

7118/2022

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL v/cmo:- 899/2022 H 180210

8-2-1759842/22

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 documents are
attached with the deed

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

ক্রমিক নং 1962 তার 24/06/2022

নাম SHILA CHANDA

ঠিকানা 505/N. M.G. Road,

খানা Howrah, South 24 Pgs, Kal-82

স্ব 5000/- (Five thousand only)

স্থানীয় চেম্বার : শ্রী অভিজিৎ ভাট

স্ব : জনাই এ. ডি. শা - রেজিষ্টার অফিস, জনাই, হুগলী

স্ব স্ব



✓
Addl. Dist. Sub-Registrar
Janai, Hooghly

24 JUN 2022

SHILA CHANDA (PAN- ACHPC4108J) wife of Late Pranesh Chandra Chanda, by occupation – housewife, by nationality – Indian, by faith – Hindu, residing at 595/N M.G. Road, P.O. & P.S. – Haridevpur, District- South 24 Parganas, Pin-700082, In the state of West Bengal hereinafter jointly called and referred to as the **"THE LAND OWNER"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include her 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 Beharinath 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 1.25 (one point Two 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 Shila Chanda land owner herein 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. 4542. And also she has got some property by way of inheritance from her deceased brother namely Amal Kanti Biswas.

AND WHEREAS subsequently said land owner herein after becoming joint-owner with the other co-owner 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 Owner 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 Owner approached and offered the Land Owner 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 Owner have accepted the aforesaid offer made by the Developer i.e the Land Owner 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 Owner, at its own costs and expenses in accordance with the sanctioned plan to be sanctioned by the Dankuni Municipality and the Land Owner 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 Owner' 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 owner as appearing hereinafter. The construction cost of the Land owner 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 Owner 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 OWNER**: Shall mean **SHILA CHANDA** and her 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 1.25 (one point Two 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 Khation No. 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) **OWNER' 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 Owner 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 Owner 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 owner hereby agrees to indemnify and keep the Developer indemnified from and against any actions, charges, liens, claims, encumbrance and mortgages.

c) That the Land Owner hereby execute register Development Power of Attorney in favour of the Developer along with the Development Agreement whereby the Land Owner 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 Owner.

ARTICLE -III (DEVELOPER'S RIGHTS)

a) The Land Owner 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 Owner 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 Owner 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 Owner 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 owner 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 Owner 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 owner allocation to the Land Owner 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 Owner and the Developer as per their allocation ratio. HUL & S

f) In so far as all necessary dealings by the Developer in respect of the building shall be in the name of the Land Owner for which purpose

the Land Owner 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 Owner.

g) The Developer shall be authorized in the name of the Land Owner 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 Owner hereby executes Development Power of Attorney alongwith the Development Agreement in favour the Developer For which the Land Owner 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 Owner 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 Owner for which the Owner 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 Owner 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 Owner requiring the Land Owner to take possession of the Owner 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 Owner 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 Owner 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 Owner and the Developer in this behalf.

ARTICLE -VII (OWNER OBLIGATIONS)

a) The Land Owner 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 Owner 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 Owner that should be resolved by the Land Owner themselves for this the Developer will not be liable in any manner whatsoever.

c) The Land Owner 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 pervious consent in writing of the Developer, during the period of construction of the said proposed building.

d) If the Land Owner 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 Owner 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 Owner 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 Owner not to do any act, activities, deed or thing whereby the Land Owner are prevented from enjoying selling, assigning and/or disposing the Owner allocation or any portion thereof of the said building in the said land mentioned in the SCHEDULE - "A" hereinbelow.

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 Owner.

d) The Developer shall complete the construction and deliver the Owner Allocated portion to the Owner 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 Owner allocated portion to the Owner within stipulated period the Owner shall extent maximum 12 (twelve) months grace period to be allowed to the Developer to complete the construction and deliver Owner allocation to the Land Owner 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 Owner 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 Owner 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 Owner 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 Owner 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 Owner shall mutually frame scheme for the management and administration of the said building and/or common parts thereof. The Land Owner hereby agree to abide by the rules and regulations to be framed by the Flat Owner 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 Owner 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 Owner 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 Owner 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 Owner strict to cancel the agreement, then the Land Owner 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 Owner 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 Owner.

l) The Developer undertakes to produce all the original documents (title deed, parchas, tax receipts) to the Land Owner or such authority on written requisition by the Land Owner. 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 Owner 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 Owner 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 Owner Hereby Empower And Authorise 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 Owner 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/Owner 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 1.25 (one point Two five) decimal out of 05 (Five) decimal more or less together with brick built one storied more or less 238 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. 4542 & 4540 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 & Others property

ON THE EAST : Municipal Road
ON THE WEST : Others property.

SCHEDULE - "B" ABOVE REFERRED TO:-

(Description of the "Owner Allocation ")

Shall mean **35% (Thirty 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 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% owner will get as bellow:-

- 1) Shila Chanda will get one flat on the 1st floor at East-South 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:-

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 expeses 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.

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 owner.
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 Rehena .*
Bhegabatiপুর, Chandikala .
Hooaghy .

2) *Sr. Atikur Rahman .*
Bhaga bakiপুর
Chandikala
Hooaghy

3. *Ituparna Chanda .*
595/N. M. G. Road.
Kolkata 700082 .
Drafted by:-
SK. Abu Aftab uddin

Advocate,

High Court, Calcutta
Enrolment No: WB- 193/2009
Typed By:

Pallabi Chatterjee
Dumra, 12th .

Shila Chanda

.....
Signature of the Land Owner

ARISH CONSTRUCTION

Rehana Sultana

Proprietor

Signature of the Developer

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					



Shila Chenda

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



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

GRN Details

GRN:	192022230061025301	Payment Mode:	Online Payment
GRN Date:	28/06/2022 14:57:49	Bank/Gateway:	State Bank of India
BRN :	IK0BTGVZD8	BRN Date:	28/06/2022 14:58:31
Payment Status:	Successful	Payment Ref. No:	2001759842/4/2022
			[Query No/**/Query Year]

Depositor Details

Depositor's Name:	SK ABU APTAF UDDIN
Address:	DANKUNI
Mobile:	9163421133
Depositor Status:	Advocate
Query No:	2001759842
Applicant's Name:	Org A H SOLUTION
Address:	A.D.S.R. JANAI
Office Name:	A.D.S.R. JANAI
Identification No:	2001759842/4/2022
Remarks:	Sale, Development Agreement or Construction agreement Payment No 4

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001759842/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	50
2	2001759842/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				64

IN WORDS: SIXTY FOUR ONLY.



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 06082001759842/2022

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	Smt SHILA CHANDA 595/N M G ROAD, City:- P.O:- HARIDVPUR, P.S:-Tollygunge, District:-South 24- Parganas, West Bengal, India, PIN:- 700082	Land Lord		 2863	Shila chanda 24/06/2022
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]			
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	SK SADIKUR RAHAMAN Son of Late SK MAHABOOB HOSSAIN BHAGABATIPUR, City:- , P.O:- BHAGABATIPUR, P.S:-Chanditala, District:-Hooghly, West Bengal, India, PIN:- 712701	Smt SHILA CHANDA, REHANA SULTANA 		 2860	Sr. Sadikur Rehana 24.06.22

(Sovan Mondal)

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



RECEIVED
JANAI
24/06/2022

5 A JUN 2022



Rehana Sultana



ভারত সরকার
GOVERNMENT OF INDIA

স্বাক্ষরিত পুস্তক

Rehana Sultana

পিতা: সামসুল আলম মল্লিক

Father: SAMSUL ALAM MULLICK



জন্ম বর্ষ: Year of Birth: 1985

লিঙ্গ: Female



4034 5070 6668

সাধারণ

সাধারণ মানুষের অধিকার

Rehana Sultana

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: পশ্চিম মল্লিক পাড়া
নবাবপুর বাজার, নবাবপুর, হুগলী
পিন কোড: 712701

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

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACHPC4108J



नाम /NAME
SHILA CHANDA

पिता का नाम /FATHER'S NAME
GAJENDRA NATH BISWAS

जनम तिथि /DATE OF BIRTH
07-07-1946

हस्ताक्षर /SIGNATURE

Shila Chanda

K. B. Das

आयकर आयुक्त, प.ब.-III

COMMISSIONER OF INCOME-TAX, W.B. - III



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1040/20347/42380

To
SHILA CHANDA
শীলা চন্দ
595/N
M.G. ROAD
Haridevpur
Haridevpur, South 24 Parganas
West Bengal - 700082

04/01/2014



KL713837882FT

71383788



আপনার আধার সংখ্যা / Your Aadhaar No. :

3800 5264 1617

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শীলা চন্দ
SHILA CHANDA
পিতা : গজেন্দ্র নাথ বিশ্বাস
Father : GAJENDRA NATH BISWAS

অনুষ্ঠানিক/DOB: 07/07/1946
মহিলা / Female



3800 5264 1617

আধার - সাধারণ মানুষের অধিকার

Major Information of the Deed

Deed No :	I-0608-07398/2022	Date of Registration	04/07/2022
Query No / Year	0608-2001759842/2022	Office where deed is registered	A.D.S.R. JANAI, District: Hooghly
Query Date	12/06/2022 2:40:43 PM		
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. 5,35,649/-		
Stampduty 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 assesment slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Dunkuni, 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	1.25 Dec	1/-	3,74,999/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					1.25Dec	1 /-	3,74,999 /-	Assesment slip (Urban)

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	238 Sq Ft.	1/-	1,60,650/-	Structure Type: Structure
Gr. Floor, Area of floor : 238 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		238 sq ft	1 /-	1,60,650 /-	

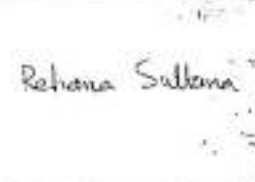
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt SHILA CHANDA (Presentant) Wife of Late PARESH CHANDRA CHANDRA 595/N M G ROAD, City:- , P.O:- HARIDEVPUR, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxxBJ,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

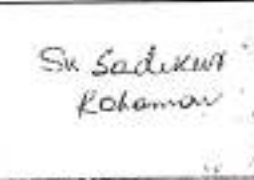
Developer Details :

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

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 2:14PM	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)				

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			
04/07/2022	04/07/2022	04/07/2022	04/07/2022

Identifier Of Smt SHILA CHANDA, REHANA SULTANA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SHILA CHANDA	ARISH CONSTRUCTION-125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt SHILA CHANDA	ARISH CONSTRUCTION-238.00000000 Sq Ft

04/07/2022 Query No:-06082001759842 / 2022 Deed No :- 060807398 / 2022, Document is digitally signed.

Page 45 of 48

On 24-06-2022

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

Presented for registration at 21:30 hrs on 24-06-2022, at the Private residence by Smt SHILA CHANDA ,Executant.
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 5,35,649/-

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

Execution is admitted on 24/06/2022 by Smt SHILA CHANDA, Wife of Late PARESH CHANDRA CHANDRA, 595/N M G ROAD, P.O: HARIDDEVPUR, Thana: Tollygunge, South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession House wife

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

HANDA, Executant

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 2:58PM with Govt. Ref. No: 192022230061025301 on 28-06-2022, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BTGVZD8 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 2:58PM with Govt. Ref. No: 192022230061025301 on 28-06-2022, Amount Rs: 50/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BTGVZD8 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

SUB-REGISTRAR

A.D.S.R. JANAI

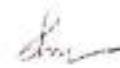
West Bengal

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 1962, 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

04/07/2022 Query No:-06082001759842 / 2022 Deed No :1 - 060807398 / 2022, Document is digitally signed.

SUB-REGISTRAR
Page 47 of 48
A.D.S.R. JANAI

West Bengal

Stamp Rs 5,000/-

Vendor name: Abhijit

SUB-REGISTRAR
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West Bengal

Stamp Rs 5,000/-

Vendor name: Abhijit

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A.D.S.R. JANAI

West Bengal

Stamp Rs 5,000/-

Vendor name: Abhijit

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0608-2022, Page from 178503 to 178550
being No 060807398 for the year 2022.



Digitally signed by SOVAN MONDAL
Date: 2022.07.04 14:36:31 +05:30
Reason: Digital Signing of Deed.

(Sovan Mondal) 2022/07/04 02:36:31 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. JANAI
West Bengal.

(This document is digitally signed.)