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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certified that the Endorsement
Sheet's and the Signature Sheet's
attached to this document
are as per the document.

26 NOV 2020

26 NOV 2020

08 JAN 2021

DEVELOPMENT AGREEMENT

&

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT IS MADE AND
EXECUTED ON THIS 6TH DAY OF NOVEMBER,
2020

BETWEEN

Contd. Next Page

13 OCT 2020

Tangland, N.H.



LTE-1225

Taghandan Paul



L-TE-1226

Sandhy & Paul.



LTE-1227

Fraserburgh



6-7-1228

Jayant Pal

U.S. NAVY 2020

RT



1) **MR. JAGBANDHU PAL**, S/o Late Haridas Pal, by caste Hindu, by Nationality Indian, by Occupation Business, resident of Q No TE/56, Tenughat No 1, P.O. Tenughat, P.S. Peterwar, Dist Bokaro, Jharkhand, PIN-829123,

PAN: AWBPP0082A

2) **MRS. SANDHYA PAUL**, w/o Late Ranjoy Paul, by caste Hindu, by Nationality Indian, by Occupation Housewife, resident of Q No TE/56, E Type, Tenughat No 1, P.O. Tenughat, P.S. Peterwar, Dist Bokaro, Jharkhand, PIN-829123,

PAN: BSPPP8158L

3) **MR. PRASHANT PAL**, S/o Late Ranjoy Paul, by caste Hindu, by Nationality Indian, by Occupation Professional, resident of Q No TE/56, Tenughat No 1, P.O. Tenughat, P.S. Peterwar, Dist Bokaro, Jharkhand, PIN-829123,

PAN: AZMPP1426E

4) **MR. JAYANT PAL**, S/o Late Ranjoy Paul, by caste Hindu, by Nationality Indian, by Occupation Government Service, resident of Flat No C, House No 14, Prafulla Nagar, P.O. & P.S. Belgharia, Dist North 24-Parganas, PIN-700056,

PAN: BRBPP8998K


Referred to hereinafter as the **OWNER** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to his legal heirs, successors, legal representatives, executors, administrators and assigns) of the **FIRST PART**.

AND

SHRI KRISHNA TOWER, a Partnership Firm having its registered office at Indrakanan, P.O. Sripally, Town & P.S. Burdwan, Dist. Purba Bardhaman- 713103, PAN: ADZFS4442C, represented by its partners, namely:

1. **MR. CHANDRA SHEKHAR PRASAD CHOURASIA**, S/o Late Jagdish Prasad Chourasia, by caste Hindu, by Nationality Indian, by Occupation business, resident of Natun Para, Chowrangee Club P.O. Sripally, Town & Burdwan, Purba Bardhaman - 713103,
PAN: ABAPC8076F
2. **MR. DIBYADYUTI NAYEK**, S/O Swarna Kamal Nayak, by caste Hindu, by Nationality Indian, by Occupation business, resident of Indrakanan, P.O. Sripally, Town & P.S. Burdwan, Dist. Purba Bardhaman- 713103,
PAN: AFAPN8385G
3. **MR. TAPAN CHAKRABARTY**, S/O Late Kumar Krishna Chakrabarty, by caste Hindu, by Nationality Indian, by Occupation business, resident of Rakhal Pirtala, Uttara Pally, P.O. Sripally, Town & P.S. Burdwan, Dist. Purba Bardhaman- 713103,
PAN: ATEPC7691Q

Referred to hereinafter as the **DEVELOPER** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to its legal heirs, successors, legal representatives, executors, administrators and assigns) of the **SECOND PART**.

 **WHEREAS** the property described in the "A" Schedule below was originally owned by Nepal Chandra Deb & Dipal Kumar Deb, and they have accrued good right, title interest & possession over the schedule plot by purchasing the same through multiple Deed of Sale and recording their names in the R.E.R.O.R. of the scheduled plot in respect of their shares in the scheduled plot. During their ownership and possession said Nepal Chandra Deb & Dipal Kumar Deb transferred the scheduled property specifically & demarcatedly in favour of Jagbandhu Pal i.e. the **OWNER no 1**, Ranjoy Paul, i.e. the predecessor of the **OWNER no 2-4**, & Umasankar Pal by virtue of a

(Page No. 4)

registered Deed of Sale, executed & registered on 05/08/1991 at the Office of A.D.S.R., Burdwan, recorded in Book No I, Volume No 85 within the pages 213 to 218, being Deed no 4677 and in this way said Jagbandhu Pal, Ranjoy Paul & Umasankar Pal jointly became the owner & possessor of the scheduled property.

AND WHEREAS said Umasankar Pal, being the owner of his 1/3rd share in the scheduled property transferred his undivided 1/3rd share in the scheduled property in favour of Sujata Pal by virtue of a registered Deed of Gift, executed on 14/01/2008 & registered at the Office of A.D.S.R., Burdwan, being Deed no 750 and in this way said Sujata Pal became the owner & possessor of the 1/3rd share in the scheduled property.

AND WHEREAS said Sujata Pal, being the owner of her 1/3rd share in the scheduled property transferred her undivided 1/3rd share in the scheduled property in favour of Jagbandhu Pal i.e, the OWNER no 1 by virtue of a registered Deed of Gift, executed & registered on 29/09/2016 at the Office of A.D.S.R., Burdwan, recorded in Book No I, Volume No 0203 within the pages 127346 to 127357, being Deed no 7640, and in this way said Jagbandhu Pal became the owner & possessor of the 2/3rd share in the scheduled property.

AND WHEREAS after the demise of said Ranjoy Paul, his undivided 1/3rd share in the "A" Schedule property totally devolved upon his widow Sandhya Paul, i.e, OWNER No 2 & two sons namely Prashant Pal & Jayant Pal, i.e, the OWNER no 3 & 4, and in this way OWNER no 2-4 jointly became the owner & possessor of the 1/3rd share in the scheduled property. Thereafter the names of the OWNER are recorded in the L.R.R.O.R. under Khatian no 3774, 4341, 4340 & 4339 respectively in respect of their shares in the "A" Schedule property and in this way the OWNER have accrued a good and

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absolute right, title, interest over the "A" schedule property by mutating their names in the L.R.R.O.R. and by possessing the same adversely for more than twelve years from the time of its predecessor without any connection and concern to others and the "A" schedule property is now free from all encumbrances, charges liens whatsoever.

AND WHEREAS the OWNER are previously decided to build their own residential house but all of them have separate accommodation in different area outside of West Bengal and for that reason now they are not willing to build their residential house over the "A" schedule property, but as the "A" schedule property is locating within residential area as a result there will be lucrative and prospective scope to convert the "A" schedule property into multi storied flats and sell the same to different intending purchasers.

AND WHEREAS the DEVELOPER Firm is engaged in civil construction and development of immovable properties and being informed from the closed sources approached to the OWNER through it's partners to carry on the project to build G+IV storied building project by providing fund from their own source.

AND WHEREAS in the joint meeting with the DEVELOPER, the OWNER expressed their affirmation to the proposal of the DEVELOPER, and the DEVELOPER is agreed to take up the project and to complete the same by providing their own fund with certain condition, single as well as joint liability written herein under that the DEVELOPER would start the project and complete the same of G+IV storied building as per the sanction plan from the competent authority and provide allotment as well as consideration amount to the OWNER embodied in this deed and it is further agreed that the DEVELOPER would also bear their joint liabilities with the other flat owners in respect of the common portion/space left as per the sanction plan as written herein under.

NOW THIS AGREEMENT WITNESSETH AND IT IS
HEREBY AGREED BY AND BETWEEN THE PARTIES AS
FOLLOWS:

ARTICLE -I

Definitions: Unless in these presents there is something in the
subject, clauses, restriction of context inconsistent
with.

1.1. PREMISES shall mean the premises situated at PS. Burdwan &
Dist. Purba Bardhaman, Mouza Kanainatshal, J.L. No. 76, R. S.
Khatian No 11, L.R. Khatian No. 3774 (Three Thousand Seven
Hundred Seventy Four), 4341 (Four Thousand Three Hundred
Forty One), 4340 (Four Thousand Four Hundred Forty) & 4339
(Four Thousand Three Hundred Thirty Nine), R.S. & L.R. Plot no
212/225 (Two Hundred Twelve/Two Hundred Twenty Five),
Classification Bastu, area 4185 (Four Thousand One Hundred
Eighty Five) Sq Ft or 05 Katha 13 Chatak under ward no 12 of
Burdwan Municipality.

1.2. OWNER shall mean 1) **MR JAGDANDHU PAL**, S/o Late Haridas
Pal, by caste Hindu, by Nationality Indian, by Occupation
Business, resident of Q No TE/56, Tenughat No 1, P.O.
Tenughat, P.S. Peterwar, Dist Bokaro, Jharkhand, PIN-829123,
PAN: AWBPP0082A, 2) **MRS. SANDHYA PAUL**, w/o Late Ranjoy
Paul, by caste Hindu, by Nationality Indian, by Occupation
Housewife, resident of Q No TE/56, E Type, Tenughat No 1, P.O.
Tenughat, P.S. Peterwar, Dist Bokaro, Jharkhand, PIN-829123,
PAN: BSPPP8158L, 3) **MR. PRASHANT PAL**, S/o Late Ranjoy
Paul, by caste Hindu, by Nationality Indian, by Occupation
Professional, resident of Q No TE/56, Tenughat No 1, P.O.
Tenughat, P.S. Peterwar, Dist Bokaro, Jharkhand, PIN-829123,
PAN: AZMPP1426E & 4) **MR. JAYANT PAL**, S/o Late Ranjoy Paul,

by caste Hindu, by Nationality Indian, by Occupation Government Service, resident of Flat No C, House No 14, Prafulla Nagar, P.O. & P.S. Belgharia, Dist North 24-Parganas, PIN-700056, **PAN: BRBPP8998K** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to his legal heirs, successors, legal representatives, executors, administrators and assigns) of the FIRST PART, (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her heirs, executors, administrators, legal representatives, assigns, nominee or nominees).

- 1.3. **DEVELOPER** shall mean **SHRI KRISHNA TOWER**, a Partnership Firm having its registered office at Indrakanan, P.O. Sripally, Town & P.S. Burdwan, Dist. Purba Bardhaman- 713103, **PAN: ADZFS4442C**, represented by its partners, namely: 1) **MR. CHANDRA SHEKHAR PRASAD CHOURASIA**, S/o Late Jagdish Prasad Chourasia, by caste Hindu, by Nationality Indian, by Occupation business, resident of Natun Para, Chowrangee Club P.O. Sripally, Town & Burdwan, Purba Bardhaman - 713103, **PAN: ABAPC8076F**, 2) **MR. DIBYADYUTI NAYEK**, S/O Swarna Kamal Nayak, by caste Hindu, by Nationality Indian, by Occupation business, resident of Indrakanan, P.O. Sripally, Town & P.S. Burdwan, Dist. Purba Bardhaman- 713103, **PAN: AFAPN8385G**, 3) **MR. TAPAN CHAKRABARTY**, S/O Kumar Krishna Chakrabarty, by caste Hindu, by Nationality Indian, by Occupation business, resident of Rakhal Pirtala, Uttara Pally, P.O. Sripally, Town & P.S. Burdwan, Dist. Purba Bardhaman- 713103, **PAN: ATEPC7691Q** (Which term and expression shall unless excluded by or repugnant to the subject or context be deemed to his legal heirs, successors, legal representatives, executors, administrators and assigns) of the SECOND PART.

- 1.4. BUILDING shall mean the G+IV storied residential building have to be constructed over the "A" schedule property with such specification in accordance with the plan/plans to be sanctioned by the Burdwan Municipality and other competent authorities, which shall also include common spaces, common rights, parking spaces & other common facilities in the building.
- 1.5. ARCHITECT shall mean any technically experienced, qualified, certified person or persons or firm or firms to be appointed by the Developer as Architect of the said building to be constructed over the "A" schedule.
- 1.6. BUILDING PLAN shall mean the plan/drawings of the G+IV storied building yet to be constructed over the "A" schedule property prepared by the Architect, Engineers and issued by the Burdwan Municipality with such variation or specification as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned.
- 1.7. COMMON FACILITIES / PORTIONS shall includes paths, passages, roof, foundations, columns, beams, supports, main wall, corridors, lobbies, stairs, stairways, fire-escapes, entrances & exits, tanks, motors, pump and such other spaces and facilities whatsoever required for the establishment, location, common enjoyment, provision, management and/or maintenance of the buildings as shall be determined by the Developer and the Owner of the building or otherwise required and the Developer shall continue to manage and control all affairs until an Association or Society is formed and take charge of the same.
- 1.8. CONSTRUCTED SPACE shall mean the space in the Building available for independent use and the occupation including the space demarcated for common facilities yet to be constructed in

accordance with the sanction plan/plans approved by the Burdwan Municipality or any other competent authorities.

1.9. OWNER'S ALLOCATION shall mean and include the area allotted in favour of the Owner. The Owner will cumulatively get 42% over the sanction area for the proposed construction according to the building plan to be sanctioned by the Burdwan Municipality and to be more specific Owner no 1, Jagbandhu Pal will get 28%, & Owner no 2-4, Sandhya Paul, Prashant Pal & Jayant Pal will cumulatively get 14% over the sanction area for the proposed construction according to the building plan to be sanctioned by the Burdwan Municipality TOGETHER WITH undivided proportionate share in land and common parts, facilities, amenities with sufficient modern fittings & fixtures TOGETHER WITH right over the roof over the "A" Scheduled property.

The Developer paid Rs1,00,000/- (One Lakh) only in favour of Owner no 1, Jagbandhu Pal through Cheque no 000457 of ICICI Bank, Burdwan Branch and paid Rs 1,00,000/- (One Lakh) only in favour of Owner no 2-4, Sandhya Paul, Prashant Pal & Jayant Pal through Cheque no 000458 of ICICI Bank, Burdwan Branch and in this way Developer cumulatively paid Rs 2,00,000/- (Two Lakh) only in favour of the Owner and it will be adjusted at the time final settlement of account between the Owner & Developer and in accordance with the saleable rate fix by the DEVELOPER in respect of other intending purchasers of the flat/parking space. Be it further mentioned here that if the DEVELOPER paid any additional amount in favour of the OWNER during continuance of this Development Agreement that amount will also be adjusted at the time final settlement of account between the Owner & Developer.

Signature

The primary proposal for construction over the 'A' Scheduled property is G+IV storied and if the number of the floor increases in

future the allocation between the OWNER & DEVELOPER will be decided on that time mutually by the parties over the said increase sanction area for construction by executing separate Development Agreement.

- 1.10. DEVELOPER'S ALLOCATION shall mean excepting the Owner's area, the remaining constructed area out of the total area in the proposed G+IV storied residential building over the "A" schedule property and to be more specific Developer will get 58% of the sanction area of the proposed construction according to the building plan to be sanctioned by the Burdwan Municipality TOGETHER WITH undivided proportionate share in land and common parts, facilities, amenities with sufficient modern fittings & fixtures TOGETHER WITH right over the roof over the "A" Scheduled property
- 1.11. COVERED AREA shall mean the plinth area or build-up area of the flat/unit/parking space of the proposed construction including the thickness of the walls and pillars which includes proportionate share of the plinth area of the common portions PROVIDED THAT if any wall be common between two flat then one - half of the area under such wall shall be included in each flat.
- 1.12. UNDIVIDED SHARE shall mean the undivided proportionate share in the land to be allocated & left vacant in the sanction plan attributable to the each flat/unit/parking comprised in the "A" Scheduled property and the common portions held by and remained for the common use and occupation for the each intending flat/unit/parking purchaser and for the Owner.
- 1.13. CO - OWNER shall according to its context mean and include legal heirs, successors, legal representatives, executors, administrators and assigns of the OWNER, DEVELOPER & intending

purchasers of flat/unit/car parking space of the said complex in the proposed construction, including the subsequent purchasers of the flat/s as well as parking space/s in the proposed construction not alienated or agreed to be alienated.

- 1.14. Flat/Unit shall mean the Flat and/or other space or spaces under the proposed G+IV storied construction and/or the covered area capable of being occupied as the purpose specified within the meaning of Flat and to be constructed with such specification according plan sanctioned by the Burdwan Municipality and also are retained and/or not alienated and/or cannot agreed to be alienated at any point of time.
- 1.15. Parking Space shall mean the Parking Space or Car Parking Space and/or other space or spaces remained in the Ground Floor or in any other area under the proposed G+IV storied construction and/or the covered area capable of being occupied as the purpose specified within the meaning of Parking Space and to be constructed with such specification according plan sanctioned by the Burdwan Municipality and also are retained and/or not alienated and/or cannot agreed to be alienated at any point of time.
- 1.16. COMMON EXPENSES shall include all expenses to be incurred by the co - owners for the maintenance, management and upkeep of the building over the schedule property for the common purposes.
- 1.17. COMMON FACILITIES AND AMENITIES shall mean the Corridors, Ways Stairways, Stair Passage Ways, Drive Ways, lift, Roof, Pump, Tube well, Overhead tank, Electric Meter Room Space, Septic Tank, Boundary Wall and other facilities which may be mutually agreed upon between the parties and required for the

proper establishment, location, enjoyment, maintenance and/or management of the Building in common.

- 1.18. **COMMON PURPOSES** shall mean the purpose of managing and maintaining the proposed construction over the "A" schedule property and in particular the common portions, collection and disbursement of common expenses for common portion and dealing with the matter of common interest of the co - owners relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective units exclusively and the proportions in common.
- 1.19. **SUPER BUILT-UP AREA** shall mean in context to a Flat/Unit/Parking space as the area of a flat or parking space computed by adding an agreed fixed percentage to be settled by the DEVELOPER over the built-up and/or the covered area of each Flat or parking space in accordance with the existing rules & regulations.
- 1.20. **SALEABLE SPACE** shall mean to the DEVELOPER except the allocation in favour of OWNER no 1, the space in the building which will be available for the independent use and occupation after providing and allocating space for common use, occupation & facility in accordance with building plan to be sanctioned by Burdwan Municipality.
- 1.21. **TRANSFER** with its grammatical meaning shall mean and include transfer by possession and by other means adopted for effecting what is understood as a transfer of saleable space in the G+IV storied residential building to the intending purchaser/s thereof and will include the meaning of the said terms as defined in the Income Tax Act and Transfer of Property Act or any Act time being in force.

- 1.22. **TRANSFeree** shall mean the person, Firm, Limited Company, Association, Body to whom any saleable space in the proposed construction to be transferred or proposed to be transferred.
- 1.23. **TRANSFEROR** within its & legal meaning shall mean the OWNER who can transfer his allotment of flat/unit/parking space by way of sale, gift, lease out or in any other nature which is legally permissible and the DEVELOPER who can transfer its allotted portion of flat/unit/parking space after taking DEVELOPMENT POWER OF ATTORNEY from the OWNER and will include the meaning of the said terms as defined in the Transfer of Property Act or any Act time being in force.
- 1.23 **DEVELOPER'S ADVOCATE** shall mean the Advocate appointed by the DEVELOPER, who has prepared these presents and who shall prepare all legal documentations regarding the development, construction, building, subsequent transfer of the Flat/s, Parking space/s therein demised, devise and provide of the premises, its parts and parcels and the Building/s and the Flat/ Parking space therein, including this DEVELOPMENT AGREEMENT thereof.
- 1.24. **MASCULINE GENDER** Shall include the feminine and neuter gender and vice versa.
- 1.25 **SINGULAR NUMBER** Shall include the plural and vice versa.

ARTICLE -II

THE OWNER HAS REPRESENTED TO THE DEVELOPER AS FOLLOWS

- 1) That the OWNER is the absolute OWNER of the said property and lawfully entitled to the same and no dispute or proceedings is pending in respect thereof any part or portion thereof.
- 2) That there is no arrear of taxes and/or other levies of impositions of the said property due and payable to any statutory authority.

- 3) That neither any proceeding for acquisition of the said property or any portion thereof is pending nor any notice has been received by the OWNER in respect thereof.
- 4) That the said land is not a Debottor or Pottor property or Vested to the State of West Bengal or any other authority.
- 5) That no proceeding of Income Tax Act, or any other enactment or law in any way concerning or relating to the said property or any portion thereof is pending nor any notice has been received under the Public Demand Recovery Act.
- 6) That there is absolutely no impediment or bar in matter of this agreement/ understanding of the said property as contemplated in these present.
- 7) That the said property hereunder given for development does not in any way attract the mischief of the Urban Land (Ceiling and Regulation) Act. However, in case of necessity the Owners undertake to procure and produce proper permission or No-Objection from the competent authority under the said Act.
- 8) The OWNER shall supply all original documents in respect of the property to the DEVELOPER as and when required by the DEVELOPER and after fulfilling the purpose it will be returned to the OWNER.
- 9) The OWNER shall extend all co-operation and take all steps lawfully & reasonably necessary for speedy construction of the proposed building.

ARTICLE-III
THE DEVELOPER ASSURANCES, REPRESENTS AND CONFIRM
AS FOLLOWS:

- 1) The DEVELOPER has vast experience sufficient infrastructure & sufficient money and enough competence to complete the building as per terms of this agreement within the stipulated period.
- 2) The DEVELOPER after scrutiny is satisfied with regard to the Owner's title of the "A" Scheduled property according to the oral assurance and documentary representations made by the OWNER.
- 3) In case there will be any damage to the building or unforeseen situation happens to any workmen, labourers in course of construction, the DEVELOPER will liable for the same and shall not indemnify the OWNER from all costs, consequences and damages arising thereof.
- 4) The OWNER will not be liable for any act, deeds and things on the part of the DEVELOPER regarding construction & development of the property.
- 5) The DEVELOPER shall at his/their own costs and expenses apply, obtain and sanction all necessary plan, permission, certificates etc. from all appropriate authority or authorities as may be required for the purpose of completion of the building over the "A" schedule property.
- 6) The DEVELOPER acting on behalf of the OWNER and shall from time to time submit all further Plans and/or applications and other documents and papers with the consent of the Architect and do all further acts, deeds and things as may be required or otherwise relevant for the purpose and, or otherwise to obtain all such



clearance, sanctions, permissions and/or authorities as shall be necessary for the construction of the building expeditiously and without delay.

- 7) The applications, plans and other papers and documents referred to hereinabove shall be submitted by or in the name of the OWNER. All fees and other expenses related to the construction of the building shall be borne and paid by the Developer.
- 8) The OWNER shall be entitled to periodically supervise the progress of construction of the new Buildings over the "A" schedule property.
- 9) That the DEVELOPER has every right to modify or alter the building plan and also have right to submit supplementary Building Plan before the sanctioning authority and get the necessary permission for such modification or alteration over the remaining construction and if in any case any consent in writing or signature of the Owner is required for the said purpose, the Owner shall sign the same and also shall co-operate in all matters in respect of getting supplementary sanction of Building Plan.
- 10) The change of partners of the DEVELOPER Firm as well as change of shares of the existing partners of the DEVELOPER Firm will not change the ambit of this DEVELOPMENT AGREEMENT.

ARTICLE - IV OCCUPANT

The OWNER shall deliver possession of the "A" schedule property and give permission to the DEVELOPER to complete the proposed construction work as per the sanction plan to be issued by the Burdwan Municipality on the date of execution of the present Agreement.

ARTICLE - V
COST OF CONSTRUCTION / COMPLETION

- 1) The cost of construction of the building or whatsoever nature shall be borne by the DEVELOPER. Such costs shall include the cost of all service amenities, fittings and fixtures, all over heads regarding construction, price rise in the cost of materials used for construction, fee payable to the Architect and Engineers in respect of the construction costs for the purpose of obtaining all other permissions and approvals. The OWNER shall not be required to contribute any amount in that regard.
- 2) The DEVELOPER shall complete the said G+IV storied construction within 36 months from the date of obtaining sanction building plan and this time to be extended for further time to be mutually agreed by the OWNER & DEVELOPER after completing the first 36 month for any unavoidable circumstances which will be prevented the DEVELOPER to continue the construction.

ARTICLE - VI
POSSESSION AND PAYMENT

- 1) The OWNER shall deliver possession of the "A" schedule property and give permission for construction on the date of execution of the present agreement.
- 2) That the DEVELOPER shall be entitled to use, sale out, lease out the flats, parking space in respect of their allotment as per the power delivered in the DEVELOPMENT POWER OF ATTORNEY written herein after with the undivided proportionate and impartible share and interest in the land as would be proportionate to the Developer's allocation of the constructed area with common parts and common areas and facilities.

John F. Davis

- 3) That the DEVELOPER shall be entitled to pay the taxes of the undivided proportionate and impartible share or interest in the said land so far it relates to their allocation.
- 4) The Flat as well as Parking space will not be considered as complete unless the DEVELOPER has given possession letter to this effect to the OWNER and thereafter the said building shall be deemed to be completed in all regards and on receipt such and the OWNER can use the flat in respect of his allocation.
- 5) The G+IV storied residential building will not considered as complete unless the DEVELOPER has given Completion Certificate/Occupancy Certificate from the Burdwan Municipality and copy of the same handed over to the OWNER & each intending purchaser of each flat/unit/parking space and thereafter the said building shall be deemed to be completed in all regards.

ARTICLE -VII
DEVELOPER'S OBLIGATION

- 1) The DEVELOPER shall complete the building within such time frame as stated herein above/ herein after.
- 2) The DEVELOPER shall not make any deviation of sanctioned plan in the proposed construction of the said building over the "A" schedule property without consent of the OWNER as well as consent from the competent authority as stated herein above.
- 3) The DEVELOPER shall provide the specification as well as materials as mentioned in Schedule "B" written hereinafter and if the OWNER needs any additional facility & higher quality material, the difference money from the Developer's provided specification and Owner's specification will be solely paid by the Owner in favour of the DEVELOPER.

ARTICLE-VIII
SPACE ALLOCATION

1. The Owner will cumulatively get 42% over the sanction area for the proposed construction according to the building plan to be sanctioned by the Burdwan Municipality and to be more specific Owner no 1, Jagbandhu Pal will get 28%, & Owner no 2-4, Sandhya Paul, Prashant Pal & Jayant Pal will cumulatively get 14% over the sanction area for the proposed construction according to the building plan to be sanctioned by the Burdwan Municipality TOGETHER WITH undivided proportionate share in land and common parts, facilities, amenities with sufficient modern fittings & fixtures TOGETHER WITH right over the roof over the "A" schedule property.
2. Be it mentioned here that the Developer paid Rs1,00,000/- (One Lakh) only in favour of Owner no 1, Jagbandhu Pal through Cheque no 000457 of ICICI Bank, Burdwan Branch and paid Rs 1,00,000/- (One Lakh) only in favour of Owner no 2-4, Sandhya Paul, Prashant Pal & Jayant Pal through Cheque no 000458 of ICICI Bank, Burdwan Branch and in this way Developer cumulatively paid Rs 2,00,000/- (Two Lakh) only in favour of the Owner and it will be adjusted at the time final settlement of account between the Owner & Developer and in accordance with the saleable rate fix by the DEVELOPER in respect of other intending purchasers of the flat/parking space. Be it further mentioned here that if the DEVELOPER paid any additional amount in favour of the OWNER during continuance of this Development Agreement that amount will also be adjusted at the time final settlement of account between the Owner & Developer.
3. The primary proposal for construction over the "A" Scheduled property is G+IV storied and if the number of the floor increases in future the allocation between the OWNER & DEVELOPER will be


decided on that time mutually by the parties over the said increase sanction area for construction by executing separate Development Agreement.

4. DEVELOPER allocation shall mean excepting the area allotted in favour of Owner, the remaining constructed area i.e, 58% over the sanction area for the proposed G+IV storied construction according to the building plan to be sanctioned by the Burdwan Municipality over the "A" schedule property.
5. The OWNER and the DEVELOPER shall be entitled to deal with sale, transfer, grant lease and/or in any way dispose of their respective allotments and to receive, realize and collect all sale proceeds, rents, issues and profits arising there from and for which no further consent of the other party shall be required.

ARTICLE - IX
DELIVERY OF POSSESSION

The DEVELOPER shall complete the said G+IV storied construction within 36 months from the date of obtaining sanction building plan and this time to be extended for further time to be mutually agreed by the OWNER & DEVELOPER after completing the first 36 month due to the reason of force majeure, civil commotion or for any Act of God, which will be prevented the DEVELOPER to continue the construction.

ARTICLE - X
ARCHITECTS. ENGINEERS ETC.

- 
- 1) That for the purpose of the development & construction work over the "A" schedule property, the DEVELOPER shall alone responsible to appoint Architect and the certificate given by the Architect regarding the materials to be used for construction, erection and completion of the building and also specification for the purpose of

construction and/or workmanship and completion of the building shall be final, conclusive and binding on the parties.

- 2) The decision of the Architect regarding the quality of the materials and also the specifications of the purpose of construction will be final, conclusive and binding on all the parties.
- 3) The DEVELOPER shall be solely liable for ensuring safety and strength of the structural, masonry, fittings & fixtures used in the construction of the building and the consequences of any deviation /breach/ default in complying with any statutory/ engineering requirements shall be to their account and they shall keep the Owner wholly indemnified against any claims/demands on this account.


ARTICLE-XI
INDEMNITY

- 1) The DEVELOPER shall be fully responsible for any deviation or unauthorized construction or accident or mishap while making any construction and in that case the OWNER shall not incur any liability in respect thereof. The DEVELOPER shall indemnify the OWNER against all losses liabilities, costs or claims, actions or proceedings if any arising.
- 2) The DEVELOPER before to execute this Development Agreement have inspected and scrutinize all the relating documents regarding the "A" Schedule property and having satisfied that the OWNER have good transferable title over the property and free from all encumbrances agreed to executed this Development Agreement irrespective of that if any proceeding be started before any statutory authority by questioning the title of the OWNER and in that case the OWNER indemnifies the DEVELOPER that they will take part, co-operate to dissolve such dispute.

Signature


- 3) The Stamp Duty, Registration Charges and other expenses in connection with the preparation and execution of this Deed and/or any other documents relating to Developer's Allocation shall be entirely borne by the DEVELOPER or its nominee or nominees.
- 4) The present agreement will be in force till the time framed mentioned above and during pendency of the project if any party dies, his/her/their legal heirs/successors/administrators will be bound to obey the terms & conditions of the present agreement and will be bound to execute supplementary agreement (if required) with the other party.
- 5) The OWNER agrees and undertakes not to cause any interference or hindrance in the work of construction of the building over the "A" Schedule property and shall vacate the possession free from all sorts of encumbrances.
- 6) The OWNER will personally bear all costs relating to the ownership of his property and if any dispute arises by challenging the title of OWNER at that time the OWNER will bear all costs of the suit/case/proceeding. If the OWNER fails to conduct the said suit/case/proceeding at that time the DEVELOPER will conduct the same and the costs of the suit/case will be deducted from the share of the Owner.

ARTICLE-XII
MAINTENANCE

- 
- 1) The DEVELOPER shall be liable to pay and bear all current taxes, rates and other outgoing payable in respect of the property from the date of handing over possession by the OWNER till the Owner's allocation is handed over after completing the building in all respect.

- 2) The OWNER and the DEVELOPER from the date of delivery of possession of the Owner's Allocation, maintain their portion at their own costs in good repair and habitable condition and shall not do or suffer to be done anything in or to the said property and/or common areas and passages of the said building which may be against law or which will cause obstruction or interference to the other users of such common areas.
- 3) That after the said building is completed and the Owner's Allocation is delivered, the DEVELOPER will take initiative to form an Association with the OWNER and other occupants of the various Flats as well as parking spaces and form an Association and make such Rules and Regulations as the DEVELOPER and other owners shall think fit and proper for the maintenance of the said building and the OWNER shall be liable to make payment proportionate share of the maintenance charges payable in respect thereof.
- 4) That until such Association is formed the DEVELOPER shall continue to remain responsible for the maintenance and rendition of the common services subject to the OWNER making payment of the proportionate share of the maintenance charges and all other outgoing payable in respect thereof.

ARTICLE-XIII
OBLIGATIONS OF THE OWNER

- 
- 1) The OWNER by entering this agreement grant or permit the DEVELOPER for development & construction of the building as per sanctioned plan and to make & sign all necessary applications & papers before any competent authority relating to construction work and, permission for water supply, electricity supply, laying down drainage and for other amenities before the competent authority and other statutory authorities and to appoint Architects, Contractors, Structural Engineers, Surveyors, Advocate, Agent or

any other professionals as may be required for proposed construction of the building and if required to enter into, make, sign, seal, execute, deliver, acknowledge, perform all engagements, contracts, agreements, declarations, bonds, assurances and other documents, papers, writings and things that may be necessary.

- 2) The OWNER shall sign and execute necessary applications, papers, and documents and do all acts, deeds and things as may be required in order to provide legal authority to the DEVELOPER or its nominee in respect of the subsequent transfer of Developer's Allocation over the "A" Schedule property and for completing the construction work of the proposed building.
- 3) The OWNER and also the DEVELOPER will be at liberty to negotiate for sale of the proposed Flat as well as parking space at the best price available in respect of their respective allotment and to enter into an agreement for sale with the intending purchaser/s in the prescribed form and to execute the sale deed in favour of the prospective purchasers and to receive consideration amount from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the OWNER and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority.
- 4) That the OWNER shall sign all papers and execute necessary documents for the purpose of completion of the proposed project.
- 5) The OWNER shall execute Supplementary Agreement with the DEVELOPER for any further amendments, alterations or modifications, which are not possible to be stated at present.

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- 6) The OWNER hereby agree and undertake not to let out, grant lease, with possession, mortgage and/or charge the said property or any part thereof at any time hereafter during the continuance of this agreement without the written consent of the DEVELOPER.
- 7) The OWNER hereby further agree and undertake not do any act, deed, thing whereby the DEVELOPER may be prevented from constructing the proposed building and complete the same.
- 8) The OWNER hereby further agree and undertake not to cause any interference or hindrance in the work of construction of the building over the schedule property and shall vacate the possession free from all sorts of encumbrances and if the OWNER commit any breach, the OWNER shall be bound to pay compensation & interest as per banking rate for such work.

ARTICLE - XIV
BREACH AND CONSEQUENCE

- 1) That all disputes in question in connection with this Development Agreement or Interpretation of any provision hereof or otherwise, the same shall be referred to arbitration of one sole Arbitrator appointed by any aggrieved party and whereas the decision of the Arbitrator will be final and binding upon both the parties therein and the arbitration shall be governed by the Arbitration and Conciliation Act time being in force and no dispute will be referred to any Court of law without referring the said dispute to Arbitration.
- 2) If the DEVELOPER fails to carry-on the proposed work within the stipulated period, due to the reason of force majeure, civil commotion or for any Act of God, the duration of this agreement may be extended with the mutual consent of the parties of this

Signature

agreement and in that case the DEVELOPER cannot be liable for such delay.

- 3) If the DEVELOPER is unwilling/unable to implement the construction project as per this agreement and willing to terminate this agreement, the DEVELOPER have to send written notice to the OWNER prior to three months before the termination and in such situation the OWNER have every liberty to engage any other agency for completion of the project after executing Deed for cancelation of this agreement. The DEVELOPER shall also be liable to compensate the OWNER if any loss that may result to the OWNER on account of such abandonment of the project work by the DEVELOPER.

ARTICLE-XV
JURISDICTION

All actions, suits and proceedings arising out of this Agreement shall be adjudicated within the area of the District Purba Bardhaman only.

DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME that we

- 1) **MR JAGBANDHU PAL**, S/o Late Haridas Pal, by caste Hindu, by Nationality Indian, by Occupation Business, resident of Q No TE/56, Tenughat No 1, P.O. Tenughat, P.S. Peterwar, Dist Bokaro, Jharkhand, PIN-829123,

PAN: AWBPP0082A

- 2) **MRS. SANDHYA PAUL**, w/o Late Ranjoy Paul, by caste Hindu, by Nationality Indian, by Occupation Housewife, resident of Q No TE/56, E Type, Tenughat No 1, P.O. Tenughat, P.S. Peterwar, Dist Bokaro, Jharkhand, PIN-829123,

PAN: BSPPP8150L

- 3) MR. PRASHANT PAL, S/o Late Ranjoy Paul, by caste Hindu, by Nationality Indian, by Occupation Professional, resident of Q No TE/56, Tenughat No 1, P.O. Tenughat, P.S. Peterwar, Dist Bokaro, Jharkhand, PIN-829123,

PAN: AZMPP1426E

- 4) MR. JAYANT PAL, S/o Late Ranjoy Paul, by caste Hindu, by Nationality Indian, by Occupation Government Service, resident of Flat No C, House No 14, Prafulla Nagar, P.O. & P.S. Belgharia, Dist North 24-Parganas, PIN-700056,

PAN: BRBPP8998K

Referred to hereinafter as the OWNER/ EXECUTANTS.

SEND GREETINGS:-

WHEREAS the property described in the "A" Schedule below was originally owned by Nepal Chandra Deb & Dipal Kumar Deb, and they have accrued good right, title interest & possession over the schedule plot by purchasing the same through multiple Deed of Sale and recording their names in the R.S.R.O.R. of the scheduled pint in respect of their shares in the scheduled plot. During their ownership and possession said Nepal Chandra Deb & Dipal Kumar Deb transferred the scheduled property specifically & demarcatedly in favour of Jagbandhu Pal i.e, the OWNER/ EXECUTANTS no 1, Ranjoy Paul, i.e, the predecessor of the OWNER/ EXECUTANTS no 2-4, & Umasankar Pal by virtue of a registered Deed of Sale, executed & registered on 05/08/1991 at the Office of A.D.S.R., Burdwan, recorded in Book No I, Volume No 85 within the pages 213 to 218, being Deed no 4677 and in this way said Jagbandhu Pal, Ranjoy Paul & Umasankar Pal jointly became the owner & possessor of the scheduled property.



AND WHEREAS said Umasankar Pal, being the owner of his 1/3rd share in the scheduled property transferred his undivided 1/3rd share in the scheduled property in favour of Sujata Pal by virtue of a registered Deed of Gift, executed on 14/01/2008 & registered at the Office of A.D.S.R., Burdwan, being Deed no 750 and in this way said Sujata Pal became the owner & possessor of the 1/3rd share in the scheduled property.

AND WHEREAS said Sujata Pal, being the owner of her 1/3rd share in the scheduled property transferred her undivided 1/3rd share in the scheduled property in favour of Jagbandhu Pal i.e, the OWNER/ EXECUTANTS no 1 by virtue of a registered Deed of Gift, executed & registered on 29/09/2016 at the Office of A.D.S.R., Burdwan, recorded in Book No I, Volume No 0203 within the pages 127340 to 127357, being Deed no 7640, and in this way said Jagbandhu Pal became the owner & possessor of the 2/3rd share in the scheduled property.

AND WHEREAS after the demise of said Ranjoy Paul, his undivided 1/3rd share in the "A" Schedule property totally devolved upon his widow Sandhya Paul, i.e, OWNER/ EXECUTANTS No 2 & two sons namely Prashant Pal & Jayant Pal, i.e, the OWNER/ EXECUTANTS no 3 & 4, and in this way OWNER/ EXECUTANTS no 2-4 jointly became the owner & possessor of the 1/3rd share in the scheduled property. Thereafter the names of the OWNER/ EXECUTANTS are recorded in the L.R.R.O.R. under Khatian no 3774, 4341, 4340 & 4339 respectively in respect of their shares in the "A" Schedule property and in this way the OWNER/ EXECUTANTS have accrued a good and absolute right, title, interest over the "A" schedule property by mutating their names in the L.R.R.O.R. and by possessing the same adversely for more than twelve years from the time of its predecessor without any

cf. p. 28

connection and concern to others and the "A" schedule property is now free from all encumbrances, charges liens whatsoever.

AND WHEREAS the OWNER/ EXECUTANTS are previously decided to build their own residential house but all of them have separate accommodation in different area outside of West Bengal and for that reason now they are not willing to build their residential house over the "A" schedule property, but as the "A" schedule property is locating within residential area as a result there will be lucrative and prospective scope to convert the "A" schedule property into multi storied flats and sell the same to different intending purchasers.

AND WHEREAS we are unable to arrange all necessary matters on such dovlopment and constructional work and other paper works for the proposed construction over "A" schedule property and also subsequent transfer of flat/s as well as parking space/s to be constructed over the "A" schedule property.

AND WHEREAS the DEVELOPER Firm is engaged in civil construction and development of immovable properties and being informed form the closed sources approached to the OWNER/ EXECUTANTS through it's partners to carry on the project to build G+IV storied building project by providing fund from their own source.

AND WHEREAS the DEVELOPER is agreed to take up the project and to complete the same by providing their own fund with certain condition, single as well as joint liability written herefn above in the DEVELOPMENT AGREEMENT that the DEVELOPER would start the project and complete the same of G+IV storied building as per the sanction plan from the competent authority and provide allotment as well as consideration amount to the OWNER/ EXECUTANTS embodied in this deed and it is further agreed that the DEVELOPER would also bear their joint liabilities with the other flat owners in respect of the

common portion/space left as per the sanction plan as written herein above.

AND WHEREAS to discharge their liability and to fulfil legal obligation as written in the DEVELOPMENT AGREEMENT, the DEVELOPER requires an appropriate DEVELOPMENT POWER OF ATTORNEY for the authorization and smooth conduction of development work and also subsequent sale of the flat & car parking space to the intending purchasers without any hindrance from any corner whatsoever.

NOW KNOW BY THESE PRESENTS that we, OWNER/ EXECUTANTS do hereby nominate and constitute and appoint the DEVELOPER FIRM mentioned here in above, i.e. SHRI KRISHNA TOWER, a Partnership Firm having its registered office at Indrakanan, P.O. Sripally, Town & P.S. Burdwan, Dist. Purba Bardhaman- 713103, PAN: ADZFS4442C, represented by its partners, namely:

1. MR. CHANDRA SHEKHAR PRASAD CHOURASIA, S/o Late Jagdish Prasad Chourasia, by caste Hindu, by Nationality Indian, by Occupation business, resident of Natun Para, Chowrangee Club P.O. Sripally, Town & Burdwan, Purba Bardhaman - 713103, PAN: ABAPC8076F
2. MR. DIBYADYUTI NAYEK, S/O Swarna Kamal Nayak, by caste Hindu, by Nationality Indian, by Occupation business, resident of Indrakanan, P.O. Sripally, Town & P.S. Burdwan, Dist. Purba Bardhaman- 713103, PAN: AFAPN8385G
3. MR. TAPAN CHAKRABARTY, S/O Late Kumar Krishna Chakrabarty, by caste Hindu, by Nationality Indian, by Occupation business, resident of Rakhal Pirtala, Uttara Pally, P.O. Sripally, Town & P.S. Burdwan, Dist. Purba Bardhaman- 713103. PAN: ATEPC7691Q

as our true and lawful attorney for our name and on behalf of us for the purpose hereinafter expressed i.e., to say, to do, exercise, execute and perform all or any of the acts, deeds, and things in connection with the "A" schedule property written herein after in our name and for on our behalf in such form as may require and present the documents with appropriate statutory, administrative or other authorities wherever necessary as written hereinafter specifically.

AND WHEREAS it has been in the terms of the said DEVELOPMENT AGREEMENT that the Owner/ Executants that we shall appoint the DEVELOPER firm as our attorney for the purpose herein after stated:

1. To enter into the "A" schedule property and continue possession over the said property and every part thereof and maintain, manage, develop, construct over the said property and every part thereof subject to the restriction, obligation of the clauses regarding continuance and validity of the DEVELOPMENT AGREEMENT as written here in above.
2. To sign, execute & submit all plans, documents, applications, petitions, papers, affidavit, undertaking, NOC, declarations as may required from time to time for sanctioning of plan over the "A" schedule property from the office of Burdwan Municipality or any other competent authority time being in force and also file, submit such modification, alteration of sanction plan as may be required time to time.
3. To appear and represent us and if necessary sign on behalf of us before the competent authorities including Court, any Tribunal, Forum, office of Burdwan Municipality, Directorate of Fire Brigade, office of Superintendent of Police, office of District Magistrate & Collector, Airport Authority of India, Revenue Office, Block Land &

Land Reforms Office, Sub-Divisional Land & Land Reforms Office, District Land & Land Reforms Office, Registry Office or any other competent Government, Semi-Government, Private authority for the purpose of approval sanctioning plan with such alteration & modification and complete construction as per the sanction plan over the "A" schedule property.

4. To pay fees, taxes, charges to obtain necessary order, permission, NOC from the competent authorities and from the authorities stated above to effectuate and expedient the sanction plan with such modification and alteration to complete the construction over the "A" schedule property.
5. To appoint Engineers, Architects, Contractors, Sub-Contractors, Agents and competent, skill persons to effectuate & fulfil the purpose stated above as our attorney think fit and proper.
6. To construct and develop the "A" schedule property with such specification, modification, alteration as per the sanction plan to be approved by the Burdwan Municipality and comply the guidelines and requirements of Directorate of Fire Brigade or from any other competent authority and to fulfil the said purpose our attorney made necessary arrangement over the said property.
7. To apply for by signing, executing application on our behalf and obtain necessary connection of electricity, liquid petroleum gas, drainage, sewerage, water or any other connection to provide any other utility or facility in the proposed G+IV residential complex over "A" schedule property and to get the same our attorney will bear all costs, charges, fees for the said connection and make such modification, alteration over "A" schedule property.
8. To pay all municipal taxes, charges, rates and also bear the expenses of construction of G+IV residential complex over "A"

schedule property including the expenses of all facilities & amenities of the said complex whatsoever payable on account of the said construction or any part thereof and similarly in addition our attorney will accept, realize all incoming receivable in respect of the said construction including the consideration amount, saleable price of flat as well as parking space, rents, licensee fee from the intending purchasers, occupants thereof except the allocation made in favour of the OWNER mentioned specifically in the DEVELOPMENT AGREEMENT as written here in above.

9. To make proper application before the competent authority to get commencement certificate, completion certificate for the proposed construction over the "A" schedule property and for that purpose to sign proper application and deposit required fees and do all other acts & things necessary and incidental for that purpose.
10. That our attorney will also do/supervise all the necessary work for the maintenance of "A" schedule property and forthcoming construction and deposit any maintenance charges, taxes, rents, fees etc if required for the "A" scheduled property before any Government/ Non-Government offices on our behalf.
11. To enter into any agreement or execute Agreement for Sale, Lease Agreement, Memorandum of Understanding, Tripartite Agreement by putting signature on our behalf with the intending purchaser/s of flat/s as well parking space/s to be constructed over "A" schedule property in respect of the Developer's Allocation mentioned herein above and our attorney also authorize to fix up rates, prices for the said flat/s as well parking space/s as per their decision and profitability and we the owner / executants has no connection, decision or role in respect of the said rates, prices for the said flat/s as well parking space/s.

12. To accept, acknowledge, realize consideration amount, earnest money, lease rent from the intending purchaser/s of flat/s as well parking space/s to be constructed over "A" schedule property in respect of the Developer's Allocation mentioned herein above. It is pertinent mentioned here that we the Owner/ Executants will not be responsible for any kind of transfer, transaction in respect of Developer's allocation to be made by the Developer's Firm with any intending purchaser and the same cannot be demanded from us.
13. To sign and execute on our behalf over the Deed of Sale/Conveyance or Agreement for Sale/ Deed of Lease in favour of the intending purchaser/s of flat/s as well as parking space/s to be constructed over "A" schedule property in respect of the Developer's Allocation mentioned herein above.
14. To induct any lessee in the flat/s as well parking space/s to be constructed over "A" schedule property in respect of the Developer's Allocation mentioned herein above by settling and agreeing to the terms and conditions of tenancy in writing and to realize rents from the tenants by issuing due receipt thereof.
15. To look after and supervise day to day procedure to sell out/ agreement for sale/ lease out of the flat/s as well parking space/s to be constructed over "A" schedule property.
16. To continue communication with the intending purchaser/s of flat/s as well parking space/s to be constructed over "A" schedule property for fixing the date of final payment and also registration of said Deed of Sale/Conveyance/agreement for sale/ Deed of lease.
17. To appear before the registration authority for purpose of presentation, execution and registration of the said Deed of Sale/Conveyance/agreement for sale/ Deed of lease in respect of the Developer's Allocation mentioned herein above.

18. To appear before any Government or private authority before the registration of the said Deed of Sale/Conveyance/agreement for sale/Deed of lease or after and deliver the possession to the intending purchaser/s of flat/s as well parking space/s to be constructed over "A" schedule property.
19. To apply for, appear and obtain necessary clearance, permission or NOC from the concern authorities in connection to the registration of the said Deed of Sale/Conveyance/agreement for sale/ Deed of lease, and also delivering possession to the intending purchaser/s of flat/s as well parking space/s to be constructed over "A" schedule property.
20. To sign all papers, documents, applications, petitions, complains, plaints, written statement, memo of appeal, revision applications, and writ petitions and file the same by appearing before any competent Court of Law or Tribunal or authority relating to any Suit, Appeal, Writ, Revision, Miscellaneous Case, Case, Complaint etc. in respect of the "A" schedule property.
21. To compromise in any legal proceedings, suit, appeal, complaint arisen out of "A" schedule property by filing compromise petition and swearing affidavit on behalf of us.
22. To evict any tenant from the flat/s as well parking space/s to be constructed over "A" schedule property through the process of law by instituting legal proceeding before the competent Court of Law and/or Tribunal.
23. To swear affidavit/s in relation to any legal proceeding and adduce evidence on our behalf in any legal proceedings in respect of the scheduled property.

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24. That my attorney will present in the meeting with the other local property owners whenever called for before any Government office/s or private place/s and will take any decision on our behalf and also authorize to put signature on our behalf over the meeting book.
25. To deposit money, court fees, legal fees, any duty before any competent Court of Law or tribunal in relation of any legal proceeding arisen out of "A" scheduled property.
26. To return and receive any excess fee, amount, charges, taxes, if any paid before any competent Court of Law or from any Government offices by putting their signature on our behalf.
27. To appoint Advocates, Solicitors for initiating any proceeding before any competent Court of Law or Tribunal or any authority by signing Vokatnama/s on our behalf and also provide necessary instruction in connection with the drafting of the said applications, petitions, complains, plaints, written statement, memo of appeal, revision applications, writ petitions and also Deed of Sale/Conveyance/Agreement for sale/ Deed of lease in respect of the flat/s as well parking space/s to be constructed over "A" schedule property and if required our attorney and also pay their remuneration.
28. To deposit the documents relating to the "A" scheduled property in original for the proper legal verification of the said property before any financial organization for sanctioning loan or mortgage on our behalf.
29. The DEVELOPER firm will be authorize and will be permitted to take all necessary steps to advertise by making proper marketing policy in connection to G+IV storied construction to be constructed over the "A" scheduled property and to do the same our attorney will be

permitted to affix sign board, hoarding over the "A" scheduled property or any other places and also advertise the forthcoming projects in the newspaper, magazines or can avail electronic media for proper advertisement.

30. The DEVELOPER firm will be authorize to fix any name of the complex to be constructed over the "A" scheduled property and use that name in the advertisement and also over the Deed of Sale/Conveyance/agreement for sale/ Deed of lease at the time of any kind of transfer.
31. To do all necessary things and acts in connection with and/or incidental to the above stated matters which our attorney deems fit and necessary to execute the aforesaid purposes.
32. To do all the necessary things and acts in connection with the above stated matters which my attorney deems fit and necessary to effectuate the aforesaid purposes.
33. This DEVELOPMENT POWER OF ATTORNEY bestows certain duties and vests certain statutory power upon the DEVELOPER firm which will be required for the Development and subsequent transfer of flat/s as well as parking space/s in respect of Developer's allocation to be constructed over "A" scheduled property and the duty & power of the DEVELOPER firm will be limited within the clauses, terms & conditions of DEVELOPMENT AGREEMENT.
34. Not to do any work detrimental to the interest of us and not to violate the clauses, terms & conditions of DEVELOPMENT AGREEMENT.
35. The change of partners of the Developer Firm as well as change of shares of the existing partners of the Developer Firm will not change the ambit of this DEVELOPMENT POWER OF ATTORNEY.

VALIDITY OF DEVELOPMENT POWER OF ATTORNEY

The powers given by this Development Power of Attorney shall be workable and valid still the subsistence and continuance of DEVELOPMENT AGREEMENT and still the entire development work and subsequent transfer of flat/s as well as parking space/s in respect of Developer's allocation to be constructed over "A" scheduled property and still the completion of all kind of financial transaction involve thereby.

THE "A" SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land under PS. Burdwan & Dist Purba Bardhaman, Mouza Kanainatshal, J.L. No. 76, R. S. Khatian No 11, L.R. Khatian No. 3774 (Three Thousand Seven Hundred Seventy Four), 4341 (Four Thousand Three Hundred Forty One), 4340 (Four Thousand Four Hundred Forty) & 4339 (Four Thousand Three Hundred Thirty Nine), R.S. & L.R. Plot no 212/225 (Two Hundred Twelve/Two Hundred Twenty Five), Classification Bastu, ^{Vacant Land} area 4185 (Four Thousand One Hundred Eighty Five) Sq Ft or 05 Katha 13 Chatak including which 2790 Sqft transferred from L.R. Khatian No. 3774, 465 Sqft each transferred from L.R. Khatian No 4341, 4340 & 4339, under ward no 12 of Burdwan Municipality.

Butted & bounded by:

ON THE NORTH : Land of Chittaranjan Sarkar.

ON THE SOUTH: 40 ft wide D.V.C. Road.

ON THE EAST: Land of Nikhil Mondal.

ON THE WEST: House of Prodip Deb & Ors.

THE "B" SCHEDULE ABOVE REFERRED TO

THE SPECIFICATION OF CONSTRUCTION OF THE FLAT

1. Structure : R.C.C. Foundation
2. Cavity Walls and Partition Walls : Out side wall 8" and Flat to Flat.
inside partition wall 5".
3. External Boundary : Boundary wall will cover with one Gate
4. Interior Wall : Plaster of Paris/Putty
5. Stair : Marble finishing
6. Flooring : Vitrified Tiles Finishing
7. Kitchen : Black Stone cooking slab, 2ft height Glaze Tiles above Black Stone with one Sink (Steel).
8. Toilet fittings & fixtures : Marble flooring, Glazed Tiles upto 5", 3 taps including one for Geyser with one electrical point for the installation of Geyser.
9. Plumbing : Inside water line- one shower point & three tap point including one for the geyser, one separate tap point for basin, one tap for sink in the kitchen and one tap point in the bathroom.
10. Sanitary : One pan in the toilet.
11. Balcony : Vitrified Tiles finishing.
12. Doors : Main door of the flat/unit will be wooden & all doors will be flush doors.

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13. Steel and M.S. Grill works and Glazing : All Windows will be steel framed glazed windows with necessary hard frame fittings. The grill works for the windows will be completely with the steel windows or separately fixed.
14. Windows : Aluminium sliding window
15. Painting : The external wall surfaces will be finished with weather coat or Wall Guard. All the wooden surfaces and the steel surfaces will be finished with enamel paint after necessary priming coat.
16. Electrical Works : All the electrical lines will be concealed with copper wires with PVC conduct. Each Flat/unit will have the following electrical points:
- Bed Room : Three light points, one plug point, one fan point, one AC point in one bed room.
- Living room cum Dining room : Three light points, one plug point, one fan point, one separate TV point.
- Kitchen : One light point, one plug point, one separate point for refrigerator.
- Balcony : One light point, one plug point.
- Toilet : One light point, one separate point for Geyser in one toilet of each flat.
- Water supply & Drainage : P.V.C. Pipe

Contd. Next Page

IN WITNESS WHEREOF both the parties do hereby set and subscribe their respective fingerprints, signed, sealed and delivered on this day month and year first above written.

Signature of witness:

1) Monaram Pal.

Sto Horiram Pal.
vivekanand college road

2) Shiripalli. Burdwan 713103

[Signature]
is written by hand.

On Page No 38 in Seventh Line. Schedule 'A' Vacant Land
is written by hand.

Drafted by me as per the documents supplied by both the parties before me & as per the instruction of both the parties and computerized typed by me in my office

[Signature]

Gadadhar Mukherjee

Advocate

Dist. Judge's Court, Purba Bardhaman

Enrolment No. F/1172/2014

1. Jagbandhu Pal

2. Sandhya Pal.

3. Anshu Pal

4. Jagat Pal

Signature of the OWNER

1. Chiranjib Chakrabarti known Chiranjib

2. Dibyadyuti Nayak.

3. Tapan Chakrabarti

Signature of the DEVELOPER









Government of West Bengal

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









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



Signaturo / LTI Sheet of Query No/Year 02032001376022/2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Jagbandhu Pal Q No TE/56, Tenughat No 1, P.O:- Tenughat, P.S:- PETERWAR, District:- Bokaro, Jharkhand, India, PIN - 829123	Land Lord			Jagbandhu Pal 6/11/20 6 PM
2	Mrs Sandhya Paul Q No TE/56, E Type, Tenughat No 1, P.O:- Tenughat, P.S:- PETERWAR, District:- Bokaro, Jharkhand, India, PIN - 829123	Land Lord			Sandhya Paul 6.11.2020 6:5 PM
3	Mr Prashant Pal Q No TE/56, Tenughat No 1, P.O:- Tenughat, P.S:- PETERWAR, District:- Bokaro, Jharkhand, India, PIN - 829123	Land Lord			Prashant Pal 06/11/2020 06:07 P.M.

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
4	Mr Jayant Pal Flat No C, House No 14, Prafulla Nagar, P.O:- Belgharia, P.S:- Belgharia, District:- North 24-Parganas, West Bengal, India, PIN - 700056	Land Lord			Jayant Pal 06/11/2020 6:10 PM
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Mr CHANDRA SHEKHAR PRASAD CHOURASIA Natun Para, Chowrangee Club, P.O:- Sripally, P.S:- Bardhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103	Representative of Developer [SHRI KRISHNA TOWER]			Chandra Shekhar Chourasia 06/11/2020 6:12 PM
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr DIBYADYUTI NAYAK Indrakanan, P.O:- Sripally, P.S:- Bardhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103	Representative of Developer [SHRI KRISHNA TOWER]			Dibyadyuti Nayak 06/11/2020 6:15 PM
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr TAPAN CHAKRABARTY Rakhal Pirtala, Utrapally, P.O:- Sripally, P.S:- Bardhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN- 713103	Representative of Developer [SHRI KRISHNA TOWER]			Tapan Chakrabarty 06/11/2020 6:17 PM

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Manoranjan Pal Son of Mr. Hariram Pal Vivekananda College Road, P.O.- Sripally, P.S.- Bardhaman, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713103	Mr Jagbandhu Pal, Mrs Sandhya Paul, Mr Prashant Pal, Mr Jayar Pal, Mr CHANDRA SHEKHAR PRASAD CHOURASIA, Mr DIBYADYUTI NAYEK, Mr TAPA CHAKRABARTY			Manoranjan Pal 6/11/2020

(Kaushik Bhattacharya)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BURDWAN
Burdwan, West Bengal

ফটো ও উভয় হস্তের টিপ ছাপ



Tajbandur Khatun



Tajbandur Khatun



Sandhya Paul



Sandhya Paul

Sandhya Paul



Rashidul



Rashidul



Jayant Paul



Jayant Paul

ফটো ও উভয় হস্তের টিপ ছাপ



Chandan Shetty P. & W. Chaudhary



Chandan Shetty.
P. & W. Chaudhary

Chandan Shetty
P. & W. Chaudhary



Dibyadyuti Nayek



Dibyadyuti Nayek.

Dibyadyuti Nayek.

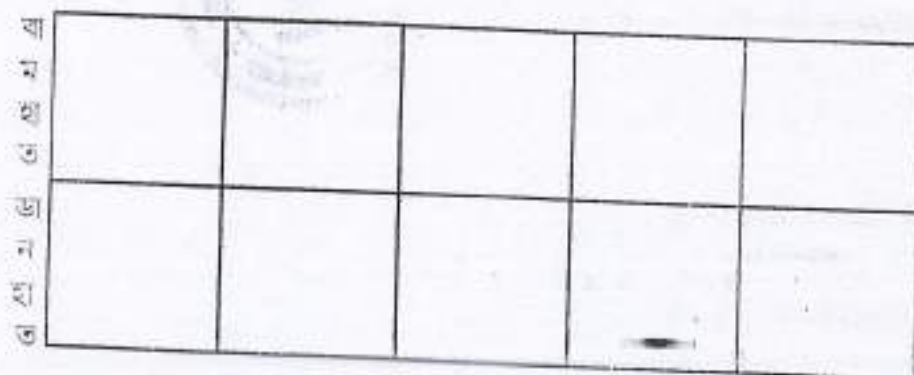


Tapan Chakrabarti



Tapan Chakrabarti

Tapan Chakrabarti



आयकर विभाग
INCOME TAX DEPARTMENT



आयकर खाते नंबर कार्ड
Permanent Account Number Card

ABAPC8076F

नाम
CHANDRA SHEKHAR PRASAD CHOURASIA

पिता का नाम / Father's Name
JAGDISH PRASAD CHOURASIA

जन्म तिथि / Date of Birth
01/05/1954

हस्ताक्षर / Signature

भारत सरकार
GOVT. OF INDIA



6800076

यदि कार्ड खोया / यदि कार्ड किसी दुसरे व्यक्ति को मिले / नोटिस
आयकर पैन सेवा इकाई, एन एस डी
5 वीं मंजिल, मेट्रो स्टोरीज, प्लॉट नं. 341, सर्वे नं. 997/8,
मोडल कॉलोनी, नजद डीप बंगलावा चौक,
पुणे - 411 030.

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please inform / return to
Income Tax PAN Services Unit, NSDI
5th floor, Metro Storages,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bangalwa Chowk,
Pune - 411 030.

Tel: 91-20-2721 8000, Fax: 91-20-2721 8011

e-mail: info@nsdi.gov.in

Chandra Shekhar Prasad Chourasia



भारत सरकार
GOVERNMENT OF INDIA

एच (चन्द) प्रसाद (चौरासा)
Chandie Shekhar Prasad
Chaurasia

जन्मदिन/ DOB: 01/05/1954
पुरुष / MALE



4444 7013 9844

साधारण मानव अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

Address

एस/ओ: एल जगदीश प्रसाद
(चौरासा), बड़वीलपुर,
नूतनपड़ा, बिकेटोरसि क्लब,
बर्द्धमान (एम), बर्द्धमान,
पश्चिम बंग - 713103

S/O: Lt Jagadish Prasad
Chaurasia, BARANILPUR,
NUTAN PARA, NEAR
CHOWRANGEE CLUB,
Bardhaman (m),
Bardhaman,
West Bengal - 713103



1947
1800 202 1047

help@uaid.gov.in

www.uaid.gov.in

P.O. Box No. 1947,
Sangshuru-800 051

Chandie Shekhar Prasad Chaurasia

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AFAPN8385G



नाम/Name
DIBYADYUTI NAYAK

पिता का नाम/Father's Name
SWARNAN KADAL NAYAK

जन्म की तारीख/
Date of Birth
21/10/1973

हस्ताक्षर/Signature

1935200

Dibyadyuti Nayak.


भारत सरकार
Government of India


Dityadyuti Nayak
Date of Birth DOB: 21/10/1973
Male/ MALE

9539 5949 3559

मेरा आधार, मेरी पहचान


भारतीय पहचान प्राधिकार
Unique Identification Authority of India

Address:
S/O Swarna Kamal Nayak,
Indrakonan, Sripali, Bardhaman
(m. Bardhaman,
West Bengal - 713103

9539 5949 3559

Dityadyuti Nayak.



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



ভাটিকাভুক্তির নম্বর Enrolment No.: 1490/10178/31910

Tapan Chakraborty (তপন চক্রবর্তী)
S/O: Kumar Krishna Chakraborty, Rakhal Pirtala,
Uttarapally, Bardhaman (m), Bardhaman,
West Bengal - 713103

আপনার Aadhaar নম্বর Your Aadhaar No.:

8385 2246 8876



আমার আধার, আমার পরিচয়



স্বাক্ষর

এ আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
এ পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
এ এটা এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

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Digitally signed by Tapan Chakraborty, DN: cn=Tapan Chakraborty, o=Unique Identification Authority of India, c=IN, email=tapan.chakraborty@nic.in, date=2017.08.10 10:01:57

- আমার আধার আমার পরিচয়
- আমার আধার আমার পরিচয়
- আমার আধার আমার পরিচয়
- আমার আধার আমার পরিচয়

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তপন চক্রবর্তী
Tapan Chakraborty
জন্মতারিখ/ DOB: 11/06/1977
পুরুষ / MALE



ঠিকানা:

শ্রী/শ্রীমতী কুমার কৃষ্ণ চক্রবর্তী,
রাকাল পিরতলা, উত্তরপাল্লী,
বর্ডহামান (ম), বর্ডহামান,
পশ্চিম বঙ্গ - 713103

Address:

S/O: Kumar Krishna Chakraborty,
Rakhal Pirtala, Uttarapally,
Bardhaman (m), Bardhaman,
West Bengal - 713103

Tapan Chakraborty

8385 2246 8876

আমার আধার, আমার পরিচয়

8385 2246 8876

MEERA AADHAAR, MERI PEHACHAN

आयकर विभाग
INCOME TAX DEPARTMENT
TAPAN CHAKRABARTY



भारत सरकार
GOVT. OF INDIA

KUMAR KRISHNA CHAKRABARTY

11/04/1977

Permanent Account Number
AYEPG7591Q

Tapan Chakrabarty

Signature



Tapan Chakrabarty



भारत सरकार
GOVERNMENT OF INDIA



नाम / Name
Jagdish Pal

जन्म वर्ष / Year of Birth : 1956
पुरुष / Male



4640 3429 0559

आधार - आम आदमी का अधिकार



माखीब विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O: हरिदास पाल, नयु न - सी ई /
58, तेनुघाट न - 1, थाना - पेटरवार,
तेनुघाट, बोकारो, राईट बैंक तेनुघाट,
झारखण्ड, 829123

Address: S/O: Haridas Pal, □ No -
T E / 58, Tenughat No - 1, Thana -
Peterwar, Tenughat, Bokaro,
Right Bank Tenughat, Jharkhand,
829123



1817
1800 180 1817



uaid@uaid.gov.in



www.uaid.gov.in



P.O. Box No. 12447
Bengaluru-560 001

Jagdish Pal

समाजिक विभाग SOCIAL DEPARTMENT	भारत सरकार GOVT. OF INDIA
JAGBANDHU PAL	
HARIDAS PAL	
06/05/1966 Permanent Account Number	
AWBPP0082A	
 Signature	

Jagbandhu Pal

आयकर विभाग
INCOME TAX DEPARTMENT

SANDHYA PAUL

PALASH NATH PAUL

01/01/1952

Pan card Account Number

BSPPP8158L

Sandhya Paul

Signature



भारत सरकार
GOVT. OF INDIA



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Income Tax PAN Services Unit, I.T.P.S.U.

Plot No. 3, Sector 11, CBD Belapur

Navi Mumbai - 400 614

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस

आपका धन धन्यवाद, इ. प्र. सेवा इकाई, सी.बी.डी. बेलपुर

प्लॉट नं. 3, सेक्टर 11, नवी मुंबई - 400 614

संपर्क: 022-2555-2555

Sandhya Paul



भारत सरकार
GOVERNMENT OF INDIA



संघा पत्र
Sandhya Paul

जन्म वर्ष / Year of Birth: 1952
लिंग / Female



3005 5789 6041

संसार — आग आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
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पता: W/O: रंजय पात्र, पट्टन - टी ई /
58, ई, टागोर, तेनुगुहा न - 1, थारा -
पतरवार, तेनुगुहा, बोकारो, राईट बैंक
जेजुपट, झारखण्ड, 829123

Address: W/O: Ranjoy Paul, Q No
- T E / 58, E, Type, Tarughat No
- 1, Thara - Paterwar, Tarughat,
Bokaro, Right Bank, Tenughat,
Jharkhand, 829123



1917
800 182 1847



help@uidai.gov.in



www.uidai.gov.in



P.F. 1, Post Box 1947,
Bengaluru 560 081

Sandhya Paul.



भारत सरकार
GOVERNMENT OF INDIA



प्रशान्त पाल

Prashant Paul

जन्म वर्ष / Year of Birth : 1973

पुरुष / Male



7992 4012 0390

आम आदमी - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

श्री. S/O: रंजय पाल, टीई - 58, थाना - Address: S/O: Ranjoy Paul, TE -
पेदारवार, तेनुपझ, बोकारो, छत्तीसगढ़ 829123 58, Thana - Pedarwar, Tenuphal
Bokaro, Right Bank Tenukhal,
Jharkhand, 829123



1917
1997 180 1917



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www.uidai.gov.in

UID, Box No. 1917
Bengaluru 560 001

- Prashant Paul



भारत सरकार
GOVERNMENT OF INDIA



जनक नाम
Joyam Pal
अवतारित/ DOB: 21/03/1972
पुरुष / MALE



9430 1527 0406

आधार-साधारण मानव अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
GOVERNMENT OF INDIA

ठिकाना:

C/O, प्रथम ४, इट - गी,
अई.न. - १४, प्रभुमा मगर,
कनकाडा, बेलघटिया, उत्तर
२४ परगना,
पश्चिम बंग - ७०००५६

Address:

C/O, 1st Floor, Flat - C, H.No. 14,
Pratella Nagar, Kolkata, Bagharia,
North 24 Parganas,
West Bengal - 700056

9430 1527 0406

Aadhaar-Aam Admi ka Adhikar

Joyam Pal



Jagant Raj



ভারত সরকার

Government of India

ভারতীয় পরিচয় আইন / Enrollment No.: 1058/7680300020

To
MANDRAN PAL
MANDRAN PAL
MINDRAMMA COLLEGE ROAD
SHRIPALLY
BURDWAN
Sripal
Burdwan - I Bardhaman
West Bengal 713103
MNG79486849FT



আমার / Your No.:

3917 4524 9434

সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

মানদ্রান পাল
www.aadhaar.gov.in
No. 1058/7680300020
Father: HARIKAM PAL
Date of Birth / DOB: 12/06/1973
মুদ্রা / Seal



3917 4524 9434

সাধারণ মানুষের অধিকার

তথ্য

পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।

পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা যাচা
করুন।

FORMATION

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সারা দেশে মান্য।

ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা
প্রাপ্তির সহায়ক হবে।

is valid throughout the country.

will be helpful in availing Government
and Non-Government services in future.



ভারতীয় পরিচয় আইন / Enrollment No.: 1058/7680300020

ঠিকানা:
শ্রীপাল, মানদ্রান, গুপ্তী,
বর্ধমান, ৭১৩১০৩

Address:
SHRIPALLY, BURDWAN,
Bardhaman, Sripal, West Bengal,
713103

3917 4524 9434

1241
1800 308 1947

http://aadhaar.gov.in

www.aadhaar.gov.in

Monarcanjan Pal

आयकर विभाग
INCOME TAX DEPARTMENT

PRASHANT PAL
RANNAJAY PAL

20/03/1973

Permanent Account Number

AZMPP1426E

Prashant Pal

Signature



भारत सरकार
GOVT. OF INDIA



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Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 401 016.

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आयकर वि. सेवा यूनिट, एटीआईएसएल
प्लॉट नं. 3, सेक्टर 11, सीडी बी बेलपुर,
नवी मुंबई - 401 016.

Rannajay Pal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी सेवा संख्या कार्ड
Permanent Account Number Card
ADZFS4442C



शीट नाम
SHRI KRISHNA TOWER

निर्माण/पत्र की तारीख
Date of Incorporation/Formation
28/06/2019

12/06/2019

Chandrar Shekar Prasad Chaurasia
Dibyadyuti Nayak.
Tapas Chakravarti


भारत सरकार
Government of India


Dityadyuli Nayak
Date of Birth/DOB: 21/10/1973
Male/ MALE

9539 5949 3559

मेरा आधार, मेरी पहचान


भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O Swarna Kamal Nayak,
Indrakanan, Sripali, Bardhaman
Jm, Bardhaman,
West Bengal - 713103

9539 5949 3559

Dityadyuli Nayak.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TAPAN CHAKRABARTY

KUMAR KRISHNA CHAKRABARTY

11/04/1977

Permanent Account Number

ATPC78910

Tapan Chakrabarty

Signature



11/04/1977

Tapan Chakrabarty



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



ভাটিকাভুক্তির নম্বর/Enrolment No.: 1490/10178/31910

Tapan Chakraborty (তপন চক্রবর্তী)

ওয়েব

S/O: Kumar Krishna Chakraborty, Rukhal Pirtala,
Uttarapally, Bardhaman (m), Bardhaman,
West Bengal - 713103

এ অধিদপ্তর পরিচালিত প্রমাণ, ন্যায়নৈতিক প্রমাণ নয়
এ পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা যাচাই করা
এ এটি এক ইলেকট্রনিক প্রক্রিয়াকৃত তৈরী হয়

আপনার অধিদপ্তর সংখ্যা/Your Aadhaar No.:

8385 2246 8876

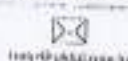


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Signature valid
Digitally signed by Tapan Chakraborty
Unique Identification Authority of India
Date: 2017.01.05 15:03:07

আমার আধার, আমার পরিচয়



১. অধিদপ্তর সারা দেশে প্রযোজ্য

২. অধিদপ্তর অথবা আপনার একবারই ভাটিকাভুক্তি করার
আবশ্যকতা আছে।

৩. অধিদপ্তর করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা
পরিবর্তন করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ
হবে।

Aadhaar is valid throughout the country.

You need to enrol only once for Aadhaar.

Please update your mobile number and e-mail address.
This will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



তপন চক্রবর্তী

Tapan Chakraborty

জন্মতারিখ/ DOB: 11/04/1977

পুরুষ / MALE



ঠিকানা:

সি/ও: কুমার কৃষ্ণ চক্রবর্তী,
রাখাল পীরতা, উত্তরাপল্লী,
বর্ডহামান (ম), বর্ডহামান,
পশ্চিম বঙ্গ - 713103

Address:

S/O: Kumar Krishna Chakraborty,
Rukhal Pirtala, Uttarapally,
Bardhaman (m), Bardhaman,
West Bengal - 713103

Tapan Chakraborty

8385 2246 8876

আমার আধার, আমার পরিচয়

8385 2246 8876

MEERA AADHAAR, MERI PEHACHAN

सहायक विभाग SOCIAL SEC. DEPARTMENT		भारत सरकार GOVT. OF INDIA
JAGBANDHU PAL HARIDAS PAL		
08/01/1966 Permanent Account Number		
AWBPP0082A		
 Signature		

Jagbandhu Pal -



भारत सरकार
GOVERNMENT OF INDIA



राजपद नाम
Jagdishu Pal
जन्म वर्ष / Year of Birth : 1955
पुरुष / Male



4640 3429 0559

आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

नाम: S/O: हरिदस पाल, प्लू नं - १ /
58, तेनुघाट नं - १, थाना - पिरवार,
तेनुघाट, सोनारो, राईट बैंक तेनुघाट,
झारखण्ड, 829123

Address: S/O: Haridas Pal, O No -
T E / 58, Tenughat No - 1, Thana -
Palarwar, Tenughat, Bokaro,
Right Bank Tenughat, Jharkhand,
829123



1847
1800 180 1847



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1847,
Singpur-829001

Jagdishu Pal



भारत सरकार
GOVERNMENT OF INDIA



संस्था नाम
Sandhya Paul
जन्य वर्ष / Year of Birth - 1952
प्राथमिक / Female



3005 5789 6041

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: W/O: रंजय पास, नरुन - टी ई /
७७, ई, टाइप, तेनुघाट न - १, थाना -
बोकारो, राई बंक तेनुघाट, राई बंक
जिला, झारखण्ड, ८२९१२३

Address: W/O: Ranjoy Paul, G No
- T E / 56, E, Type, Tenughat No
- 1, Thana - Paterwar, Tenughat,
Bokaro, Right Bank Tenughat,
Jharkhand, 829 123



1800 102 1047



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947
Gangakher-502 001

Sandhya Paul.

आयकर विभाग
INCOME TAX DEPARTMENT

SANDHYA PAUL
PALASH NATH PAUL

01/01/1952

Permanent Account Number

BSPPP6158L

Sandhya Paul

Signature



भारत सरकार
GOVT. OF INDIA



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, 1/TH/1
Plot No. 3, Sector 14, CBD Belapur
Navi Mumbai - 400 614

इस कार्ड को खोले/प्राप्त हो जाने पर कृपया सूचित करें/वापस करें
आयकर पैन सेवाएँ यूनिट, 1/TH/1
प्लॉट नं. 3, सेक्टर 14, एन सी डी बेलपुर
नवी मुंबई - 400 614

Sandhya Paul.

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

PRASHANT PAL

RANNAJAY PAL

20/03/1973

Permanent Account Number

AZMPP1426E

Prashant Pal

Signature



If you find this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTFSI,
Plot No. 3, Sector 11, CBD Belapur,
Mumbai - 400 614.

इस कार्ड के खोने/पैने पर कृपया सूचित करें/वापस करें :

आपका ईमेल : *prashant.pal@pan.in*

फ़ोन नं. : 8, सेक्टर 11, सीडीबीएल

नवी मुंबई - 400 614

Prashant Pal



भारत सरकार
GOVERNMENT OF INDIA



प्रशांत पावल
Prashant Paul

जन्म वर्ष / Year of Birth: 1973

पुरुष / Male



7992 4012 0390

संख्या - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O: राज पावल, टीई - 56, थाना - Address: S/O: Ranjoy Paul, TE -
पेटवार, तेनुघाट, बोकारो, राईट बैंक 56, Thana - Petawar, Tenughat,
तेनुघाट, झारखण्ड, 829123 Bokaro, Right Bank Tenughat,
Jharkhand, 829123

1017
1800 528 1047

1800 528 1047

www.uidai.gov.in

P.O. Box No. 1047,
Bokaro-829 123

Prashant Paul



Jayant Pul



भारत सरकार
GOVERNMENT OF INDIA



अवध नाम
Jayant Pal
अवधतारीख/ DOB: 21/03/1972
प्राप्त / MNC *



9430 1527 0406

आधार-साधारण मानुष्य अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

C/O, उधम नं. फ्लैट - 14,
उपेक्षित - 14, प्रहलाद नगर,
कलकत्ता, पश्चिम बंगाल, भारत
700056

Address:

C/O, 1st Floor, Flat - C, H.no-14,
Prabhu Nagar, Kolkata, West Bengal,
India - 700056

9430 1527 0406

Aadhaar-Aam Admi ka Adhikar

Jayant Pal



ভারত সরকার

Government of India

অপেক্ষাকৃত নতুন আইডি / Enrolment No: TD56/1203200028

To
Name: Mr
MANGRAMAN PAL
BUCKANANDA COLLEGE ROAD
SHRIPALLY
BURDWAN
District

Burdwan - Bardhaman
West Bengal 713103

3917 4524 9434
MN678486849F7



আপনার

সংখ্যা / Your

NO. :

3917 4524 9434

সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

Name: Mr
MANGRAMAN PAL
Buckananda College Road
Shripally
Burdwan - Bardhaman
West Bengal 713103



3917 4524 9434

সাধারণ মানুষের অধিকার



Government of India



ভাষা

পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।

পরিচয়ের প্রমাণ অসগাইন প্রমাণীকরণ দ্বারা দাখল
করুন।

RMATION

is proof of identity, not of citizenship.

To establish identity, authenticate online.

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



ভারত সরকার
Government of India

ঠিকানা:
শ্রীপালী, কামান, বর্ডমান,
পশ্চিমবঙ্গ, ৭১৩১০৩

Address:
SHRIPALLY, BURDWAN,
Bardhaman, Sripally, West Bengal,
713103

3917 4524 9434

1800 300 1800

State Mobile Numbers

www.aadhaar.gov.in

Mangraman Pal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADZFS4442C



नाम / Name
SHRI KRISHNA TOWER

निर्माण/गठन की तारीख
Date of Incorporation/Formation
20/09/2019

10000000

Chartered Accountant & Co. Charities
Dibyadyuti Nayak.
Tapan Chandra Das

आयकर विभाग
INCOME TAX DEPARTMENT



आयपी सी सा लंबाई कार्ड
Permanent Account Number Card

ABAPC8076F

CHANDRA SHEKHAR PRASAD CHOURASIA

पिता का नाम / Father's Name
JAGDISH PRASAD CHOURASIA

जन्म की तिथि / Date of Birth
01/05/1954

हस्ताक्षर / Signature

भारत सरकार
GOVT. OF INDIA



00032016

इस कार्ड को खोने / खोने पर कृपया सूचित करें / सूचित करें :
आयकर सेवा केंद्र, एनएससीएस
5 वीं मंजिल, मॉडल कॉलोनी, प्लॉट नं. 341, सर्वे नं. 997/8,
मोडल कॉलोनी, नज़दिक बंगला चौक के पास,
पुणे - 411 016

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Service Unit, NSDC,
5th Floor, Maatri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bunglow Chowk,
Pune - 411 016

Tel: 91-20-2721 8980, Fax: 91-20-2721 8981
e-mail: info@nsdc.co.in

Chandra Shekhar Prasad Chourasia



भारत सरकार
GOVERNMENT OF INDIA

চন্দ্র শেখর প্রসাদ চৌরাসিয়া
Chandru Shekhar Prasad
Chourasia
মারহুমি/ DOB: 01/05/1956
পুরুষ / MALE



4444 7013 9844

স্বাধীনতা সাধারণ মানুষের অধিকার



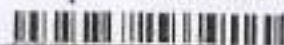
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

Address

সম/ও: লেট জগদীশ প্রসাদ
চৌরাসিয়া, বড়ানীলপুর,
বুড়ঙ্গপাড়া, নিকটচৌরাসি ক্লাব,
বর্ধমান (ম), বর্ধমান,
পশ্চিম বঙ্গ - 713103

S/O: Lt Jagadish Prasad
Chourasia, BARANILPUR,
NUTANPARA, NEAR-
CHOWRANGEE CLUB,
Bardhaman (m),
Bardhaman,
West Bengal - 713103



1947
1800 250 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bengaluru-560 00

Chandru Shekhar Prasad Chourasia

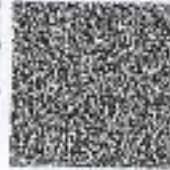
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AFAPN8385G



नाम / Name
DIBYADYUTI NAYAK

पिता का नाम / Father's Name
SWARNA KAMAL NAYAK

जन्म की तिथि /
Date of Birth
21/10/1979

Dibyadyuti Nayak
हस्ताक्षर / Signature

18082020

Dibyadyuti Nayak.

Major Information of the Deed

Deed No :	I-0203-00293/2021	Date of Registration	08/01/2021
Query No / Year	0203-2001376922/2020	Office where deed is registered	
Query Date	28/10/2020 11:31:46 PM	0203-2001376922/2020	
Applicant Name, Address & Other Details	Gadadhar Mukherjee BARANILPUR, SHAKTIPARA, Thana : Bardhaman District : Purba Bardhaman, WEST BENGAL, PIN - 713103, Mobile No. : 9883041395 Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 15,00,000/-	Rs. 61,03,136/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,051/- (Article:48(g))	Rs. 2,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: D.V.C. Road, Mouza: Kanainatshal, Ward No: 12 JI No: 76, Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-212/225 (RS :-)	LR-3774	Bastu	Bastu	2790 Sq Ft	30,00,000/-	40,68,758/-	Width of Approach Road: 40 Ft,
L2	LR-212/225 (RS :-)	LR-4341	Bastu	Bastu	465 Sq Ft	5,00,000/-	6,78,126/-	Width of Approach Road: 40 Ft,
L3	LR-212/225 (RS :-)	LR-4340	Bastu	Bastu	465 Sq Ft	5,00,000/-	6,78,126/-	Width of Approach Road: 40 Ft, Adjacent to Meta Road,
L4	LR-212/225 (RS :-)	LR-4339	Bastu	Bastu	465 Sq Ft	5,00,000/-	6,78,126/-	Width of Approach Road: 40 Ft, Adjacent to Meta Road,
		TOTAL :			9.5907Dec	45,00,000 /-	61,03,136 /-	
		Grand Total :			9.5907Dec	45,00,000 /-	61,03,136 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Jagbandhu Pal (Presentant) Son of Late Haridas Pal Q No TE/56, Tenughat No 1, P.O:- Tenughat, P.S:- PETERWAR, District:-Bokaro, Jharkhand, India, PIN - 829123 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AVxxxxxx2A, Aadhaar No: 46xxxxxxxx0559, Status :Individual, Executed by: Self, Date of Execution: 06/11/2020, Admitted by: Self, Date of Admission: 06/11/2020, Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/11/2020, Admitted by: Self, Date of Admission: 06/11/2020, Place : Pvt. Residence</p>
2	<p>Mrs Sandhya Paul Wife of Late Ranjoy Paul Q No TE/56, E Type, Tenughat No 1, P.O:- Tenughat, P.S:- PETERWAR, District:-Bokaro, Jharkhand, India, PIN - 829123 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BSxxxxxx8L, Aadhaar No: 30xxxxxxxx6041, Status :Individual, Executed by: Self, Date of Execution: 06/11/2020, Admitted by: Self, Date of Admission: 06/11/2020, Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/11/2020, Admitted by: Self, Date of Admission: 06/11/2020, Place : Pvt. Residence</p>
3	<p>Mr Prashant Pal Son of Late Ranjoy Paul Q No TE/56, Tenughat No 1, P.O:- Tenughat, P.S:- PETERWAR, District:-Bokaro, Jharkhand, India, PIN - 829123 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.: BSxxxxxx8L, Aadhaar No: 79xxxxxxxx0390, Status :Individual, Executed by: Self, Date of Execution: 06/11/2020, Admitted by: Self, Date of Admission: 06/11/2020, Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/11/2020, Admitted by: Self, Date of Admission: 06/11/2020, Place : Pvt. Residence</p>
4	<p>Mr Jayant Pal Son of Late Ranjoy Paul Flat No C, House No 14, Prafulla Nagar, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Male, By Caste: Hindu, Occupation: Government Service, Citizen of: India, PAN No.: BRxxxxxx8K, Aadhaar No: 94xxxxxxxx0406, Status :Individual, Executed by: Self, Date of Execution: 06/11/2020, Admitted by: Self, Date of Admission: 06/11/2020, Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/11/2020, Admitted by: Self, Date of Admission: 06/11/2020, Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>SHRI KRISHNA TOWER Indrakanan, P.O:- Sripally, P.S:- Bardhaman, District:-Purba Bardhaman, West Bengal, India, PIN - 713103, PAN No.: ADxxxxxx2C, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr CHANDRA SHEKHAR PRASAD CHOURASIA Son of Late Jagdish Prasad Chourasia Natun Para, Chowrangee Club, P.O:- Sripally, P.S:- Bardhaman, District:-Purba Bardhaman, West Bengal, India, PIN - 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ABxxxxxx6F, Aadhaar No Not Provided by UIDAI, Status : Representative, Representative of : SHRI KRISHNA TOWER (as Partner)</p>

2 Mr DIBYADYUTI NAYEK

Son of Mr Swarna Kamal Nayak Indrakanan, P.O:- Sripally, P.S:- Bardhaman
District:-Purba Bardhaman, West Bengal, India, PIN - 713103, Sex: Male, By Caste: Hindu,
Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx5G, Aadhaar No Not Provided by UIDAI
Status : Representative, Representative of : SHRI KRISHNA TOWER (as Partner)

3 Mr TAPAN CHAKRABARTY

Son of Late Kumar Krishna Chakrabarty Rakhal Pirtala, Utrapally, P.O:- Sripally, P.S:- Bardhaman
District:-Purba Bardhaman, West Bengal, India, PIN - 713103, Sex: Male, By Caste: Hindu,
Occupation: Business, Citizen of: India, PAN No.: ATxxxxxx1Q, Aadhaar No Not Provided by UIDAI
Status : Representative, Representative of : SHRI KRISHNA TOWER (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Manoranjan Pal Son of Mr Hariram Pal Vivekananda College Road, P.O:- Sripally, P.S:- Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN - 713103			

Identifier Of Mr Jagbandhu Pal, Mrs Sandhya Paul, Mr Prashant Pal, Mr Jayant Pal, Mr CHANDRA SHEKHAR PRASAD CHOURASIA, Mr DIBYADYUTI NAYEK, Mr TAPAN CHAKRABARTY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Jagbandhu Pal	SHRI KRISHNA TOWER-6.39376 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Sandhya Paul	SHRI KRISHNA TOWER 465 Sq Ft

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Prashant Pal	SHRI KRISHNA TOWER-465 Sq Ft

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Jayant Pal	SHRI KRISHNA TOWER-465 Sq Ft

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: D.V.C. Road, Mouza: Kanainatshal,
Ward No: 12 JI No: 76, Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 212/225, LR Khatian No:- 3774	Owner: জগবন্ধু পাল, Gurdian: মজিদুল আলম, Address: মিলি, Classification: বঙ্গ, Area: 0.06240000 Acre,	Mr Jagbandhu Pal
L2	LR Plot No:- 212/225, LR Khatian No:- 4341	Owner: সান্ধ্যা পাল, Gurdian: রজনীকান্ত পাল, Address: মিলি, Classification: বঙ্গ, Area: 0.01040000 Acre,	Mrs Sandhya Paul

L3	LR Plot No:- 212/225, LR Khatian No:- 4340	Owner: প্রশান্ত পাল, Gurdian: রজন পাল, Address: নিম্ন , Classification: বাগ, Area: 0.01040000 Acre,	Mr Prashant Pal
L4	LR Plot No:- 212/225, LR Khatian No:- 4339	Owner: জয়ন্ত পাল, Gurdian: রজন পাল, Address: নিম্ন , Classification: বাগ, Area: 0.01040000 Acre,	Mr Jayant Pal

On 06-11-2020

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

Presented for registration at 18:00 hrs on 06-11-2020, at the Private residence by Mr Jaybandhu Pal, one of the Executants.

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

Execution is admitted on 06/11/2020 by 1. Mr Jagbandhu Pal, Son of Late Haridas Pal, Q No TE/56, Tenughat No 1, P.O: Tenughat, Thana: PETERWAR, , Bokaro, JHARKHAND, India, PIN - 829123, by caste Hindu, by Profession Business, 2. Mrs Sandhya Paul, Wife of Late Ranjoy Paul, Q No TE/56, E Type, Tenughat No 1, P.O: Tenughat, Thana: PETERWAR, , Bokaro, JHARKHAND, India, PIN - 829123, by caste Hindu, by Profession House wife, 3. Mr Prashant Pal, Son of Late Ranjoy Paul, Q No TE/56, Tenughat No 1, P.O: Tenughat, Thana: PETERWAR, , Bokaro, JHARKHAND, India, PIN - 829123, by caste Hindu, by Profession Advocate, 4. Mr Jayant Pal, Son of Late Ranjoy Paul, Flat No C, House No 14, Prafulla Nagar, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Government Service

Identified by Mr Manoranjan Pal, , Son of Mr Hariram Pal, Vivekananda College Road, P.O: Sripally, Thana: Bardhaman

, , Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Business

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

Execution is admitted on 06-11-2020 by Mr CHANDRA SHEKHAR PRASAD CHOURASIA, Partner, SHRI KRISHNA TOWER (Partnership Firm), Indrakanan, P.O:- Sripally, P.S:- Bardhaman
, District:-Purba Bardhaman, West Bengal, India, PIN - 713103

Identified by Mr Manoranjan Pal, , Son of Mr Hariram Pal, Vivekananda College Road, P.O: Sripally, Thana: Bardhaman

, , Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Business

Execution is admitted on 06-11-2020 by Mr DIBYADYUTI NAYEK, Partner, SHRI KRISHNA TOWER (Partnership Firm), Indrakanan, P.O:- Sripally, P.S:- Bardhaman
, District:-Purba Bardhaman, West Bengal, India, PIN - 713103

Identified by Mr Manoranjan Pal, , Son of Mr Hariram Pal, Vivekananda College Road, P.O: Sripally, Thana: Bardhaman

, , Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Business

Execution is admitted on 06-11-2020 by Mr TAPAN CHAKRABARTY, Partner, SHRI KRISHNA TOWER (Partnership Firm), Indrakanan, P.O:- Sripally, P.S:- Bardhaman
, District:-Purba Bardhaman, West Bengal, India, PIN - 713103

Identified by Mr Manoranjan Pal, , Son of Mr Hariram Pal, Vivekananda College Road, P.O: Sripally, Thana: Bardhaman

, , Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Business



Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

On 10-11-2020

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 61,03,136/-



Kaushik Bhatta charya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

On 12-11-2020

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,014/- (B = Rs 2,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/11/2020 9:38AM with Govt. Ref. No: 192020210132560698 on 09-11-2020, Amount Rs: 2,014/-, Bank: SBI EPay (SBlePay), Ref. No. 9083011854212 on 09-11-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,051/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 5,051/-
Description of Stamp
1. Stamp Type: Impressed, Serial no 588, Amount: Rs.5,000/-, Date of Purchase: 15/10/2020, Vendor name: K Banerjee
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/11/2020 9:38AM with Govt. Ref. No: 192020210132560698 on 09-11-2020, Amount Rs: 5,051/-, Bank: SBI EPay (SBlePay), Ref. No. 9083011854212 on 09-11-2020, Head of Account 0030-02-103-003-02



Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

08-01-2021

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 14 (g) of Indian Stamp Act 1899.



Kaushik Bhatta charya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S. R. Bardhaman
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2021, Page from 4950 to 5037

being No 020300293 for the year 2021.



Digitally signed by Kaushik Bhattacharya
Date: 2021.01.11 13:35:32 +05:30
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 2021/01/11 01:35:32 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.



(This document is digitally signed.)