/s.

g) It is expressly agreed by the Land Owners that within the stipulated time they will not cancel the said agreement without showing any reasonable ground against this agreement of Development and if the Land Owners strict to cancel the agreement, then the Land Owners shall have to show logical, valid and reasonable grounds as per this

Development Agreement and which is violative by the Developer and also which is against the spirit of this Development Agreement.

h) It is expressly agreed by and between the parties hereto that the right, title and interest over and above the top roof will be in the custody with the Developer.

i) The Developer undertake that during the development works if any untoward accidents occur, more particularly the injury, damage causes to the worker/ workers employed by the Developer, the Land Owners shall not be held responsible and/or liable in any manner whatsoever.

j) This agreement is bound upon all the legal heirs and successors of both the parties.

k) That after completion of construction the Developer will supply the Completion Certificate if issued by the Dankuni Municipality and other relevant documents in connection with the said newly constructed building to the Owners.

l) The Developer undertakes to produce all the original documents (title deed, parchas, tax receipts) to the Land Owners or such authority on written requisition by the Land Owners. The Developer shall deliver all original documents to the Land Owner's Association on valid receipts therefor after completion and sale of each units of the proposed building.

m) That if any deviation took place in the building at the instance of either cost of revised plan for regularization of said deviation for the Land Owners allocated portion only and the Developer shall not be liable to incur any expenses for the said regularization of deviation.

n) That it has been further agreed by and between the parties that after getting their share in each floor, if any surplus area found in that event either party shall pay the surplus area to other at market rate. Be it noted that allocations of both parties in all floor will be in alternatively manner.

ARTICLE -X (FORCE MAJEURE)

Force majeure shall mean flood, earth-quake, riot, war, storm, tempest, civil commotion, strike, lockout, lockdown, pandemic, epidemic, labour unrest and/or any other acts or commission beyond the control of the parties hereto affected thereby and also non-availability of essential material like cement, steel, etc.

ARTICLE -XI (ARBITRATION)

In case of any dispute or difference which may arise between the parties with regards to the construction meaning and effect or interpretation of any of the terms and conditions or any part thereof, herein confirmed or touching these present or determination of any liability the same shall be referred to Arbitration and the decision of a sole Arbitrator, if the parties in dispute so agree, otherwise two Arbitrators one to be nominated by each party and in case of difference of opinion between them, by the Umpire selected by them at the commencement of the reference and this clause shall be deemed to be a submission within the meaning of the Arbitration & Conciliation Act, 1996 including its statutory modification and re-enactment if any.

PREPARATION & REGISTRATION OF ANY KIND OF DOCUMENTS

All types of agreements, deeds, conveyances etc. to be prepared at the instant of the Developer nominated Advocate for the project. The Purchasers of the respective units shall pay all the expenses for preparation and registration of the Deed of Conveyances. The Developer shall deliver a certificate of possession to the Land Owner in respect of their flat in terms of this Deed. Be it noted that in respect of selling of the Owner's Allocation if the Developer is required to be added as the Confirming Party in that event the Land Owners will be liable to pay the Good & Services Tax (G.S.T) charges to the Developer.

ARTICLE -XII (JURISDICTION)

The Learned Court /Courts having territorial jurisdiction over the said property shall have the jurisdiction to entertain and determine all actions, suits and proceeding arising out of these presents between the parties hereto.

DEVELOPMENT POWER OF ATTORNEY

The Land Owners Hereby Empower And Authorize And Appoint The Developer herein As Their Attorney To Do Following Acts:

1. To Develop, construct, manage and look after, control and supervise the management, development and construction of the building and also to administer the said premises as mentioned in the Schedule "A" below in our name and on our behalf in all respects.
2. To sign, execute, verify and to file complaints, written statements and objection and all other petitions and also to present appeals and to file new cases, in future in any courts if required and to accept services of all letters, summons, notices and other process of law, in our name and on our behalf regarding the said premises mentioned in the schedule "A" below.

3. To appear and represent the Land Owners in all courts, Civil, Criminal, Revenue, Original, Revisional or Appellate or Writ Jurisdiction of the concerned High Court, Land Acquisition Department, Urban Land Ceiling Department, B.L. & L.R.O., Dankuni Municipality offices, Electric Supply Authority or offices, Rent Control office, WBSDCEL and any other competent Authority or Authorities for the said premises.
4. To appear in all cases, pending and to be filed in future, in connection with the said premises on our behalf and represent us in all cases in all courts and also any other competent authority or authorities for doing all the necessary works as and when required under law.
5. To execute, carry into effect and perform all works on our behalf in respect of the said premises described in the schedule "A" written below as well as to make necessary representations including filing of applications and appear before Assessors Collectors of the Dankuni Municipality and other concerned authorities in regard to the fixation of ratable value in respect of the proposed building on the said premises and/or any portion thereof by the Assessor Collector of the Municipality.
6. To sign, execute, registry and appear for all the papers and plans required for approval of building plan, revised building plan, modify building plan, regularize building plan completion plan, drainage/sewerage connection and any other deeds, documents, declarations, Affidavits for required building plan from the Dankuni Municipality and other competent authority and for that above said purpose my Constituted Attorney shall sign, execute, registry and appear at and before the Dankuni Municipality, Registry offices and other competent authority.
7. To sign papers, plans, declaration, registered documents, undertaking etc. for building plan sanction and also sign affidavit, indemnity bond, etc. during construction of any type of deviation occur and to appear before the Dankuni Municipality for further approval from the Dankuni Municipality authority and do any signature for approval for completion certificate from the Dankuni Municipality.
8. To sign papers, documents, undertaking application etc. required for obtain water connection from the Dankuni Municipality.

9. To appear before the Dankuni Municipality, Registry offices and other competent authority and sign, execute, registry all the plans and papers required for approval of building plan, revised building plan, regularize building plan, completion plan drainage/sewerage connection and any other deeds, documents, declarations, gift deed, boundary declaration, affidavit for required building plan from the Dankuni Municipality authority and other Competent authority.
10. **To sign and execute any sale agreement, sale deeds, Deed of Conveyance, Deed of mortgage, lease deed, cancellation deed only in respect of the Developer's Allocation in favour of the intending purchaser/purchasers and to receive the earnest money and also the balance consideration amount from the purchaser/purchasers and give receipts for the same.**
11. To appoint and engage on our behalf Advocate or pleaders whenever our said attorney shall think fit and proper for different courts of Law and also to discharge and/or terminate their appointments whenever it becomes necessary, in respect of the said premises.
12. To make necessary representations to the W.B.S.D.C.L and other concerned authorities for obtaining electric power/connection for the said premises and proposed building to the constructed thereon.
13. To perform all formalities and necessary work and sign and execute all things, instruments, applications, affidavits, declarations for the said premises as and when required.
14. To sign and execute all deeds, things, instruments, applications, affidavits, declarations which may said Attorney consider necessary for fully and effectually dispose of the right and interest of the said premises.
15. To do and take every acts and legal steps for maintain peace keeping and to ensure no breach of peace at over and around the said premises.
16. To make General Dairy, F.I.R., complaint to the Police Station authorities and/or Administrative Authority or Authorities or any Competent Authority for secures our legal rights on the said premises.
17. **To negotiate all such terms and to agree to sell the Developer's Allocation or any part of it to any intending purchaser/purchasers and at such price which our said Attorney in his discretion thinks**

fit and proper and to agree upon and to enter into any agreement and/or agreements and/or sale deed(s) and/or deed(s) of conveyance for such sale or sales and/or any transfer deed(s) any other agreements and/or to cancel and/or repudiate the same and to sign, execute and registry all deeds and/or agreements and appear before the registry offices and present the same and receive the earnest money and/or consideration money for the said Developer's Allocation or any part of it.

18. accordance with the sanctioned plan to be sanctioned by the Dankuni Municipality and specifications and so far as any construction work is concerned, to see that all applicable rules and regulations, which are made by the Municipality and/or Town Planning Authorities and/or any other Competent Authority or authorities for the time being are strictly observed.

18. To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which we ourself could have done for the completion of the said development work of the schedule property.

19. To attend and to represent us before any Collector, Authorities or Government officers, before all Revenue, Municipal, Public or other officers including those of Income-tax as occasion shall arise for any purpose connected with the said development work.

20. To do everything whatever which may be at the sole discretion of the Developer as deemed fit, or expedient for sale and/or enjoyment and/or development of the Said Property and which we ourself could do if personally present and as if this Power had not been executed.

21. This Power of Attorney shall not be revoked by us for the reasons or on the grounds whatsoever and it shall remain irrevocable till the said Developer completes the development work and put the third party or parties in possession of the said flats duly constructed by them and until the conveyance(s) of the Said Property is executed in favour of the Developer, their nominee/nominees and assignees.

22. To appoint/replace or terminate Architects, Surveyors, Engineers, Consultants, Contractors and other professional agencies as may be necessary for the development of the scheduled property.

23. To receive all registered/ unregistered letters/ summons/ notices etc. addressed to the Principal/Owners from postal or any other authority, in relation to the said Property being developed and to acknowledge receipt thereof, on our behalf.

24. To furnish various forms of Security Deposits as and when required by the Dankuni Municipality/KMDA and/or other competent authorities and to sign and submit necessary applications to furnish such securities and also get refund of such securities in the name of the Attorney.

26. To obtain necessary permission from Dankuni Municipality building department for demolition of the existing building and for the said purpose to do all such acts, deeds and things, as may be necessary.

27. To effect mutation in the settlement records or any other records maintained by the appropriate authorities, like B.R.& L.R.O. as also in the assessment record maintained by the Dankuni Municipality and to sign all application and objections relating thereon, on our behalf and also collect C.C. for the Dankuni Municipality after completion of the building as per the sanction plan.

AND GENERALLY to do all other acts and also to conduct all matters which may arise in near future in respect of our said premises mentioned hereunder.

AND we do hereby agree to ratify and confirm all acts, deeds, matters, steps, petitions, applications and things lawfully done by our said Attorney which shall be constructed as acts, deeds, matters, steps petitions, applications and things, done to all intents and purposes which we could do if personally present.

AND We the Principals do hereby agree to ratify and confirm all and whatever our said Attorney shall do, execute or perform of cause to be

done, executed and performed in exercise of the Power of Attorney hereunder conferred upon or otherwise expressed or intended.

SCHEDULE - "A" ABOVE REFERRED TO:-

(Description of the "Premises")

ALL THAT piece or parcel of bastu land measuring about more or less 2.5 (Two Point Five) decimal out of 05(Five) decimal together with brick built one storied more or less 475 sqft. out of 950 sqft. pucca (Floor cemented) structure standing thereon, lying and situated at Mouza - Monoharpur, J.L No.98, , comprised in old dag no. 268, R.S. Dag No. 268/2097, L.R Dag No. 291, Projer Khatian no. 414, L.R. Khatian No. 2067, under LR Khatian No. 4540, 4541, and 4543 lying and situate in Monoharpur within the ambit of Ward no. 17 of the Dankuni Municipality, Police Station - Dankuni under the jurisdiction of Additional District Sub Registrar, Janai in the District of Hooghly, which is butted and bounded in the manner as follows:-

ON THE NORTH : Others property
ON THE SOUTH : Ananda's & Others property
ON THE EAST : Municipal Road
ON THE WEST : Others property.

SCHEDULE - "B" ABOVE REFERRED TO:-

(Description of the "Owners Allocation ")

Shall mean **35% (Thirty Five Percent)** super built up area of the total constructed area of the building, together with super built up area, with proportionate share of land and built up area and common facilities and all easement rights in each floor area on all floor of the proposed G+4

storied building together with proportionate share of land and common facilities and all easement rights in that additional floor. Out of 35% owners will get as bellow:-

- 1) Sri Sanjay Sinha Chowdhury will get one flat on the 3rd floor at East-North facing.
- 2) Ranjan Kumar Mitra will get one flat on the 2nd floor at East-North facing.

SCHEDULE – “C” ABOVE REFERRED TO:-

(Description of the “Developers Allocation ”)

Shall mean the remaining balance area of **65% (Sixty Five Percent)** built up area of the total constructed area of the building, together with super built up area, with proportionate share of land and common facilities and all easement rights in each floor area on all floor of the proposed G+4 storied building together with proportionate share of land and common facilities and all easement rights in that additional floor.

SCHEDULE – “D” ABOVE REFERRED TO:-

(Specification of Work)

Technical specification of the said flat as will be constructed by the second confirming party as given hereunder :-

TYPES OF STRUCTURE-

The proposed building as per Building plan, The Building would be R.C.C. framed structure with R.C.C. foundation Beam and coloum as per approved design.

BRICK WALL -

Exterior brick wall shall be 8"/5"/8" thick and all partition walls shall be 5" thick .

PLASTER:

Exterior wall of average $\frac{3}{4}$ " thickness, whereas ceiling and interior wall of average $\frac{1}{2}$ " thickness.

WALL FINISH :

Interior shall have plaster of putty.

FLOORING & : All bed rooms, living Room, , dining, and verandah will be provided with vitrified tiles flooring having 4" skirting and for kitchen and toilet will be provided with anti skid ceramic tiles flooring having 4" skirting Stair case shall finished Marble.

DOORS:

All doors shall be BWP and termite proof flush door of good quality to be hung on Malaysia sal wood frame with hasbolt and toilet door shall be totally PVC made.

WINDOWS AND GRILLS:

M.S. windows or aluminium sliding windows with integrated box grill.

TOILETS:

- 1) All sides shall have 6' high color glazed tiles,
- 2) One European commode of white color with P.V.C. Cistern.
- 3) One shower.
- 4) Two taps.
- 5) Geyser line in main toilet.

KITCHEN:-

- i) Raised cooking platform with black stone.
- ii) One steel sink with one Tap.
- iii) Provision for exhaust fan.

- iv) The top of the cooking platform will be provided with 4'feet high colour glazed tiles.

DRAWING/DINING:-

- I) One Basin will be fitted with pedestal,.
- II) One tap will be fitted with the Basin.

PLUMBING:

Each flat will be provided with a down come isolated valve. Outside pipes will be of Reliance pipe and Supreme Pipe etc and concealed pipes to be used shall be C.P.V.C... (oriplast) etc.other with C.P.V.C. fittings of I.S.I. mark.

ELECTRICALS:

Full conceal copper wiring with independent meter at land owner's expenses and independent main switch shall be provided in meter room.

Each flat shall be provided with the followings:-

- i) One calling bell point.
- ii) One light point and one geyser point at toilet and one plug point one exhaust point, one Aqua gurd point at kitchen.
- iii) Two light points, one fan point, one plug point in each bed room, living room and dining room.
- iv) One power point for T.V. and one power point for Refrigerator in living room and one light point in verandah.
- v) One exhaust point at bathrooms.
- vi) M.C.B./ R.C.C.B. for each flat.

7000 MUL 18

WATER SUPPLY:

Water supply for 24 hours will be provided from under earth water source through sub-mersible water lifting pump motor unit to the over head water tank.

SANITATION:

There will be Septic tank would be as per C. C. specifications. It would be connected with the main sewerage system of the Dankuni Municipality (underground) by S. W. 4" dia pipes. All soil pipe would 4" dia P. V. C. properly fixed to the wall and connected with the septic tank.

PAINTING:

Exterior portion of the building would be painted with weather coat. paint. Any extra item should be charged as following manner. Cost of extra item (current Market value) plus 20% handling charges extra. Any alternative item should be charged as following manner.

Alternative item : Cost of alternative item cost of original item (current rate) plus 20% handling charges extra

SCHEDULE - "E" ABOVE REFERRED TO:-**(Common facilities & Expenses)**

1. The free hold land comprised in the premises and the building with all plumbing system, electric, and sewerage system, common paths and lobbies all round the floor, open space, general lighting of the common portions shall be provided.
2. Drains, sewers, main water connection from to overhead water tank by the self pump arrangement system of the premises. all

distribution pipe lines to kitchen and toilets of different units and / or common portions.

3. Staircase and landings from ground floor to the ultimate room level and lobbies common to staircase at different floors.
4. Water pumps and motor, electrical wiring in common places and main switch gears, main electrical distribution boards,
5. Electrical wiring and other access to pump room, electric meter space, and other common utility room but shall not have any right of access of other areas specifically for other purpose.
6. Boundary walls, main gate, driveways to the premises and the building.
7. All other common areas and service of the building including all construction and installations thereon and proportionate share of land attributable in the said flat, which includes area of staircase depth of walls and other service areas.
8. Right of egress and ingress to the top floor roof and use the same as common enjoyment of all the flat owners.
9. One 5 passengers capacity carrying lift
10. All cost of maintenance, operating, repairing white washing, painting, rebuilding, re-constructing, decorating and lighting the common portions including the outer walls of the building and boundary walls staircase, top floor roof, water pipes, electric wires etc.
11. Other expenses if any, of the Association for maintaining the office for common purposes.

IN WITNESS WHEREOF the parties hereto above named set and subscribed their respective hands and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED
by the both parties hereto
in presence of the :-

Witnesses

1) *Su. Sadikur Rehman.*
Bhagabati pur, Chaudhala.
Hooghly.

Sanjoy Sinha Choudhury -

Ranjan Kumar Mita

2) *Sk. Atikur Rahman.*
Bhagabati pur
Chandi Kala
Hooghly

Signature of the Land Owners

ARISH CONSTRUCTION

Rehana Sultana

Signature of the ^{Proprietor} Developer

Drafted by:-

SR. Abu Aftab uddin

Advocate,

High Court, Calcutta

Enrolment No: WB- 193/2009

Typed By:

Palles' chitra
Burman, Hooghly

SPECIMEN FORM FOR TEN FINGER PRINTS



ARISH CONSTRUCTION
Rehana Sultana
Proprietor

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



Joy Simha Chowdhury-

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



Ranjan Kumar Miki

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

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 0000/00295/64463

To

সময় সিনহা চৌধুরী

Sanjoy Sinha Chowdhury

S/O: Jagannath Sinha Chowdhury

meman pur vivekananda pally

Maheshtala (M)

Vivekananda Pally

South 24 Parganas South 24 Parganas

West Bengal 700139

9830361373

13/05/2016

387584795



MA875847953FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5289 8568 2770

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



সময় সিনহা চৌধুরী

Sanjoy Sinha Chowdhury

জন্মতারিখ / DOB : 17/08/1969

পুরুষ / Male



5289 8568 2770

আমার আধার, আমার পরিচয়

आयकर विभाग

INCOME TAX DEPARTMENT

SANJOY SINHA CHOWDHURY

JAGANNATH SINHA CHOWDHURY

17/08/1969

Permanent Account Number

CCXPS6156G

Sanjoy Sinha Chowdhury.

Signature



भारत सरकार

GOVT. OF INDIA





ভারত সরকার

Unique Identification Authority of India
Government of India

অনুকরণের আইডি / Enrollment No. : 1040/20570/46174

29/01/2014

To
Ranjan Kumar Mitra
রঞ্জন কুমার মিত্র
114
DR. LALMOHAN BHATTACHARJEE ROAD
Entally
Entally, Kolkata
West Bengal - 700014



KL734966176FT

73496617



আপনার আধার সংখ্যা / Your Aadhaar No. :

4542 9083 2328

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



রঞ্জন কুমার মিত্র
Ranjan Kumar Mitra
পিতা : রঞ্জন কুমার মিত্র
Father : RANJAN KUMAR MITRA

জন্মতারিখ/DOB: 27/12/1981
পুরুষ / Male

4542 9083 2328



আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT

RANJAN KUMAR MITRA

RAMENDRA KUMAR MITRA

27/12/1960

Permanent Account Number

ADSPM7838H

Ranjana Kumar Mitra

Signature



भारत सरकार
GOVT. OF INDIA



04/05/2013

यदि कोई कार्ड खोने / अपने परचम/पैन कार्ड खोने / खोना :
आपको पैन सेवा इकाई, एनएसडीएस
कलकत्ता-700, मन्त्री स्ट्रीट,
पिन कोड-700, सूर्य नं. 997/8,
महाद्वार, नए देव बंगला चौक
द्वारा - 611 016.

If a card is lost / someone's lost card is found,
p. the return / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
PIN No. 700, Survey No. 997/8,
Mahadwar, New Dev Bungalow Chowk,
Kolkata - 611 016.

Tel: 91-22-2721 9080, Fax: 91-22-2721 8300
E-mail: info@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT

RANJAN KUMAR MITRA

RAMENDRA KUMAR MITRA

27/12/1960

Permanent Account Number

ADSPM7838H

Ranjana Kumar Mitra

Signature



भारत सरकार
GOVT. OF INDIA



040525/3

यदि कार्ड खोने / कने का दुपलाना हो / केंद्र पर
आपका नाम है तो इसका एक प्रमाण दी जाए
इसका प्रमाण नही हो तो नही प्रमाण नही, तब न 99/1/2
मौलिक नही, दीपक नही, दीपक नही
फोन - 417 016

If the card is lost / someone's lost card is found,
P. can inform / return to:
Income Tax PAN Services Unit, NSDL
215 H-4, Mansi Siding,
110016, Survey No. 99/1/2,
Bhaskar Colony, Near Deep Bungalow Club,
Phone - 417 016

Tel: 91-11-2721 1040, Fax: 91-11-2721 1041
www.nsdl.co.in



ভারত সরকার
GOVERNMENT OF INDIA

সেহানা সুলতানা

Rehana Sultana

পিতা, সামসুল আলম মল্লিক

Father: SAMSUL ALAM MULLICK



জন্ম তারিখ/Year of Birth: 1985

লিঙ্গ/Female



4034 5070 6668

সাধারণ মানুষের অধিকার

Rehana Sultana

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

স্বাক্ষর, পরিচয় প্রমাণ
- নবাব বাজার, নবাবপুর, হুগলি
- পিন কোড: 712701

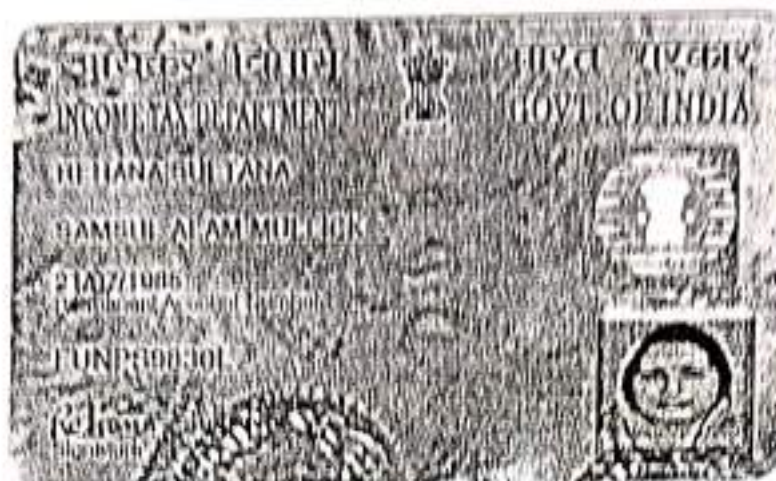
Address: PASCHIM
MALLICK PARA,
NAWABPUR BAZAR,
Nawabpur, Nawabpur,
Hooghly, West Bengal,
712701

1947
1800 160 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001



Rehana Sultana



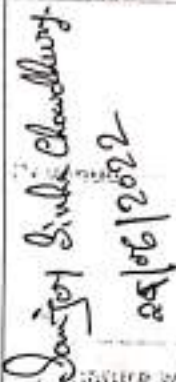
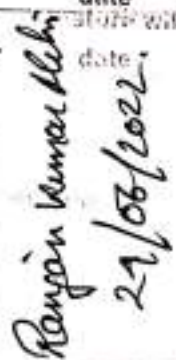
Government of West Bengal

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

OFFICE OF THE A.D.S.R. JANAI, District Name :Hooghly

Signature / LTI Sheet of Query No/Year 06082001759822/2022

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	Shri SANJOY SINHA CHOWDHURY MEMANPUR, VIVEKANANDA PALLI, City:- , P.O:- VIVEKANANDA PALLI, P.S:-Maheshtala, District:-South 24- Parganas, West Bengal, India, PIN:- 700139	Land Lord		 2861	 25/06/2022
2	REHANA SULTANA 4, PURBACHAL, City:- Dankuni, P.O:- DANKUNI, P.S:- Dankuni, District:- Hooghly, West Bengal, India, PIN:- 712311	Represent ative of Developer [ARISH CONSTR UCTION]			
3	RANJAN KUMAR MITRA 114, DR LAL MOHAN BHATTACHARJEE ROAD, City:- Kolkata, P.O:- ENTALY, P.S:- Entaly, District:-Kolkata, West Bengal, India, PIN:- 700014	Land Lord		 2862	 22/06/2022

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with Date
1	SK SADIKUR RAHAMAN Son of Late SK MAHABOOS HOSSAIN BHAGABATIPUR, City - , P.O.- BHAGABATIPUR, P.S.-Chandtala, District-Hooghly, West Bengal, India, PIN- 712701	Shri SANJOY SINHA CHOWDHURY, REHANA SULTANA			 24.06.22

(Governing Member)

ADDITIONAL DISTRICT
SUBREGISTRAR

OFFICE OF THE A.D.S.P.
JANAKI

Hooghly, West Bengal



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

GRN Details

GRN: 192022230061027341
GRN Date: 28/06/2022 14:59:33
BRN : IK0BTGWCD9
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 28/06/2022 15:00:19
Payment Ref. No: 2001759822/6/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: SK ABU APTAF UDDIN
Address: DANKUNI
Mobile: 9163421133
Depositor Status: Advocate
Query No: 2001759822
Applicant's Name: Org A H SOLUTION
Address: A.D.S.R. JANAI
Office Name: A.D.S.R. JANAI
Identification No: 2001759822/6/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 6

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001759822/6/2022	Property Registration- Stamp duty	0030-02-103-003-02	50
2	2001759822/6/2022	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				64

IN WORDS: SIXTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-0608-07399/2022	Date of Registration	04/07/2022
Query No / Year	0608-2001759822/2022	Office where deed is registered	
Query Date	12/06/2022 2:35:14 PM	A.D.S.R. JANAI, District: Hooghly	
Applicant Name, Address & Other Details	A H SOLUTION BEGAMPUR, Thana : Chanditala, District : Hooghly, WEST BENGAL, PIN - 712306, Mobile No. : 8017939321, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 50/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 10,70,625/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,050/- (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: Hooghly, P.S:- Dankuni, Municipality: Dankuni, Road: Unassessed Road (7 to 12) Feet, Road Zone : (Ward No 17 - Ward No 17) , Mouza: Manoharpur, , Ward No: 17 JI No: 98, Pin Code : 712311

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-268/2097	RS-414	Bastu	Bastu	2.5 Dec	1/-	7,50,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					2.5Dec	1/-	7,50,000/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	475 Sq Ft.	1/-	3,20,625/-	Structure Type: Structure
Gr. Floor, Area of floor :475 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		475 sq ft	1/-	3,20,625/-	



Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564
Miscellaneous Receipt

Visit Commission Case No / Year	0608000900/2022	Date of Application	24/06/2022
Query No / Year	06082001759822/2022		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Org A H SOLUTION		
Stampduty Payable	Rs.5,050/-		
Registration Fees Payable	Rs.14/-		
Applicant Name of the Visit Commission	Mr Sk Abu Aptafuddin		
Applicant Address	Janai		
Place of Commission	MEMANPUR, VIVEKANANDA PALLI, City:- , P.O:- VIVEKANANDA PALLI, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700139		
Expected Date and Time of Commission	24/06/2022 8:00 PM		
Fee Details	J1: 250/-, J2: 1,000/-, PTA-J(2): 100/-, Total Fees Paid: 1,350/-		
Remarks			

PALLI P.S.
700139

PALLI P.S.
700139

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri SANJOY SINHA CHOWDHURY (Presentant) Son of Late JAGNNATH SINHA CHOWDHURY MEMANPUR, VIVEKANANDA PALLI, City:- , P.O:- VIVEKANANDA PALLI, P.S:-Maheshtala, District:-South24-Parganas, West Bengal, India, PIN:- 700139 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: CCxxxxxx6G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/06/2022 , Admitted by: Self, Date of Admission: 24/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/06/2022 , Admitted by: Self, Date of Admission: 24/06/2022 ,Place : Pvt. Residence
2	RANJAN KUMAR MITRA Son of Late RAMENDRA KUMAR MITRA 114, DR LAL MOHAN BHATTACHARJEE ROAD, City:- Kolkata, P.O:- ENTALY, P.S:-Entaly, District:-Kolkata, West Bengal, India, PIN:-700014 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ADxxxxxx8H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/06/2022 , Admitted by: Self, Date of Admission: 24/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/06/2022 , Admitted by: Self, Date of Admission: 24/06/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ARISH CONSTRUCTION 4, PURBACHAL, City:- Dankuni, P.O:- DANKUNI, P.S:-Dankuni, District:-Hooghly, West Bengal, India, PIN:- 712311, PAN No.: FUxxxxxx0L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Office

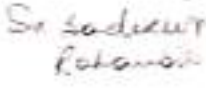
Representative Details :

Representative Details				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	REHANA SULTANA Wife of SK ABU APTAF UDDIN Date of Execution - 24/06/2022, , Admitted by: Self, Date of Admission: 04/07/2022, Place of Admission of Execution: Office			
		Jul 4 2022 2:13PM	LTI 04/07/2022	04/07/2022
4, PURBACHAL, City:- Dankuni, P.O:- DANKUNI, P.S:-Dankuni, District:-Hooghly, West Bengal, India, PIN:- 712311, Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India,, PAN No.: FUxxxxxx0L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ARISH CONSTRUCTION (as PROPRIETOR)				

04/07/2022 Query No:-06082001759822 / 2022 Deed No :1 - 060807399 / 2022, Document is digitally signed.

Pana 27 m/51 gaj, India
 India, PAN No.:
 Representative of ARISH

Identifier Details :

Name	Photo	Finger Print	Signature
SK SADIKUR RAHAMAN Son of Late SK MAHABOOB HOSSAIN BHAGABATIPUR, City:- P.O:- BHAGABATIPUR, P.S.-Chanditala, District -Hooghly, West Bengal, India, PIN - 712701			 SK SADIKUR RAHAMAN
	04/07/2022	04/07/2022	04/07/2022

Identifier Of Shri SANJOY SINHA CHOWDHURY, REHANA SULTANA, RANJAN KUMAR MITRA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SANJOY SINHA CHOWDHURY	ARISH CONSTRUCTION-1.25 Dec
2	RANJAN KUMAR MITRA	ARISH CONSTRUCTION-1.25 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri SANJOY SINHA CHOWDHURY	ARISH CONSTRUCTION-237.50000000 Sq Ft
2	RANJAN KUMAR MITRA	ARISH CONSTRUCTION-237.50000000 Sq Ft

04/07/2022 Query No:-06082001759822 / 2022 Deed No :- 060807399 / 2022, Document is digitally signed.

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On 24-06-2022

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

Presented for registration at 21:00 hrs on 24-06-2022, at the Private residence by Shri SANJOY SINHA CHOWDHURY, 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 10,70,625/-

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

Execution is admitted on 24/06/2022 by 1. Shri SANJOY SINHA CHOWDHURY, Son of Late JAGNNATH SINHA CHOWDHURY, MEMANPUR, VIVEKANANDA PALLI, P.O: VIVEKANANDA PALLI, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700139, by caste Hindu, by Profession Business, 2. RANJAN KUMAR MITRA, Son of Late RAMENDRA KUMAR MITRA, 114, DR LAL MOHAN BHATTACHARJEE ROAD, P.O: ENTALY, Thana: Entaly, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Service

Indetified by SK SADIKUR RAHAMAN, , , Son of Late SK MAHABOOB HOSSAIN, BHAGABATIPUR, P.O: BHAGABATIPUR, Thana: Chanditala, , Hooghly, WEST BENGAL, India, PIN - 712701, by caste Muslim, by profession Business

Sovan Mondal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. JANAI
Hooghly, West Bengal

On 28-06-2022

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/06/2022 3:00PM with Govt. Ref. No: 192022230061027341 on 28-06-2022, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BTGWCD9 on 28-06-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,050/- and Stamp Duty paid by by online = Rs 50/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/06/2022 3:00PM with Govt. Ref. No: 192022230061027341 on 28-06-2022, Amount Rs: 50/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BTGWCD9 on 28-06-2022, Head of Account 0030-02-103-003-02

Sovan Mondal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. JANAI
Hooghly, West Bengal

On 04-07-2022

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.

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

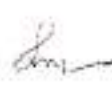
Execution is admitted on 04-07-2022 by REHANA SULTANA, PROPRIETOR, ARISH CONSTRUCTION (Sole Proprietorship), 4, PURBACHAL, City:- Dankuni, P.O:- DANKUNI, P.S:-Dankuni, District:-Hooghly, West Bengal, India, PIN:- 712311

Identified by SK SADIKUR RAHAMAN, , Son of Late SK MAHABOOB HOSSAIN, BHAGABATIPUR, P.O: BHAGABATIPUR, Thana: Chanditala, , Hooghly, WEST BENGAL, India, PIN - 712701, by caste Muslim, by profession Business

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,050/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 1964, Amount: Rs.5,000/-, Date of Purchase: 24/06/2022, Vendor name: Abhijit Bhat


Sovan Mondal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. JANAI

Hooghly, West Bengal

Stamp Rs 5,000/-

Vendor name: Abhijit

Stamp Rs 5,000/-

Stamp Rs 5,000/-

Stamp Rs 5,000/-

Stamp Rs 5,000/-

Stamp Rs 5,000/-

04/07/2022 Query No:-06082001759822 / 2022 Deed No :1 - 060807399 / 2022, Document is digitally signed.

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0608-2022, Page from 178613 to 178663
being No 060807399 for the year 2022.



Digitally signed by SOVAN MONDAL
Date: 2022.07.04 14:44:27 +05:30
Reason: Digital Signing of Deed.

(Sovan Mondal) 2022/07/04 02:44:27 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. JANAI
West Bengal.

(This document is digitally signed.)