

02952/2020

I

29/7/2020

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

भारत

सत्यमेव जयते

INDIA

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

A. R. A.

S 755936

NO. (2) 1096511/2020.

1

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the parts of this Document.

Additional Registrar
of Assurances-I, Kolkata

25 SEP 2020

AGREEMENT FOR DEVELOPMENT OF LAND WITH POWER OF ATTORNEY
THIS MEMORANDUM OF AGREEMENT ALONG WITH POWER OF ATTORNEY is made

on this the 19th day of September 2020 (Two thousand Twenty)

BETWEEN

Dist Case No. 525/2020
J(1)-... 250
J(2)- 2210
Total 2460
Realised on 25.09.2020

Continued.....Page

0001



নং 337

সন-2020/10 In August.

ফ্রেতার নাম Lakshmi Narayan De & others

সাং Dey Para, P.O. & P.S. Chinsurah, Dist- Hooghly

মূল্য One Thousand Rupees.

স্বাক্ষর ভেদে -

শ্রী অনিবেশ রক্ষিত

সাং শ্রীরামপুর, হুগলী

(Signature)

DONA CONSTRUCTION & PROJECTS PRIVATE LIMITED

(Signature)
Chairman Cum Managing Director



(Signature)

S/o - Late - Madan Koley.

59/B, Mukherjee Park Lane.

Serampore, Hooghly.

Business.

4 ✓
ADDITIONAL REGISTRAR
OF ASSURANCES-KOLKATA
19 SEP 2020

1. **SRI. LAKSHMI NARAYAN DE**, PAN NO.AYZPD4308D, AADHAR NO.374058601042, son of Late Rajendra Nath De, by faith - Hindu, occupation:- Retired,
2. **SRI. DILIP KUMAR DE**, PAN NO.AECPD5684D, AADHAR NO.568683996498, son of Late Rajendra Nath De by faith - Hindu, occupation:- Retired,
3. **SMT. NAMITA DEY**, PAN NO.ERHPD8152A, AADHAR NO. 790609225084, wife of Late Ashok Kumar Dey, by faith - Hindu, occupation:- House wife,
4. **SRI. AYAN KUMAR DEY**, PAN NO.AOBPD6011R, AADHAR NO. 222917225511, son of Late Ashok Kumar Dey, by faith - Hindu, occupation:- Business,
5. **SMT. ANIMA DE**, PAN NO.ERTPD7594A, AADHAR NO.902910557422, Daughter of Late Rajendra Nath De, by faith - Hindu, occupation:- House hold work, all are resident of 272 No. Dey Para, P.O. & P.S. - Chinsurah, District - Hooghly, West Bengal, Pin Code- 712101 hereinafter jointly called and referred to as **"LAND OWNERS"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

A N D

M/S DONA CONSTRUCTION AND PROJECTS PVT. LTD, PAN NO. AADCD1921D, registered office at Crooked Lane, P.O. & P.S.- Chinsurah, District:- Hooghly, represented by its Chairman cum Managing Director Sri Subrata Mukherjee, son of Sri Shyama Prosad Mukherjee , by faith - Hindu, by occupation - Business, resident of Crooked Lane, P.O. & P.S. - Chinsurah, District:- Hooghly hereinafter referred to and / or called as the **"DEVELOPER / PROMOTER"** (which term of expression shall unless excluded by or repugnant to the context be deemed to mean and include its office of successors) of the **SECOND PART**.

WHEREAS all that piece of parcel of land at the then survey Dag No. 1135A, 1135B, 1135C and 1136 of Chinsurah Deypara Mohalla, originally belongs to Rasik Lal Mallik, son of Late Shib Chandra Mallik of Chinsurah Datta Ghat, District:- Hooghly.

AND WHEREAS the said Rashik Lal Mallik enjoyed the said land by paying land revenue to Hooghly Collector and Sri Babu Kshetronath Shil the then Zamindar of the land.



8

10-11-1910

10-11-1910

AND WHEREAS the said Rashik Lal Mallik while enjoying the aforesaid land transfer the same to one Sri Babu Chuni Lal Dey, son of late Jadav Chandra Dey of Chinsurah Panchanontala, District- Hooghly, through instrument being no. 1276 dated 17.08.1892 recorded in book no. 1, Volume no. 12, pages 234 to 237 registered at Deputy Register at Hooghly for the year 1892.

AND WHEREAS the said Chuni Lal Dey enjoyed the said land by paying the land revenue to the respective authority and enjoyed the peaceful possession without any disturbance from any corner.

AND WHEREAS the said Chuni Lal Dey while enjoying the aforesaid land and building thereupon died leaving behind his wife Basanta Kumari Dasi and two sons named Surendra Nath Dey and Prahlad Chandra Dey.

AND WHEREAS provision of the then law of Hindu Succession the said Surendra Nath Dey and Prahlad Chandra Dey became the owner of the property left by Chuni Lal Dey and Basanta Kumari Dasi got the life interest over the aforesaid property.

AND WHEREAS the said Prahlad Chandra Dey became the owner of undivided half share of the aforesaid property where in Basanta Kumari Dasi got the life interest.

AND WHEREAS the said Prahlad Chandra Dey and Basanta Kumari Dasi while enjoying their respective interest over the property executed an English mortgage in favour of Kali Charan Nandi, son of Late Shiv Narayan Nandi of Chinsurah Kamar Para Bazar, P.S.- Chinsurah, District- Hooghly against loan of Rs. 4,000.00 only through instrument dated 20.02.1924 registered before the Sadar Sub Register of Hooghly.

AND WHEREAS the said Prahlad Chandra Dey and Basanta Kumari Dasi failed to repay the aforesaid loan amount to Kali Charan Nandi result in the said Prahlad Chandra Dey and Basanta Kumari Dasi executed a sale deed for interest of equity of redemption in favour of Kali Charan Nandi through instrument being no. 607 dated 04.03.1925 registered before the Sadar Sub Register of Hooghly recorded in Book No. I, Volume No. 10, pages 142 to 145.



✓

AND WHEREAS the said Kali Charan Nandi became the owner of undivided half share of the aforesaid property.

AND WHEREAS the said Surendra Nath Dey who was the owner of undivided half share of the aforesaid property died leaving behind his wife Khirod Kumari Dasi, two sons Narendra Nath Dey and Rajendra Nath Dey as his legal heirs and successors.

AND WHEREAS the said Narendra Nath Dey and Rajendra Nath Dey became the owner of undivided half share of the property left by the Surendra Nath Dey and Khirod Kumari Dasi got the life interest of the aforesaid property.

AND WHEREAS the said Kali Charan Nandi while enjoying the aforesaid land without any disturbance from any corner with the co-sharer of the property sold the same to one Khirod Kumari Dasi, wife of Late Surendra Nath Dey, who happen to be the half sharer of the aforesaid property through sale deed being no. 2470 dated 17.06.1925 registered of Calcutta recorded in Book no. I, Volume No. 79, pages 36 to 41.

AND WHEREAS the said Khirod Kumari Dasi enjoyed the aforesaid property by paying the land revenue and municipal Tax time to time.

AND WHEREAS on introduction of Cadesrtial Survey the aforesaid land was recorded as C.S. Dag No. 5904 under C.S. Khatian No. 3434 and C.S Dag No. 5931 under C.S. Khatian No. 1408 of Mouja - Chinsurah.

AND WHEREAS the said Khirod Kumari Dasi while enjoying the aforesaid land purchased from Kali Charan Nandi died leaving behind a will involving the aforesaid property along with other properties executed on Bengali dated 11 Falgun 1339 wherein she appointed her two sons Narendra Nath Dey and Rajendra Nath Dey as the executer of the will.

AND WHEREAS the said Khirod Kumari Dasi died leaving behind the said Narendra Nath Dey and Rajendra Nath Dey as her only legal heirs and successors.

AND WHEREAS the said Narendra Nath Dey and Rajendra Nath Dey filed an application

Continued.....Page

19 SEP 2020

for grant or probate of the aforesaid will under Sec 289 of the Indian Successions Act 1925 before the court of District Delegate of Hooghly being Case no. 72 of 1941 which was later transferred to first Sub Judge at Hooghly resulting renumber of the case being no. 40 of 1941.

AND WHEREAS Hon'ble Brojendra Saran Sanyal the then District Delegate Hooghly issued the probate of the aforesaid will in favour of Narendra Nath Dey and Rajendra Nath Dey on 7th January 1942 thereafter the said Narendra Nath Dey and Rajendra Nath Dey complete the formalities by depositing the required court fees assessed against the valuation of the Estate of the deceased Khirod Kumari Dasi for the estimated valuation of Rs. 10,02,264.00.

AND WHEREAS the said Narendra Nath Dey and Rajendra Nath Dey became the owner of the absolute property at C.S. Dag no. 5904 and 5931 of Mouza - Chinsurah, J.L. no. 20, District:- Hooghly by virtue of the aforesaid will and probate and as successors of Late Surendra Nath Dey.

AND WHEREAS on introduction of Revisional survey the aforesaid land was recorded as R.S. Dag No.5904 measuring 0.232 acre under R.S Khatian No. 4708, 4709 and 4710 and R.S. Dag No.5931 measuring 0.046 acre under R.S. Khatian No. 1408, both are of Mouza- Chinsurah, District- Hooghly.

AND WHEREAS on introduction of West Bengal Estate Acquisition Act the aforesaid lands were not affected and the owners of the land became the direct tenant under the Government.

AND WHEREAS on introduction of West Bengal Non Agricultural Tenant act the said land was not affected.

AND WHEREAS the said Narendra Nath Dey while enjoying the half share of the aforesaid property died in the year 1958 leaving behind his wife Smt. Jogomaya Dey, two sons Debabrata Dey and Satyabrata Dey and two Married daughters Basanti Mallik, and Padmaboti Mallik as his legal heirs and successors as per Hindu Succession Act 1956.



✓

19 SEP 2020

AND WHEREAS the said Smt. Jogomaya Dey, Debabrata Dey, Satyabrata Dey, Basanti Mallik and Smt. Padmaboti Mallik jointly owners of the undivided half share of the aforesaid property and Rajendra Nath Dey became the owner of undivided rest half share of the aforesaid property.

AND WHEREAS the said Smt. Jogomaya Dey, Debabrata Dey, Satyabrata Dey, Basanti Mallik and Smt. Padmaboti Mallik each of them became the owner of undivided 1/10th share of property and the aforesaid Smt. Jogomaya Dey, Debabrata Dey, Satyabrata Dey, Basanti Mallik and Smt. Padmaboti Mallik each of them owner of undivided 1/5th share of the property Left by their father Narendra Nath Dey.

AND WHEREAS the said Basanti Mallik while enjoying the undivided 1/5th share of the aforesaid property executed a Gift deed in favour of her brothers Debabrata Dey and Satyabrata Dey through gift deed being no. 7121 for the year 1965 recorded in Book no. I, Volume No. 73, pages 257 to 260 registered before the sub registrar at Hooghly.

AND WHEREAS the said Padmabati Mallik while enjoying the undivided 1/5th share of the aforesaid property executed a Gift deed in favour of her brothers Debebrata Dey and Satyabrata Dey through gift deed being no. 7122 for the year 1965 recorded in Book no I, Volume No. 73, pages 261 to 264 registered before the sub registrar at Hooghly.

AND WHEREAS the said Jogomaya Dey became the owner of undivided 1/10th share of the aforesaid property Debabrata Dey became the owner of undivided 1/5th share of the aforesaid property, Satyabrata Dey became the owner of undivided 1/5th share of the aforesaid property, Rajendra Nath Dey became the owner of undivided half share of the aforesaid property.

AND WHEREAS the said Rajendra Nath Dey, Smt Jogomaya Dey, Sri Debabrata Dey, Satyabrata Dey while enjoying the respective share of the aforesaid property for proper administration of the same executed a partition deed on 24.05.1966 before the Sadar Joint Sub Registry Office at Chinsurah District Hooghly being original Deed No. 4530.



8 ✓
ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
19 SEP 2020

AND WHEREAS through the aforesaid portion deed the said Jogomaya Dey, Debabrata Dey, Satyabrata Dey jointly became the owner of demarcated 0.132 acre of land along with building at R.S. Dag No. 5904 under R.S. Khatian No. 4708, 4709 and 4710 of Mouja - Chinsurah, P.S.- Chinsurah, District:- Hooghly.

AND WHEREAS the said Rajendra Nath Dey through the aforesaid partition deed became the owner of the demarcated land and building at P.S. and Mouza - Chinsurah, J.L. No. 20, R.S. Khatian no. 4710, 4708 and 4709 corresponding to L.R. Khatian no.5770 and 15571, R.S. Dag No. 5904 and 5931 corresponding to L.R. Dag No. 7385 and 7358, total measuring 0.146 acre or 8 cottah 13 chittak 22.5 sq. ft. more or less and Holding no. 51/36, Mohalla - Dey Gali.

AND WHEREAS on introduction of urban land (Celling and Regulation Act) the land was declared as retained land of the owners.

AND WHEREAS the said Rajendra Nath Dey prior to his death executed a registered will whereby he gives life interest over the entire property to his wife, after the death of the wife the entire property would be transferred to his three sons named Lakshmi Narayan De, Dilip Kumar De and Ashok Kumar Dey, and at that point of time the then unmarried girl name Anima De, and Tapati De shall enjoy the life interest of the property in a condition that if any of the daughter or both the daughters married then the life interest over the property will be ceased, and there was further condition of maintenance of the unmarried daughter by the sons. The will was duly probated on 3rd December 1985 by the Learned District Delegate at Hooghly.

AND WHEREAS the wife of the said Rajendra Nath Dey died and one of the daughter name Tapati De was married as a result the property was devolved upon the three sons and Anima De got life interest over the property in a condition that her brothers will maintain her.

AND WHEREAS the said Dilip Kumar De and Ashok Kumar Dey filed a partition suit for partitioning the entire property being T.S. Case No. 96 of 2004 against the said Lakshminarayan De and others.



4 ✓
ADDITIONAL REGISTRAR
OF ASSURANCE TO KITA
19 SEP 2020

AND WHEREAS the said Anima De filed a Suit for maintenance being no.139 for the year 2006 against the said two brothers Dilip Kumar De and Ashok Kumar Dey, before the Learned Court of the Civil Judge, Junior Division, Chinsurah, at Hooghly. The Learned Court on 30.08.2011 directed the defendant of the suit to give Rs.1500.00 per month as maintenance to the said Anima De. The Defendant challenged the said order before the Learned District Judge at Hooghly being Title Appeal No. 22 of 2011 and prayed for interim stay upon the aforesaid order. The Learned District Judge rejected the interim stay application on 25.01.2012.

AND WHEREAS the aforesaid T.S. Case No. 96 of 2004 was dismissed for default for Non Appearance on 27.07.2012.

AND WHEREAS the said Lakshinarayan De and Anima De filed a Suit for partition being T.S. No. 399 of 2012 before the Court of the Learned Civil Judge, Senior Division, 1st Court at Chinsurah, Hooghly and during pendency of the suit the said Ashok Kumar Dey died leaving behind his wife Smt. Namita Dey, and son Sri Ayan Kumar Dey as his legal heirs and successors as per provision of Hindu Succession Act 1956 and the said Smt. Namita Dey and Ayan Kumar Dey was substituted as defendants of the suit in place of their father Ashok Kumar Dey.

AND WHEREAS in the said suit ultimately the present owners herein became the parties of the suit for partition and jointly they arrived in an amicable settlement and filed a compromise petition before the Learned Court and the Learned Court by virtue of the order dated 10.10.2018, allowed the Compromise Petition and as per terms of the compromise the said Lakshminarayan De, Anima De and Dilip Kumar De each of them got the undivided 1/4th share of the aforesaid property and Namita Dey and Ayan Kumar Dey jointly got the undivided 1/4th share of the property. The said suit was decreed on 20.07.2019.

AND WHEREAS on introduction of the Land Reforms survey the aforesaid land was recorded as L.R. Dag No. 7385 and 7358 of Mouza- Chinsurah. J.L. No. 20, P.S.- Chinsurah, District:- Hooghly.



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
19 SEP 2020

AND WHEREAS the owners became the joint owners of the land and building at P.S. and Mouza – Chinsurah, J.L. No. 20, R.S. Khatain no. 4708, 4709 and 4710, R.S. Dag No. 5904, 5931, L.R. Dag No. 7385 and 7358, under L.R. Khatain no. 16483, 16484, 16486, 16487 and 16488 total measuring 0.146 acre or 8 cottah 13 chittak 22.5 sq. ft. more or less and Holding no. 51/36, Mohalla – Dey Gali,

AND WHEREAS the owners being the joint absolute owner of the aforesaid property enjoyed the same by paying the land revenue and municipal tax time to time without any disturbance from any corner.

AND WHEREAS the owners herein for proper usage of the property decided to make multistoried building on the part of the land particularly described in the "A" Schedule hereunder written by appointment of developer who at its own cost and responsibility shall complete the construction on the said land on the terms mentioned hereinafter.

AND WHEREAS the Second party being the DEVELOPER CUM PROMOTER has been carrying on the business of construction of ownership flats and shopping complex in different places and the First Party approached the Party of the Second Part for construction of multi-storied building over the "A" Schedule property and the Second Party Developer / Promoter has also agreed to make construction of Multistoried building over the 'A' Schedule property.

AND WHEREAS on the proposal of the Land Owners the Developer applied before the Local Municipality for obtaining the sanction building plan on behalf of the land owners and upon compliance of all formalities the Hooghly Chinsurah Municipal Authority sanctioned the building plan being no.B/381 (19-20), dated 14.03.2020 for construction of Ground plus Three storied multistoried building over the aforesaid land.

AND WHEREAS the Developer / Promoter considering the proposal of the LAND OWNERS have accepted the offer of the LAND OWNERS for developing the 'A' Schedule Property by erecting multi-storied building upto Ground + Fourth Floor, (subject to sanction of building plan by the sanctioning authority) over the 'A' schedule property and the Developer shall at their own cost and responsibility complete the construction and as a consideration for the 'A'

1. The first part of the report is a general statement of the purpose of the study and the scope of the work. It is followed by a brief review of the literature on the subject.

2. The second part of the report is a description of the methods used in the study. This includes a discussion of the subjects, the materials, and the procedures.

3. The third part of the report is a presentation of the results of the study. This includes a discussion of the data and the conclusions that can be drawn from it.

4. The fourth part of the report is a discussion of the implications of the study. This includes a discussion of the limitations of the study and the directions for future research.

5. The fifth part of the report is a conclusion. This is a brief summary of the main findings of the study and the overall conclusions that can be drawn from it.



8

Schedule land the Developer has agreed with the Land Owners to give 25% of the total constructed floor area (Less common service area) consisting of allotment of flat of i) LAKSHMI NARAYAN DE at THIRD Floor being no. T/4 Eastern Side, ii) DILIP KUMAR DE at FIRST Floor being no. F/5, on Northern side, iii) NAMITA DEY and AYAN KUMAR DEY (jointly) at SECOND Floor being no. S/5, on Northern side, iv) ANIMA DE at THIRD Floor being no. T/3, on Southern side, and balance area at parking without boundary wall / covered area on the ground floor of the Ground plus Three storied multistoried proposed building and in future if the municipal authority accorded permission to construct another floor in that event the land owners jointly shall get 10% of the additional floor including proportionate share of the land described in Schedule "B", which will be declared as Land Owners allocation, on the terms and conditions as mentioned below and both the parties accept the said terms and conditions and for avoiding future litigation and complication the parties named above have agreed to execute a Deed of Agreement on the following terms and conditions as mentioned below:-

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-

1. That the Land Owners jointly shall deliver the said property free from all encumbrances within ten days from the date of agreement and the LAND OWNERS have marketable title to the said property without any claim, mortgage, acquisition and requisition, right, title or interest of any other person or persons and the LAND OWNERS have the right, power and absolute authority to enter into this agreement with the developer and they hereby undertake to indemnify and keep the developer indemnified against all third party claims, actions and demands whatsoever with regard to the Land Owners title in the said property.
2. The Land Owners jointly shall handover the Original Deed, Partition Deed, Chain Deed, Municipal Tax Receipts, Khazna receipt, Parchas (R.S & L.R), Building Plan and the relevant documents related to the same to the Developer on the date of this Agreement for Development.
3. That the Developer shall at its own cost prepare building plan in conformity with the provisions of the Building Rules of the 'A' Schedule property and shall submit the

Continued.....Page

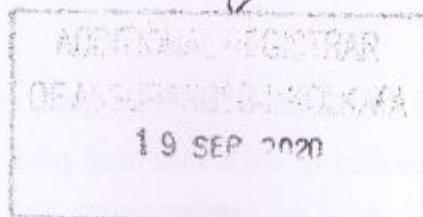


8

19 SEP 2020

same before the Local Authority for sanction of building plan and the Developer will also pay all the costs, which will be required for the purpose of taking sanction of building plan from the Local Authority - Hooghly - Chinsurah Municipality or other Statutory Authority.

4. That the LAND OWNERS shall sign all the documents, Affidavit, Indemnity and others required for Sanction of Building Plan and construction of the Building and completion thereof in the 'A' Schedule Property, at the request of the DEVELOPER/PROMOTER.
5. That the name of the apartment will be determined later on by the DEVELOPER.
6. That the old Building - structure now standing upon the said plot of homestead land shall be taken over by the Developer/Promoter and it is further agreed and understood by and between the parties herein that the cost of scrap, building materials, debris etc. of the existing building shall be appropriated by the Developer/Promoter and the Land Owners shall not be entitled to any share thereto.
7. That the DEVELOPER/PROMOTER hereby agrees to develop and complete the construction of the proposed building over the 'A' Schedule property entirely at their own cost in accordance with the Sanctioned building plan with good material within 48 months from the date of this agreement and if any internal modification are made in the construction the DEVELOPER / PROMOTER at its own expenses apply for the revised sanction plan and obtain the same SUBJECT TO "Force Majeure" condition, like flood, earthquake, water, stream, tempest, civil commotion, pandemic, lock down, aviation closure, strike, riot or war and other acts of God, and the period affected for that shall be excluded from the statutory period of hand over of flat of 48 months.
8. That the Developer shall be entitled to vary and/or modify the said plan of construction, subject to sanction of such modified plan by the aforesaid Competent Authorities, for mutual benefit of the DEVELOPER and the Co-occupiers of the new



building.

9. That as consideration of the 'A' Schedule land the Developer has agreed with the owners to allot 25% of the total constructed floor area (Less common service area) consisting of allotment of flat of i) LAKSHMI NARAYAN DE at THIRD Floor being no. T/4 Eastern Side, ii) DILIP KUMAR DE at FIRST Floor being no. F/5, on Northern side, iii) NAMITA DEY and AYAN KUMAR DEY (jointly) at SECOND Floor being no. S/5, on Northern side, iv) ANIMA DE at THIRD Floor being no. T/3, on Southern side, and balance area at parking without boundary wall / covered area on the ground floor on the Ground plus Three storied multistoried proposed building and in future if the municipal authority accorded permission to construct another floor in that event the land owners jointly shall get 10% of the additional floor including proportionate share of the land to be sanctioned by the Hooghly - Chinsurah Municipality which is to be distributed under each & every floor of the proposed building including proportionate share of the Land described in Schedule "B", which will be declared as Land Owner's allocation.
10. That the entire newly constructed multi storied building, except "B" Schedule is declared as the DEVELOPERS / PROMOTERS ALLOCATION, details described in Schedule 'C' of this agreement.
11. That the LAND OWNERS shall not claim or demand any further cash amount or any additional constructed super built up area or vacant area in the premises of the building for the 'A' Schedule property except the LAND OWNERS' allocation as mentioned in Schedule 'B'.
12. That the Land Owners hereby agree that they shall not do anything in regard to the said property whereby the right of the Developer to undertake construction of the proposed building and disposal of its share of the said building is prejudicially affected and/or the construction be delayed or impeded in any manner whatsoever.
13. That the DEVELOPER shall pay all rent and taxes to the Government and Municipality



8 ✓
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
19 SEP 2020

of the building constructed in the 'A' Schedule property till the handing over of the same to the prospective purchasers of the building. If any goods and service Tax Payable by the owners for transfer of the flat to them in the New Building the same shall have to pay by the owners and the Liability of the same shall lie with the owners.

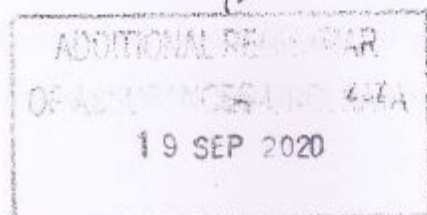
14. That the Builder/Developer for the construction of the proposed building shall be entitled to appoint and/or engage any partner or partners, financiers or obtain any bank loan for financial assistance. The Builder/Developer for the construction of the proposed building shall be at liberty to take loan from any Financer/Bank and for that purpose the Land Owners shall be liable to sign or execute such documents to enable the Builder/Developer to obtain such finance upon mortgage, charge, lien etc. of the Developer's allocation of the Schedule- "A" property for the purpose.
15. That the time is the essence of this agreement.
16. That the duration of this agreement shall continue till the Developer requires for his business purpose in respect of his saleable portions even after the delivery of the Land Owners allocated constructed area in the newly built up multi storied building.
17. That the land owners shall always remain liable to execute and register appropriate deeds of conveyance to sell, transfer and convey in favour of the other Commercial Space/Car Parking/shop, if any/ flat occupiers with their proportionate undivided share interest in the land beneath the building at the costs and expenses of the Developer or intending flat occupiers, whenever called upon by the Developer without in any way demanding the price at which the said undivided share in the land of the said premises is sold or any part thereof received by the Developer against such sale and the Developer/Promoter undertakes to take steps and render all assistance in that regard.
18. That the Land Owners consent upon the specification of construction in respect of the Land Owners allocated constructed area in the proposed new building hereinafter referred to as "Constructions Specifications"- for Owners allocation as morefully and particularly described in the Schedule-"C" written herein below. The delivery of



8
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
19 SEP 2020

possession of the Land Owners allocation by the Developer of the building shall be completed within 48 (Forty Eight) months from the date of this agreement and vacant possession by the Land Owners, SUBJECT TO "Force Majeure" condition, like flood, earthquake, water, stream, tempest, civil commotion, strike, riot or war and other acts of God and, when the obligation of the Developer in regard to period of completion of construction shall remain suspended for the duration of the "Force Majeure".

19. That the Builder/Developer shall appoint competent Architect, Engineer, Masons, Carpenters and Workmen and discharge them and make fresh appointment on such terms and conditions as the Builder/Developer shall think fit and proper for which the Land Owners shall have no objection.
20. That after completion of building and handing over the same to the Land Owners and the proposed purchasers by way of sale the respective Flat Owners will become the absolute owners of their respective portions together with proportionate share of land underneath and the Flat Owners for their respective portions shall be collectively liable to bear all costs of maintenance of building, rent and taxes since the date of possession is handed over to each of them.
21. The Land Owners or any of the respective transferees shall not demolish or permit to demolish any wall or other structure in their respective allocation or any portion thereof or make any structural addition or alternation therein without the previous consent of the Developer, Management / Society / Association as may be formed.
22. That after the formation of the Body of Occupiers, as set out in the clause preceding all the right of control and management in respect of the said constructed building shall be handed over to the said Body by the Developer and thereafter, the Developer shall not remain liable for the constructed building or any portion thereof in any manner whatsoever.



23. That the Land Owners along with all the Flat Owners will be liable to bear and pay to the Developer the Lift installation and completion charges and the electric Transformer and connection charges in their allocated portions in their proportionate shares.
24. That the Developer shall be exclusively entitled to transfer or dispose off the Developer's allocation in the said building without disturbing the common facilities available thereon with the exclusive right to deal with, enter into agreement for sale and transfer the same without any right, claim, demand, interest whatsoever or howsoever of the Owners and the Owners or any person or persons claiming through them and they shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation or/of any person or persons claiming through the Developer or nominee or nominees of the Developer.
25. That if any dispute arises by and between the parties the same shall be referred to the Arbitrator appointed by the DEVELOPER / PROMOTER as per provision of Arbitration and Conciliation Act.
26. That the LAND OWNERS herein execute GENERAL POWER OF ATTORNEY in favour of the DEVELOPER's company represented by SRI SUBRATA MUKHERJEE conferring all powers together with the right of development and sale of the units/flats/car parking spaces/shops in the Developer's share together with proportionate share of land underneath of the proposed multi storied building on behalf of the owners, **SO KNOW ALL WOMEN & MEN BY** this Power - of - attorney executed today, the **LAND OWNERS / VENDORS** herein do hereby nominate constitute and appoint **DONA CONSTRUCTION & PROJECTS PVT. LTD.**, office at Crooked Lane, P.O. & P.S.- Chinsurah, District:- Hooghly, represented by its present Chairman cum Managing Director **SRI SUBRATA MUKHERJEE**, son of Sri Shyama Prosad Mukherjee, by faith - Hindu, by occupation - Business, of Crooked Lane, Chinsurah, Hooghly, West Bengal **AS OUR TRUE AND LAWFUL ATTORNEY, FOR OUR NAME AND ON OUR BEHALF**, to do and execute and perform or cause



4 ✓

ADDITIONAL REGISTRAR
19 SEP 2020

to be done, executed and performed all or any of the following acts, deeds and things :

I) To work, manage, control and supervise the management and administration of the properties fully described in the schedule below and protect them from others.

II) To enter into contract, covenant and arrangement of any kind whatsoever in relation thereto and to modify, revoke and cancel the same as they shall think fit and proper.

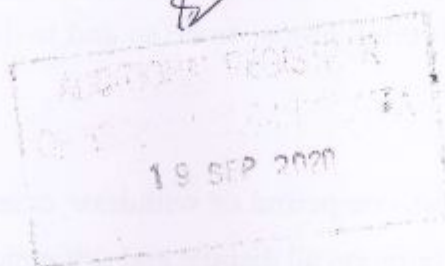
III) To sign and give notice or notices to any tenant or tenants and other occupiers of the lands and buildings belonging to our estate, and to negotiate with them, to quit and vacate or to repair any damage or to abate any nuisance or to remedy a breach of covenant or contract or for any other purpose or purposes whatsoever and to avail of and enforce all remedies open to us in respect thereof and to enter into any such property or properties with a view to inspecting the same or exercising any right vested to us.

IV) To make, sign and verify all applications before the Court of Law, Tribunals, or such other places for conducting court cases or any other required by law in connection with the management of our property or properties.

V) To appear for and represent us before the Board of Revenue, Collector of the District, Sub-Divisional Officer, any Magistrate, Judge, Munsiff, and in all Government Offices, Commissioners, in all matters and things relating to our estate or its affairs.

VI) To appoint, engage on our behalf pleaders, advocates or solicitors whenever my said attorney shall think proper to do so and to discharge and/or terminate his or their appointment.

VII) To compromise, compound or withdraw cases, or be non suited to refer to Reference Court or arbitration all dispute and differences.



VIII) To develop our property as per this developers agreement and to enter in the agreement for sale of flats, units of the multistoried building on our behalf.

IX) **GENERALLY TO ACT** as Attorney or agent in relation to the matter aforesaid and all other matters in which we may be interested or concerned and on our behalf to execute and to do all deed, acts or things as fully and effectual in all respect as ourselves to do if personally present.

X) **AND GENERALLY** to act as our Attorney or Agent in India in relation to all matters in respect of our schedule land and building which we are now or may hereafter be interested or concerned and on our behalf to execute and do all instruments, acts, matters and things as fully and effectually as we could do it personally present and we hereby agree to ratify and confirm whatsoever our said attorney shall lawfully do or purport to do by virtue of these presents.

XI) **TO EXECUTE AND REGISTER PROPER INSTRUMENT FOR DEED FOR SALE ON DULY STAMP CONVEYANCE FOR THE DEVELOPERS ALLOTMENT AS PER THIS SELF SAME DEVELOPER AGREEMENT ON OUR BEHALF AND SHALL PRESENT THE SAME BEFORE THE REGISTERING AUTHORITY AND SHALL ADMIT EXECUTION AND REGISTRATION** and also shall complete and observe all formalities in respect of our schedule land for deed for sale and shall take all money and consideration and to grant receipt for acknowledge of payment.

XII) **AND WE HEREBY AGREE TO RATIFY AND CONFIRM** all and whatsoever our said attorney shall lawfully do or cause to be done, under the power in that behalf herein before contained, execute or perform in exercise of the power, authorities and liberties hereby conferred upon under and by virtue of this deed.

4
ADDITIONAL REGISTRAR
OF ASSISTANCE, KOLKATA
19 SEP 2020

SPECIFICATION OF THE BUILDING AND FLAT

- (a) That the construction of the building generally shall be of R.C.C. framed structure as per the design of the architect and structural Engineer. Each work in filling of foundation trenches, plinths, etc. will be with good earth in layers including watering and reaming etc. layer by layer as completed.
- (b) **R.C.C. Work:** All R.C.C. Works in foundation plinth, beams, lintel, columns, floor beam, floor slab, staircase, etc. are to be of concrete mix (1:2:4) with necessary reinforcement as per design.
- (c) **BRICK WORK:** All outer walls are 8" thick and interior brick work is 5"/3" thick with 1st class brick in C.M. (1:5).
- (d) **FLOORING:** 12" X 12" Ceramic or equivalent tiles inside the flats.
- (e) **WALL FINISH:** Putty without colour.
- (f) **DOOR FRAMES:** Sal Wood/Equivalent of size 4"x2" on Main Door and Bed Rooms. 3"x2" on Bath Room and Balcony.
- (g) **DOOR** : Solid Core Commercial Flush Door of size 32mm on main door and 30mm on others.
- (h) **WINDOWS** : M.S. frame with in-built Grill with Glass/Aluminum Channel.
- (i) **TOILETS** : White Porcelain W.C. Commodes, Shower and Two Water points. Ceramic glazed or equivalent tiles upto 5'-0" height from the Floor are to be provided in toilet.
- (j) **KITCHEN** : Open Kitchen.
Black stone "Cooking Platform", with sink.
Ceramic Glaze or equivalent Wall Tiles upto 2 ft. above Cooking Platform.

Continued.....Page

DECLARATION OF THE PRESIDENT

That the President of the United States, in the exercise of his power, has caused this Declaration to be signed by the Secretary of State, and the same to be published in the public newspapers, and that the same has been so published.

Witness my hand and the seal of the President of the United States, at the City of Washington, this 1st day of January, 1865.

JOHN B. HENRY, Secretary of State.

JOHN B. HENRY, Secretary of State.

JOHN B. HENRY, Secretary of State.



✓

- (k) ELECTRIC METER : Charges of procurement of the electric connection and meter will be borne by the Land Owners and intending purchasers in equal shares amongst their selves.
- (l) LIFT : Provision of lift in all floors, The cost of lift installation and running expenses will have to carry by the prospective purchasers and the present land owners of the flats.

WATER ARRANGEMENT:

Submersible / Municipal water connection in the building (subject to sanction of Hooghly - Chinsurah Municipality) and that will be shared in each Bathroom and kitchen and all plumbing works will be done with iron and P.V. C. properly.

ELECTRIFICATION:

- (I) Conceal wiring fully within the building.

Bed Room

- a) Ceiling Fan Point
- b) Tube Point
- c) Light Point
- d) 5Amp. 5 Pin Point

Kitchen

- a) Exhaust fan point
- b) Light Point
- c) 5Amp. 5 Pin Point

Balcony

- a) Light Point
- b) 5 Amp. 5 Pin Point



8 ✓

Bathroom

- a) Single Bracket light point No. 1
- b) 15Amp. 5 Pin Point No. 1

COMMON AREA SPECIFICATION

- (i) **FLOORING:** The floor with Mosaic finish or equivalent and four inch high dado as required.
- (ii) **WALL FINISH:** Inside wall will be plastered with cement sand mortar (1:5) coated, outside wall will be plastered with cement sand mortar (1:5) and finished with plaster of parish or equivalent.
- (iii) **STAIRCASE:** R.C.C. framed stair with Mosaic/equivalent steps with milled railing on top.

THE SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of land and property measuring P.S. and Mouza – Chinsurah, J.L. No. 20, R.S. Khatian nos. 4708, 4709 and 4710 corresponding to L.R. Khatian nos. 16483, 16484, 16486, 16487, 16488, (Old L.R Khatian No. 5770, 15571) R.S. Dag No. 5904, 5931, corresponding to L.R. Dag No.7358 and 7385, total measuring 0.146 acre or 8 cottah 13 chittak 22.5 sq. ft. more or less and Holding no.51/36, Mohalla – Dey Gali, under Hooghly Chinsurah Municipality, P.O. & P.S. and A.D.S.R.:- Chinsurah, District:- Hooghly, Pin Code - 712 101 along with all easement right attached with the land and right of common passage egress and ingress Cable Line, Telephone, Drainage etc over the passage.

This land is butted and bounded by :

NORTH : House of Bimal Dey & Madhurima Biswas

SOUTH : House of Satyabrata Dey & Others

EAST : House of Yogin Dutta

WEST : House of Golok Dey

THE SCHEDULE "B" ABOVE REFERRED TO

That as consideration of the 'A' Schedule land the LAND OWNERS will get 25% of the total

CLIMATE AREA SPECIFICATION

1. The climate area is defined by the following boundaries:

(a) The climate area is defined by the following boundaries:

(b) The climate area is defined by the following boundaries:

CLIMATE AREA SPECIFICATION

1. The climate area is defined by the following boundaries:

✓

13 SEP 2020

CLIMATE AREA SPECIFICATION

1. The climate area is defined by the following boundaries:

constructed floor area (Less common service area) consisting of flat and parking / covered area of the Ground plus Three storied multistoried proposed building and in future if the municipal authority accorded permission to construct another floor in that event the land owners jointly shall get 10% of the additional floor **INCLUDING PROPORTIONATE SHARE OF LAND OF "A" SCHEDULE PROPERTY** out of total constructed floor area to be sanctioned by the Hooghly - Chinsurah Municipality.

THE SCHEDULE "C" ABOVE REFERRED TO

Within the building constructed on the 'A' Schedule land the DEVELOPER will get remaining portion of the G+4 storied (subject to sanction by the Hooghly - Chinsurah Municipality) of newly constructed building except the "B" Schedule and the Roof Right shall lie with the developer only.

THE SCHEDULE "D" ABOVE REFERRED TO
COMMON AREAS

Shall mean all areas which are common to the flats or Units, e.g. common passage, stair case, lobbies, lift, lift room, water pump, electricity, meter room, passage, under ground water reservoir, septic tank, overhead water tank, drain and other common spaces to be available for the common use.

NOTE: Any extra work, which is not mentioned in the specification, will be charged extra as per market rate and fixed up by the Developer. No outside contractors will be allowed to execute any work till the possession of the space is taken.

IN WITNESSES WHEREOF THE PARTIES hereto have set and subscribed their respective hands and seals the 17th day of August, 2020 first above written.

THE AGREEMENT FOR
DEVELOPMENT ALONG WITH
POWER OF ATTORNEY IS
EXPLAINED OVER US AND
UNDERSTANDING ALL THE
MEANING OF THE EXPRESSION

Continued.....Page

UNITED STATES GOVERNMENT

DEPARTMENT OF JUSTICE

CRIMINAL DIVISION



8

19 SEP 2020

USED IN THE AGREEMENT FOR
DEVELOPMENT ALONG WITH
POWER OF ATTORNEY AND
KNOWING FULLY WELL THE
EFFECT OF THE SAME, WITHOUT
ANY INSTRUCTION AND FEAR OF
ANYONE SIGNED, SEALED &
DELIVERED

In presence of the WITNESS:-

WITNESSES:

1. SOURAV DE
272, Deypara,
PO+PS - Chinsurah
Dist - Hooghly - 712101
2. Subash De
272, De Para
PO+PS - Chinsurah
Dist - Hooghly - 712101
3. Subhara De
Motibagan
PO+PS Chinsurah
Hooghly. 712101

Drafted by me

Koushik Chatterjee
Koushik Chatterjee, Advocate
Enrollment no 214/151 of 2002
High Court Calcutta
Typed by me

Debdip Chakraborty,
Room No. 3B and 4D,
Delta House, 4 Government Place (North)
Kolkata 700 001

Debdip Chakraborty

- 1) Lulshand Narayan De
- 2) Tej Kumar De
- 3) Anil Ch.
- 4) Anurag Dey
- 5) Anil Ch.

**SIGNATURE OF THE FIRST PART
/ LAND OWNERS**

TEVA CONSTRUCTION & PROJECTS PRIVATE LIMITED

Subrata Mukherjee
Chairman Cum Managing Director

SIGNATURE OF THE DEVELOPER



4 ✓

MINISTER SECRETARY
OF ASSURANCE
19 SEP 2020



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

GRN: 192020210080338398
GRN Date: 10/09/2020 12:30:59
BRN : 1976404424003
SBI ePay txn No. : 2072276118

Payment Mode : Net Banking-SELF
Payment Gateway SBI EPay-ICICI Bank -
Corporate
BRN Date: 10/09/2020 12:34:05
SBI ePay txn Date. 10/09/2020 12:31:28

DEPOSITOR'S DETAILS

Name : Koushik Chatterjee Id No. : 2001096511/2/2020
Contact No. null
E-mail : Mobile No. +91 9831097130
Address : High court Calcutta
User Type :

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001096511/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	14
2	2001096511/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	6050
Total Amount				6064

In Words : Rupees Six Thousand Sixty Four Only.



✓

10 SEP 2010

Finger Prints Of Both Hands



Thumb finger	Fore finger	Middle finger	Ring finger	Little finger	L H F P R H F P

Lakshmi Narayan Se.



Thumb finger	Fore finger	Middle finger	Ring finger	Little finger	L H F P R H F P

Delip Kumar De



Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger	L H F P R H F P

अनंता बाई



8
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 SEP 2020

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

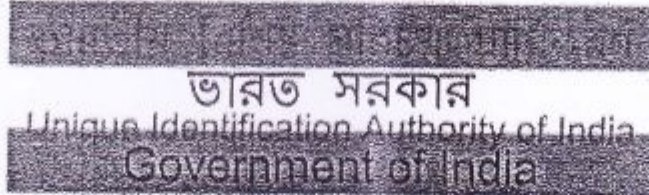
LAKSHMI NARAYAN DE
RAJENDRA NATH DE

01/09/1935
Permanent Account Number
AYZPD4308D

Lakshmi Narayan De
Signature



Lakshmi Narayan De



ভালিকাকৃতির আই ডি / Enrollment No.: 1040/20675/88006

To
লক্ষ্মী নারায়ণ দে
Lakshmi Narayan De
S/O: Rajendra Nath De
272 DEY PARA
Hooghly-Chinsurah (M)
Chinsurah
Hooghly Hooghly
West Bengal 712101

08/02/2015
214903736



MP149037363FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3740 5860 1042

আধার - সাধারণ মানুষের অধিকার




ভারত সরকার
Government of India

লক্ষ্মী নারায়ণ দে
Lakshmi Narayan De
পিতা : রাজেন্দ্র নাথ দে
Father : Rajendra Nath De
জন্মতারিখ / DOB : 01/02/1936
পুরুষ / Male



3740 5860 1042

আধার - সাধারণ মানুষের অধিকার

Lakshmi Narayan de

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AECD5684D

नाम /NAME

DILIP KUMAR DE

पिता का नाम /FATHER'S NAME

RAJENDRA NATH DE

जन्म तिथि /DATE OF BIRTH

04-04-1947

हस्ताक्षर /SIGNATURE

Dilip Kumar De



आयकर आदक, प.सं.-III

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

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

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

Joint Commissioner of Income-tax(Systems & Technical),
P-7,

Chowringhee Square,
Calcutta- 700 069.

Dilip Kumar De.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ERHPD8152A

नाम / Name
NAMITA DEY

पिता का नाम / Father's Name
SACHINDRA NATH GANGULY

जन्म की तारीख / Date of Birth
23/12/1956



बिबिता देवी



ভারত সরকার

Unique Identification Authority of India
Government of India

ভানিকাতুলির আই ডি / Enrollment No 1040/20325/92960

To,
নামিতা দে
Namita Dey
W/O: Ashok Kumar Dey
DEY PARA(EAST)
Hooghly-Chinsurah(m)
Chinsurah Hooghly Hooghly
West Bengal 712101

Ref 110 / 14B / 28620 / 29269 / P



SE463019993FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7906 0922 5084

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



নামিতা দে
Namita Dey
পিতা : শচীন্দ্র নাথ গাঙ্গুলী
Father : Sachindra Nath
Ganguly
জন্মতারিখ / DOB : 23/12/1956
মহিলা / Female



7906 0922 5084

আধার - সাধারণ মানুষের অধিকার

নামিতা দে

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AYAN KUMAR DEY

ASHOK KUMAR DEY

23/08/1988

Permanent Account Number

AOBPD6011R

Ayan Kumar Dey

Signature



25042008

Ayan Kumar Dey



ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/20325/92956

To
অয়ন কুমার দে
Ayan Kumar Dey
S/O: Ashok Kumar Dey
DEY PARA(EAST)
Hooghly-Chinsurah(m)
Chinsurah
Hooghly Hooghly
West Bengal 712101

213979895
MP139798955FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2229 1722 5511

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



অয়ন কুমার দে
Ayan Kumar Dey
পিতা : অশোক কুমার দে
Father : Ashok Kumar Dey
জন্মতারিখ / DOB : 23/08/1988
পুরুষ / Male



2229 1722 5511

আধার - সাধারণ মানুষের অধিকার

Ayan Kumar Dey

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ERTPD7594A

भारत सरकार

पिता का नाम / Father's Name
RAJENDRA NATH DE

जन्म तिथि / Date of Birth
01/01/1942

अनिमल

01/07/2016

अनिमल



ভারত সরকার
Unique Identification Authority of India
Government of India

জানিকারক আই ডি / Enrollment No 1040/20675/68005

To,
অনিমা দে
Anima De
D/O: Rajendra Nath De
272
DEY PARA
Hooghly-Chinsurah (M)
Chinsurah Hooghly Hooghly
West Bengal 712101

Ref: 110 / 140 / 27965 / 29260 / P



SE463013443FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9029 1055 7422

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



অনিমা দে
Anima De
পিতা : রাজেন্দ্র নাথ দে
Father : Rajendra Nath De
জন্মতারিখ / DOB : 01/01/1942
মহিলা / Female



9029 1055 7422

আধার - সাধারণ মানুষের অধিকার

৩৮৭৮ ৮৮ ৬৮



DONA CONSTRUCTION & PROJECTS PRIVATE LIMITED

Sulata Mahajan
Chairman Cum Managing Director

स्थायी सेवा संख्या /PERMANENT ACCOUNT NUMBER
AGXPM6680R



नाम /NAME
SUBRATA MUKHERJEE

पिता का नाम /FATHER'S NAME
SHYAMA PROSAD MUKHERJEE

जन्म तिथि /DATE OF BIRTH
18-07-1969

हस्ताक्षर /SIGNATURE

आयकर अधिकारी, प.म.-III

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

Subrata Mukherjee



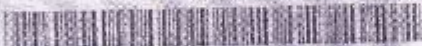
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India
Government of India

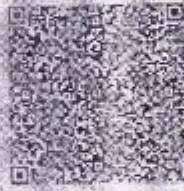
অনৈকাকৃতির আইডি / Enrollment No.: 1040/20389/21031

To
Subrata Mukherjee
সুব্রত মুখার্জী
CROOKED LANE
Hooghly Chinsurah (M)
Chinsurah, Hooghly
West Bengal - 712101



KL659912321FT

65991232



আপনার আধার সংখ্যা / Your Aadhaar No.:

4882 7751 9660

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

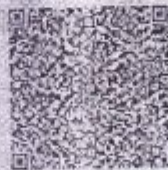
Government of India



সুব্রত মুখার্জী
Subrata Mukherjee
পিতা: শ্যামা প্রসাদ মুখার্জী
Father: Shyama Prasad Mukherjee

জন্মতারিখ/DOB: 18/07/1969
পল্লব / Male

4882 7751 9660



আধার - সাধারণ মানুষের অধিকার

[Signature]

Subrata Mukherjee



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় পরিচয় প্রমাণীকরণ
Unique Identification Authority of India

ফিল্ডার, ক্রুকড লেন
হুগলী চিনসুরা (এম), হুগলী, পশ্চিম
বঙ্গ

Address: CROOKED LANE,
Hooghly Chinsurah (M),
Chinsurah, Hooghly, West
Bengal, 712101

4882 7751 9660

1867
1800 325 1847

help@uidai.gov.in

www.uidai.gov.in




आधार

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/20318/00144

To

রাজকুমার কোল
 Rajkumar Koley
 50 BALLYGOVA ROAD, PARLA LANE
 CLIFTON
 Serampore
 Bardhaman
 Hooghly
 West Bengal 712201
 9874482856

22-10-2013

87863386



MNS7852296771



আপনার **আধার** সংখ্যা / Your **Aadhaar** No. :

5307 6874 8216

আধার - সাধারণ মানুষের অধিকার




ভারত সরকার
Government of India

রাজকুমার কোল
 Rajkumar Koley
 পিতা : মদন কোল
 Father : MADAN KOLEY
 জন্মতারিখ / DOB : 28/04/1982
 পুরুষ / Male



5307 6874 8216

আধার - সাধারণ মানুষের অধিকার

Rajkumar Koley









Government of West Bengal

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

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19012001096511/2020










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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri LAKSHMI NARAYAN DE 272 No. Dey Para, P.O:- Chinsurah, P.S:- Chinsurah, District:- Hooghly, West Bengal, India, PIN - 712101	Land Lord		1562 	Lakshmi Narayan De 19.09.2020
2	Shri DILIP KUMAR DE 272 No. Dey Para, P.O:- Chinsurah, P.S:- Chinsurah, District:- Hooghly, West Bengal, India, PIN - 712101	Land Lord		1563 	Dilip Kumar De 19.9.2020
3	Smt NAMITA DEY 272 No. Dey Para, P.O:- Chinsurah, P.S:- Chinsurah, District:- Hooghly, West Bengal, India, PIN - 712101	Land Lord		1564 	Namita De 20/09/2020



8 ✓
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 SEP 2020

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri AYAN KUMAR DEY 272 No. Dey Para, P.O:- Chinsurah, P.S:- Chinsurah, District:- Hooghly, West Bengal, India, PIN - 712101	Land Lord		1565 	 19/09/2020
5	Smt ANIMA DE 272 No. Dey Para, P.O:- Chinsurah, P.S:- Chinsurah, District:- Hooghly, West Bengal, India, PIN - 712101	Land Lord		1566 	 19/09/2020
6	Shri Subrata Mukherjee Crooked Lane, P.O:- Chinsurah, P.S:- Chinsurah, District:- Hooghly, West Bengal, India, PIN - 712101	Represent ative of Developer [DONA CONSTR UCTION AND PROJECT S PVT. LTD]		1561 	 19.09.2020
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Raj Kumar Koley Son of Late Madan Mohan Koley 59/B, Mukherjee Para Lane, P.O:- Serampore, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN - 712201	Shri LAKSHMI NARAYAN DE, Shri DILIP KUMAR DE, Smt NAMITA DEY, Shri AYAN KUMAR DEY, Smt ANIMA DE Shri Subrata Mukherjee		1567 	 19/09/2020

(Debasis Patra)



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 SEP 2020

ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA
Kolkata, West Bengal



8/

13 OCT 1920



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/20352/36735

To
দিলীপ কুমার দে
Dilip Kumar De
335 MOTIBAGAN MAIN ROAD
Hooghly Chinsurah (M)
Chinsurah
Chinsurah - Magra Hooghly
West Bengal 712101

79515263



MN795152630FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5686 8399 6498

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



দিলীপ কুমার দে
Dilip Kumar De
পিতা : রাজেন্দ্রনাথ দে
Father : Rajendranath De
জন্মতারিখ / DOB : 04/04/1947
পুরুষ / Male



5686 8399 6498

আধার - সাধারণ মানুষের অধিকার

Dilip Kumar De



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ঠিকানা:
335, মতিবগান মেন রোড,
হুগলী চিনসুরা (এম), হুগলী,
চুঁচুড়া, পশ্চিম বঙ্গ, 712101

ভারতীয় অনন্য পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Address:
335, MOTIBAGAN MAIN ROAD,
Hooghly Chinsurah (M), Hooghly,
Chinsurah, West Bengal, 712101

5686 8399 6498

1947
1800 300 1947

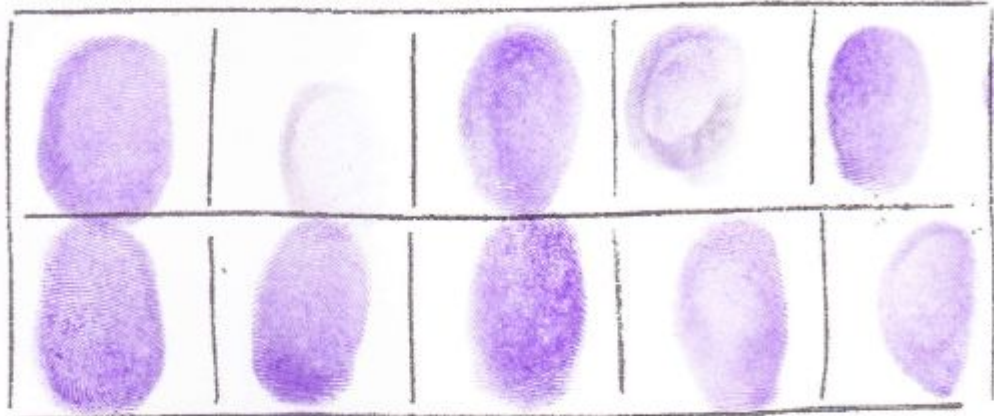
help@uidai.gov.in

www
www.uidai.gov.in

Finger Prints Of Both Hands



Thumb Finger Fore Finger Middle Finger Ring Finger Little Finger

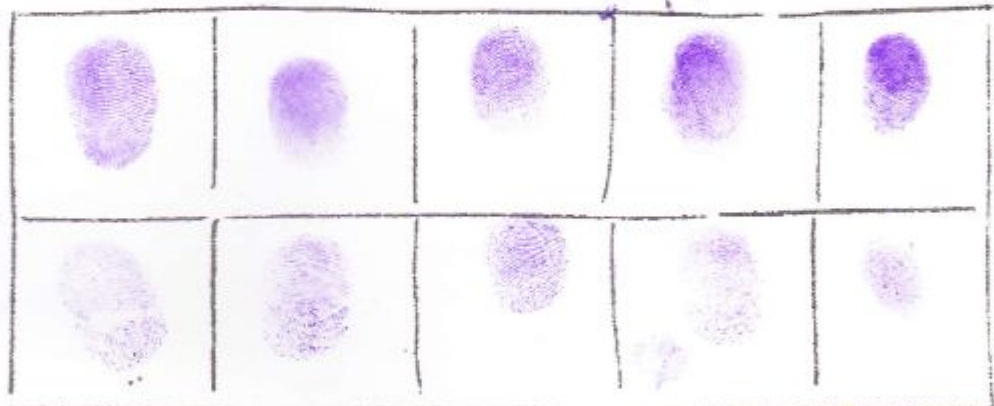


L
H
P
R
H
H
P

Arjun Kr. Dey



Thumb Finger Fore Finger Middle Finger Ring Finger Little Finger



L
H
H
P
R
H
H
P

Arpana



Thumb Finger Fore Finger Middle Finger Ring Finger Little Finger



L
R
H
P
R
H
H
P

Subrata Mukherjee



9 ✓
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
19 SEP 2020

Major Information of the Deed

Deed No :	I-1901-02917/2020	Date of Registration	25/09/2020
Query No / Year	1901-2001096511/2020	Office where deed is registered	
Query Date	09/09/2020 6:09:39 PM	1901-2001096511/2020	
Applicant Name, Address & Other Details	Priyanka Mukherjee High Court Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9831097130, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4002] Power of Attorney, General Power of Attorney [Rs : 56,06,245/-]	
Set Forth value		Market Value	
		Rs. 56,06,245/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,050/- (Article:48(g))		Rs. 87/- (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:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Dey Para/ Goli Rd, Mouza: Chinsurah, , Holding No:51 bye 36 JI No: 20, Pin Code : 712101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-7358 (RS :-)	LR-16483	Bastu	Bastu	8 Katha 13 Chatak 22.5 Sq Ft		53,06,245/-	Property is on Road
Grand Total :					14.5922Dec	0 /-	53,06,245 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	3,00,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	0 /-	3,00,000 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri LAKSHMI NARAYAN DE Son of Late Rajendra Nath De 272 No. Dey Para, P.O:- Chinsurah, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712101 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AYxxxxxx8D, Aadhaar No: 37xxxxxxxx1042, Status :Individual, Executed by: Self, Date of Execution: 19/09/2020 , Admitted by: Self, Date of Admission: 19/09/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/09/2020 , Admitted by: Self, Date of Admission: 19/09/2020 ,Place : Pvt. Residence

2	Shri DILIP KUMAR DE Son of Late Rajendra Nath De 272 No. Dey Para, P.O:- Chinsurah, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712101 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AExxxxxx4D, Aadhaar No: 56xxxxxxxx6498, Status :Individual, Executed by: Self, Date of Execution: 19/09/2020 , Admitted by: Self, Date of Admission: 19/09/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/09/2020 , Admitted by: Self, Date of Admission: 19/09/2020 ,Place : Pvt. Residence
3	Smt NAMITA DEY Wife of Late Ashok Kumar Dey 272 No. Dey Para, P.O:- Chinsurah, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ERxxxxxx2A, Aadhaar No: 79xxxxxxxx5084, Status :Individual, Executed by: Self, Date of Execution: 19/09/2020 , Admitted by: Self, Date of Admission: 19/09/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/09/2020 , Admitted by: Self, Date of Admission: 19/09/2020 ,Place : Pvt. Residence
4	Shri AYAN KUMAR DEY Son of Late Ashok Kumar Dey 272 No. Dey Para, P.O:- Chinsurah, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AOxxxxxx1R, Aadhaar No: 22xxxxxxxx5511, Status :Individual, Executed by: Self, Date of Execution: 19/09/2020 , Admitted by: Self, Date of Admission: 19/09/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/09/2020 , Admitted by: Self, Date of Admission: 19/09/2020 ,Place : Pvt. Residence
5	Smt ANIMA DE Daughter of Late Rajendra Nath De 272 No. Dey Para, P.O:- Chinsurah, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ERxxxxxx4A, Aadhaar No: 90xxxxxxxx7422, Status :Individual, Executed by: Self, Date of Execution: 19/09/2020 , Admitted by: Self, Date of Admission: 19/09/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/09/2020 , Admitted by: Self, Date of Admission: 19/09/2020 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DONA CONSTRUCTION AND PROJECTS PVT. LTD Crooked Lane, P.O:- Chinsurah, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712101 , PAN No.: AAxxxxxx1D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Subrata Mukherjee (Presentant) Son of Shri Shyama Prosad Mukherjee Crooked Lane, P.O:- Chinsurah, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: AGxxxxxx0R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DONA CONSTRUCTION AND PROJECTS PVT. LTD (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Raj Kumar Koley Son of Late Madan Mohan Koley 59/B, Mukherjee Para Lane, P.O:- Serampore, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN - 712201			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri LAKSHMI NARAYAN DE	DONA CONSTRUCTION AND PROJECTS PVT. LTD-2.91844 Dec
2	Shri DILIP KUMAR DE	DONA CONSTRUCTION AND PROJECTS PVT. LTD-2.91844 Dec
3	Smt NAMITA DEY	DONA CONSTRUCTION AND PROJECTS PVT. LTD-2.91844 Dec
4	Shri AYAN KUMAR DEY	DONA CONSTRUCTION AND PROJECTS PVT. LTD-2.91844 Dec
5	Smt ANIMA DE	DONA CONSTRUCTION AND PROJECTS PVT. LTD-2.91844 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri LAKSHMI NARAYAN DE	DONA CONSTRUCTION AND PROJECTS PVT. LTD-80.00000000 Sq Ft
2	Shri DILIP KUMAR DE	DONA CONSTRUCTION AND PROJECTS PVT. LTD-80.00000000 Sq Ft
3	Smt NAMITA DEY	DONA CONSTRUCTION AND PROJECTS PVT. LTD-80.00000000 Sq Ft
4	Shri AYAN KUMAR DEY	DONA CONSTRUCTION AND PROJECTS PVT. LTD-80.00000000 Sq Ft
5	Smt ANIMA DE	DONA CONSTRUCTION AND PROJECTS PVT. LTD-80.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Dey Para/ Goli Rd, Mouza: Chinsurah, , Holding No:51 bye 36 JI No: 20, Pin Code : 712101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 7358, LR Khatian No:- 16483	Owner: লক্ষীনারায়ন দে, Gurdian: রাজেন্দ্রনা দ, Address: নিজ , Classification: বাস্তু, Area: 0.02500000 Acre,	Shri LAKSHMI NARAYAN DE

On 15-09-2020

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 56.06,245/-



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
 Kolkata, West Bengal

On 19-09-2020

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

Presented for registration at 18:15 hrs on 19-09-2020, at the Private residence by Shri Subrata Mukherjee ,

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

Execution is admitted on 19/09/2020 by 1. Shri LAKSHMI NARAYAN DE, Son of Late Rajendra Nath De, 272 No. Dey Para, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by Profession Retired Person, 2. Shri DILIP KUMAR DE, Son of Late Rajendra Nath De, 272 No. Dey Para, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by Profession Retired Person, 3. Smt NAMITA DEY, Wife of Late Ashok Kumar Dey, 272 No. Dey Para, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by Profession House wife, 4. Shri AYAN KUMAR DEY, Son of Late Ashok Kumar Dey, 272 No. Dey Para, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by Profession Business, 5. Smt ANIMA DE, Daughter of Late Rajendra Nath De, 272 No. Dey Para, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by Profession House wife

Indetified by Mr Raj Kumar Koley, , Son of Late Madan Mohan Koley, 59/B, Mukherjee Para Lane, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Business

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

Execution is admitted on 19-09-2020 by Shri Subrata Mukherjee, Director, DONA CONSTRUCTION AND PROJECTS PVT. LTD (Others), Crooked Lane, P.O:- Chinsurah, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712101

Indetified by Mr Raj Kumar Koley, , Son of Late Madan Mohan Koley, 59/B, Mukherjee Para Lane, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Business



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
 Kolkata, West Bengal

On 21-09-2020

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 87/- (E = Rs 14/- , I = Rs 55/- , M(a) = Rs 14/- , M(b) = Rs 4/-) and Registration Fees paid by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/09/2020 12:34PM with Govt. Ref. No: 192020210080338398 on 10-09-2020, Amount Rs: 14/-, Bank: SBI EPay (SBIPay), Ref. No. 1976404424003 on 10-09-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,050/- and Stamp Duty paid by online = Rs 6,050/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/09/2020 12:34PM with Govt. Ref. No: 192020210080338398 on 10-09-2020, Amount Rs: 6,050/-, Bank: SBI EPay (SBIPay), Ref. No. 1976404424003 on 10-09-2020, Head of Account 0030-02-103-003-02



Debasis Patra

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

On 25-09-2020

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 87/- (E = Rs 14/- , I = Rs 55/- , M(a) = Rs 14/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,050/- and Stamp Duty paid by Stamp Rs 1,000/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 337, Amount: Rs.1,000/-, Date of Purchase: 10/08/2020, Vendor name: Animesh Rakshit



Debasis Patra

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2020, Page from 146823 to 146876
being No 190102917 for the year 2020.



Digitally signed by DEBASIS PATRA
Date: 2020.10.05 16:14:19 +05:30
Reason: Digital Signing of Deed.

(Debasis Patra) 2020/10/05 04:14:19 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)
