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পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

Certified that the Signature Sheet
And the endorsement Sheet
Attached herewith are parts
of this Document.

W 013592

11.201
9-2-2023 2907313/23

Addl. Dist Sub-Registrar
SERAMPORE HOOGHLY
04 DEC 2023

DEVELOPMENT AGREEMENT CUM POWER OF ATTORNEY

THIS DEED OF DEVELOPMENT AGREEMENT CUM POWER OF ATTORNEY is made on this 4th day of December 2023.

BETWEEN

1. **SRI PANCHU ROY, PAN - BVQPR5230M, AADHAAR No. 2809 9773 4428, S/o Late Gopal Roy, by faith - Hindu, by occupation - Service, by nationality - Indian,**

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সন-২০২৩/২৪৮৮৮৮৮৮

জোতার নাম উদয়-নাথ-দীপ
সং শ্রী রামপুর, হুগলী

মূল্য ১০০০০০ টাকা
টাকার ভিত্তি -
শ্রী অমিত্যেব রক্ষিত
সং শ্রী রামপুর হুগলী



Bhima Bhattacharya
Golale B.C. Bhattacharya
Lyn A.C. Cont

Addl. Dist Sub-Registrar
SERAMPORE HOOGHLY
04 DEC 2023

(2)

2. SMT BANDANA ROY, PAN - DUOPR2344B, AADHAAR No. 8370 8483 9295, W/o. Sri Panchu Roy, by faith - Hindu, by occupation - Housewife, by nationality - Indian, both area residing at 17/A G.T Road Kalitala, P.O. - Serampore , P.S. - Serampore, Dist - Hooghly, (W.B.), herein after referred to as the **"OWNERS"** (which terms or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their successors, successors-in-office and assigns) of the **FIRST PART.**

AND

KINGS NIRMAN, PAN - ABBFK2229D, a Partnership firm having office address at 68/1/1, Bhagirathi Lane, P.O. - Mahesh, P.S. - Serampore, Dist - Hooghly, Pin - 712202, (W.B.), **Represented by its Partners, 1. MR. JOY NATH, PAN - AUZPN1350R, AADHAAR No. 6609 5303 0296,** S/o. Sri Manik Chandra Nath, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 8A, Satish Chandra Ghosh Lane, P.O. - Mahesh, P.S. - Serampore, Dist - Hooghly, Pin - 712202, (W.B.), **2. MR. GOPAL KUMAR DATTA, PAN - AJAPD2758F, AADHAAR No. 3257 6653 1358,** S/o. Late Sanjay Datta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 37, G.T. Road, (Madambagan), P.O. & P.S. - Serampore, Dist - Hooghly, Pin - 712201, (W.B.), herein after referred to as the **"DEVELOPERS"** (which terms or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors,

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successors-in-office and assigns) of the **SECOND PART.**

WHEREAS ALL THAT piece and parcel of Bastu land measuring an area 09(nine) Chittack 21 (Twenty One) Sq. ft. with structure lying and situated at Mouza - Serampore, J.L. No. 13, comprised in R.S. Dag No. 7203, under R.S. Khatian No. 862, corresponding to L.R. Dag No. 7469, under L.R. Khatian No. 20860/3 and 18600/4, being Municipal Holding No. 17/A, G.T. Road, within the ambit of Serampore Municipality, under P.S. & A.D.S.R. Serampore, Dist - Hooghly, morefully described in the schedule below is subject is subject matter of this deed.

AND WHEREAS the schedule mentioned property together with other properties has acquired by Sailabal Kundu, W/o. Saliendranath Kundu by virtue of one registered deed of partition registered in Book No. I, Volume No. 93, pages from 128 to 165, being no. 5003 of 1975, and after acquiring the same said Sailabala Kundu become absolute owner of the schedule property and while she seized and possessed the same said Sailabala Kundu sold, transferred, conveyed and delivered possession of the schedule property to Rajib Jana, S/o. Sailen Jana and Sailen Jana, S/o. Late Jugol Chandra Jana by virtue of one registered Deed of Sale which was duly registered before in Book No. I, Volume No. 9, Pages from 391 to 398, being no. 787 for the year 1996.

 **AND WHEREAS** said Rajib Jana and Sailen Jana have become absolute owners and they had also sold, transferred and conveyed the schedule property so the present Vendors have

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jointly become absolute owners of the schedule property by virtue of registered deed of sale registered in Book No. I, Volume No. 8, Pages from 8426 to 8440, being no. 04565 for the year 2014.

AND WHEREAS the present vendors after acquiring the absolute right, title, interest, and possession have duly recorded their name before L.R. Settlement record also before the record of Serampore Municipality and have been possessing the same by making payment of rent of taxes to the authority concern.

AND WHEREAS due to urgent need of money the present Land Owners want here to commercially exploit the said property by construction of a multi storied (G+4) building upon the said land morefully and particularly mentioned in the schedule given below, subject to approval of building plan to be sanctioned by the local Municipality.

AND WHEREAS the present land owners have approached their desires to the developers herein and the developers also agreed to develop the said property by constructing a multi – storied building upon the said property of the land owners on the terms, conditions, consideration mentioned hereunder :-

1. The owners do hereby grant authorize and empower the Developer to construct a multi – storied building on the said 'A' Schedule property so to be sanctioned the building plan or plans by the Local Municipality at the costs and expenses of and all other related works in connection with the construction of said proposed multi storied building by the developer and for the aforesaid purpose the owner shall deliver their full vacant

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(5)

possession of the said 'A' Schedule property along with the existing building thereon to the Developers on or before the time of sanction of the Building Plan so to be sanctioned by the local Municipality as and when required by the Developers and also handover the Xerox Copies of the Original Deeds and all documents related thereto unto the Developers simultaneously with the execution of the Agreement and these documents will remain in custody and possession of the Developers subject to condition that the Land Owners shall be bound to handover all original thereof as and when required by the Developers and the owners or any of their heirs, executors, or assigns or any person claiming through or in trust shall not interfere during the construction period in any manner whatsoever.

2. The Developers shall obtain the sanctioned plan or plans including modified, if necessary for construction of said proposed building on the said 'A' Schedule property at its own costs and in that connection the Land Owners will sign on all the plans and all applications as required for getting the plan to be sanctioned and / or modified from the appropriate authority.

3. That the Developers shall provide the Land Owners the following Residential Flats in the proposed multistoried building :-

That the Developers will provide the Land Owners two Residential flat each measuring **600 Sq. ft. (Including Super Built Area)** out of which one to be provided on the **Second Floor, (South - East Side)** and another flat is to be given on the **Fourth Floor, measuring 400 Sq. ft. including super built up area** to the owners as Owner's Allocation of the proposed multistoried

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(6)

building, in 'A' Schedule mentioned property. The remaining portion of the built up area of multi storied building shall be exclusively belonged to the developers, together with proportionate share on the 'A' Schedule property including common areas and facilities thereof along with the right to convey and transfer the same to any intending Purchaser or Purchasers at any consideration as the Developers may deem fit and proper. However immediately upon obtaining vacant possession of the said premises from the owners.

4. The Developers shall complete the construction of the said multistoried building within **30(thirty) months** from the date of sanction building plan of the proposed building. But the Developers shall not be liable for any obligation hereunder due to be prevented by the existence of the force majeure conditions such as flood earth - quake, riot, war, storm, tempest civil commotion strike and / or any other act or commission beyond the control of the Developers. That after completion of the said multistoried building construction the Developers will hand over the owner's allocation within **30(thirty) months** from the date of sanction building plan.

6. The Developers shall pay the Municipal Tax and other Government rents and taxes from the date of handing over possession by the owners. It is made clear that if any amount is due and payable to any authority by the owners on account of the said constructed property upto the date of Agreement the Developers shall be bound to pay the said outstanding dues. So

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(7)

long the owners possessed on the same, they will bear the electricity charges and during the courses of construction if any discrepancy amongst the local people or from any cause shall arise the Developers shall take necessary steps for so being the same and in that case the owners shall extend all sorts of co-operation.

7. All other flats / garages / shop rooms (except the Land Owner's allocation) of the proposed multistoried building to be constructed by the Developers at present and in future as provided in this Agreement shall be settled by the Developer of the prospective buyer at any consideration or price shall be at the sole discretion of the Developers in which the owners shall not be able to interfere and / or claim in any manner whatsoever.

8. The Developers shall be at liberty to negotiate for sale / lease / mortgage / transfer or in any manner of the Developers allocated area with any prospective buyer / purchaser or buyers / Purchasers before or in course of construction or after the construction together with proportionate share of land on which the said multi storied building will be constructed at such consideration and on such terms and conditions and with such person or persons as the Developers shall think fit and proper. It is clearly agreed and declare that consideration money for such transfers as aforesaid including earnest money or initial payments or part payments or full payment shall be received by Developers for entire areas and the owners shall never claim any portion of Developers allocation except the land owner's

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allocation there for as described in the 'C' Schedule written herein under.

9. The Developers shall be entitled to enter into and sign and execute all agreement and documents as may be required for the purpose of sale / transfer for developer's allocation of the proposed multistoried building including flats / shops / garage / or apartment on such consideration as the Developers shall think fit and proper with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claims or interest therein whatsoever of the Land Owners and shall not in any way interfere with or disturb the peaceful possession of the developers allocation.

10. That both the parties can cancel this agreement only in mutual consent only.

11. The Developers shall at its own costs, construct, erect and complete the said multi storied building on the 'A' Schedule property in accordance with the sanctioned plan.

12. The Developers shall be at sole liberty to engage various professionals like legal adviser, architect, R.C.C. consultants and / or construction whatsoever at their choice who shall take steps on behalf of the Developers from time to time but the owners have no right to engage anybody as their choice.

13. The Developers shall be authorized by the Land Owner's in so far as is necessary to apply for and obtain and permanent connection of telephone electricity, drainage sewerage and / or other facilities if any available to the new building sanction plan

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(9)

from Local Municipality required Power of Attorney & the Owners shall execute in favour of the Developers and other papers and documents as shall be required by the Developers.

14. All cost charges and expenses including Architect fees shall be discharged and paid by the Developers and the owners shall have no liability, responsibility in this context to the architect in any manner whatsoever.

15. The owners shall not do any act, deed or thing whereby the developer may be prevented from construction and completion of the said building in time and as sale of flats, units etc. to the intending purchaser / purchasers on such terms and conditions as the Developers may deem fit and proper.

16. It is made clear that the owner along with their legal heir and legal successors, shall remain bound to execute all Agreement for sale or sale deed concerning the allocation of the Developers.

17. Neither party shall use nor permit the area of the respective allocation in the building nor any portion thereof for carrying of any obnoxious, illegal and immoral trade or active or use thereof for any purpose which may use hazard to the other occupiers of the building.

18. Both parties shall abide by laws, bye - laws, rules and regulations of the Government, statutory bodies and / or local bodies as the case may be and shall attend to answer and the responsibility for any deviation, violation and / or breach of any of the said laws, bye - laws and regulations.

19. Save & except those are described hereinabove all dispute

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and differences arising out of this Agreement shall be referred for adjudication to two Arbitrators on to be appointed by each party hereto and the award / decision of the both arbitrators shall be final and binding upon both the parties.

20. The developers will have full right on the salvage materials obtained by demolishing the present structure on the 'A' Schedule and he may sell it to any other party. But the developers cannot mortgage the 'A' schedule property to any other place.

21. That the Developers will be liable to pay all electric charges for using the present electric connection from the date of taking vacant possession of the said 'A' schedule property from the owners.

22. That the Land Owners shall do or execute or cause to be done or execute all such further deeds matters and things not herein specified as may be required to be done by the Developer and for which the Developers may need the authority of the owners, including any such additional power of attorney and / or authorization as may be required for the purpose.

23. Any notice required to be given by the Developers to the land owners shall without prejudice to any other mode of service available be deemed to have served or delivered by hand and duly acknowledged or sent by pre - paid registered post, with acknowledgement due to the last known or recorded to address of the owners.

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24. That the owners will never become liable for any casualties of the workers during the course of the construction, and the Developer will remain absolute liable for the same.

25. There is no existing agreement regarding the development of the said plot of land and that all other arrangement, if any prior to this agreement have been cancelled by this agreement.

26. That the Developers shall complete the owners allocated portion as well as the developer allocated portion simultaneously in the due course to time.

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

ARTICLE - I

DEFINITIONS

In this agreement the following terms, unless which contrary to the context mean and include the follows :

1.1 Said Property / Existing Building ALL THAT piece and parcel of Bastu land measuring an area 09(nine) Chittak 21 (Twenty One) Sq. ft.

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with pucca structure measuring 426 Sq. ft. (Cemented Floor) lying and situated at Mouza – Serampore, J.L. No. 13, comprised under following Dag & Khatian Nos :-

R.S. Dag No	R.S. Khatian No.	L.R. Dag No.	L.R. Khatian No.	Area
7203	862	7469	18600/4	05 Chittak 21 Sq. ft
7203	862	7469	20860/3	04 Chittak
Total Area :- 09 Chittak 21 Sq. ft.				

being Municipal Holding No. 17/A, G.T. Road, within the ambit of Serampore Municipality, under P.S. & A.D.S.R. Serampore, Dist – Hooghly, at the said property as fully mentioned and described in the 'A' schedule hereunder written.

1.2 Owners:- shall mean **1. SRI PANCHU ROY, PAN – BVQPR5230M, AADHAAR No. 2809 9773 4428**, S/o Late Gopal Roy, by faith – Hindu, by occupation – Service, by nationality – Indian, **2. SMT BANDANA ROY, PAN – DUOPR2344B, AADHAAR No. 8370 8483 9295**, W/o. Sri Panchu Roy, by faith – Hindu, by occupation – Housewife, by nationality – Indian, both area residing at 73/A, Chatra Mukherjee Para, P.O. – Chatra & P.S. – Serampore, Dist – Hooghly, (W.B.).

1.3 Developers:- KINGS NIRMAN, PAN – ABBFK2229D, a Partnership firm having office address at 68/I/1, Bhagirathi Lane, P.O. – Mahesh, P.S. – Serampore, Dist – Hooghly, Pin – 712202, (W.B.), **Represented by its Partners, 1. MR. JOY NATH, PAN – AUZPN1350R, AADHAAR No. 6609 5303 0296**, S/o. Sri Manik Chandra Nath, by faith – Hindu, by occupation – Business, by nationality – Indian, residing at 8A, Satish Chandra Ghosh Lane, P.O. – Mahesh, P.S. – Serampore, Dist – Hooghly, Pin – 712202, (W.B.).

2. MR. GOPAL KUMAR DATTA, PAN - AJAPD2758F, AADHAAR No. 3257 6653 1358, S/o. Late Sanjay Datta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 37, G.T. Road, (Madambagan), P.O. & P.S. - Serampore, Dist - Hooghly, Pin - 712201, (W.B.).

1.4 Title Deeds Shall mean all the original certified copies of the documents of title relating to the said premises shall be handed over to the Developer at the time of execution of this Agreement acknowledging the receipts of it.

1.5 Premises shall mean **ALL THAT** piece and parcel of Bastu land measuring an area 09(nine) Chittak 21 (Twenty One) Sq. ft. with pucca structure measuring 426 Sq. ft. (Cemented Floor) lying and situated at Mouza - Serampore, J.L. No. 13, comprised under following Dag & Khatian Nos :-

R.S. Dag No	R.S. Khatian No.	L.R. Dag No.	L.R. Khatian No.	Area
7203	862	7469	18600/4	05 Chittak 21 Sq. ft
7203	862	7469	20860/3	04 Chittak
Total Area :- 09 Chittak 21 Sq. ft.				

being Municipal Holding No. 17/A, G.T. Road, within the ambit of Serampore Municipality, under P.S. & A.D.S.R. Serampore, Dist - Hooghly, together with all rights and easement facilities and amenities annexed thereto morefully and particularly mentioned and described in 'A' schedule.

1.6 Building shall mean the proposed building to be constructed or up to any storey or storey's to be constructed on the said plot of land in accordance with the sanctioned plan which will be sanctioned by the authority of Serampore Municipality.

1.7 Saleable Space shall mean units / floors / flats / Car Parking space / spaces in the building available for independent use and occupation of the making due provision for common facilities and the space required thereof.

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1.8 Architect shall mean such person or persons or firm or firms to be entrusted and / or appointed or nominated by the Developer for both designing and sanction of the building plan upon the land of the said premises as aforesaid.

1.9 Building Plan shall mean such plan to be prepared by the Architect for the construction of the building consulting with the owner and the Developer and to be sanctioned by the Serampore Municipality and / or any other competent authority as the case may be.

1.10 Unit shall mean include the flat / shops / garage etc. with proportionate share of land in the said premises and common space in the said premises.

1.11 Build up Area shall mean and include the covered area of flat, external and internal walls, stair and stairs landing and columns, as specified in the plan sanctioned by the Serampore Municipality.

1.12 Transferor shall mean the owners and the developer who intends to sell in respect of their allocation units / floor / flats / car parking space / spaces allotted to them respectively, to the intending buyer / buyers together with undivided proportionate share of the land and right to use the common space in proposed multi - storied building.

1.13 Transferee shall mean the person Firm, Limited Company or on association or persons to whom units / floor / flats / car parking space / spaces in the building shall be transferred.

1.14 Common Portions shall mean the common installation in

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the building for common use and utility i.e. plumbing, electrical wiring, drainage and other installations fittings, fixtures and machineries which are not exclusive for any portion / flat and which are specified as common by the Developer.

1.15 "Owners Allocation" means after completion of building the developers shall provide two Residential flat each measuring **600 Sq. ft. (Including Super Built Area)** out of which one to be provided on the **Second Floor, (South - East Side)** and another flat is to be given on the **Fourth Floor, measuring 400 Sq. ft. including super built up area** to the owners as owner's allocation with proportionate share of land of the building also right to use the common parts and portion of the building to be made over the 'A' Schedule Property, particularly mentioned in the "B" schedule hereunder written.

1.16 "Developer Allocation" shall mean after construction of the new multistoried building at the cost of the Developers at the said premises, the Developers shall be entitled the area which is called Developers allocation, that more fully described in the 'C' schedule below and the Developers shall be entitled the undivided proportionate share of the land and common right and interest bin the common area / portion, facilities and amenities as provided and available in the said new buildings, particularly mentioned in the "C" schedule hereunder written.

1.17 Common Facilities and Amenities shall mean and include corridors, staircase, stair - ways of all sides including middle portion open space / ways, water pump, overhead tank, chamber, water reservoir, privy, lift well, lift with assessors motor and right to use of the roof by the flat purchasers for installation

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of overhead tank or any daily necessary purpose and such other facilities which may be mutually agreed in and between the parties and required for the location, free enjoyment maintenance up keep and / or proper management of the building and land thereon whereas the ownership of roof shall belong to Developers.

1.18 Common Area shall mean the area of the lobbies, stair case, landing, open space, outer wall of the newly constructed building other portions of the building intended or required for ingress to and egress from any portion / flat or for providing free access to such portions / flat for the use of the owners of the flats / shops / rooms i.e. place for installation of electric meters, water pump, overhead tank, underground floor tank etc. as per sanctioned building plan or plans.

1.19 Roof Terrace shall mean the ultimate roof over the proposed building under section 3(d)(2) of the West Bengal Apartment Ownership Act, 1972.

1.20 It is intended and agreed by the parties hereto that this agreement shall be a complete record of the agreement between the parties regarding the subject matter hereof and in negotiation before the execution of these presents.

ARTICLE - II

COMMENCEMENT & COMPLETION OF PROJECT

2.1 This agreement shall come into effect automatically and immediately on execution of these presents by and between the parties hereto.

2.2 The construction of new building on the land of the said

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premises as described in the 'A' schedule hereunder shall be completed by the Developers within **30(thirty) months** with a further grace period of **06(six) months** from the date of building sanction plan subject to force majeure like flood, earth quake, riot, war, war storm, tempest, civil commotion, strike, lock and labour unrest and or any other acts or commission and also no availability of essential materials like cement, steel etc, which beyond the control of the Developers.

2.3 As soon as the proposed building will be completed, the Developers shall issue written notice to the Land Owners, requesting him to take physical possession of their respective allocation and after received of such notice the Land Owners shall take physical possession thereof and the Developers also provide the possession letter to the Land Owners, at all times thereafter the Land Owners shall exclusively be responsible for payment of all Municipal taxes and other public outgoing and impositions whatsoever in respect of their Owners Allocation.

2.4 That Developer shall provide alternative accommodation to the owners till delivery of possession of owner's allocation and developers shall bear all cost for such accommodation.

ARTICLE - III

OWNER'S REPRESENTATION RIGHT AND OBLIGATION

3.1 The first part hereof are the Land Owners of the 'A' schedule property and have agreed to make over and deliver to the Developers the vacant khas peaceful possession of the said land to construction of new building.

3.2 The Land Owners do hereby nominate, constitute and appoint the Developers to develop the 'A' Schedule Property and

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the Developers have accepted such appointment to develop said property at Developers own cost as per the plan / specification to be approved and / or sanctioned by the Municipality.

3.3 All application, plans, other papers and documents that may be required by the Developers for the purpose of obtaining necessary sanction(s) from the Municipality / Zela Parishad/ other Government Office, the owner shall sign all such plans, applications, other papers and documents as and when necessary.

3.4 The Owners doth hereby agreed and covenant with the Developers not to cause any interference or hindrance in the construction of the said building at the said premises, if any interference or hindrance is caused by the owners or their agents, servants, representatives in to such that construction, then the owners will be liable for the damages and costs.

3.5. That after demolishing the existing building, all debris or salvage which will be obtained, shall be the property of the developers and the developers shall entitled to sale that all debris or salvage and the owners will not be entitled to make demand on it.

3.6 The owners hereto executes a registered Power of Attorney in favour of the Developers to sell of the Developers allocation of flat / flats / shop / shops / garages in the said multi - storied building. The owners will not make any obstruction to sale the space from Developers allocation.

3.7 The owners herein further agreed to undertake and bind

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himself to enter upon sign and execute one or more supplementary agreement if required by the Developers to carry on smooth and uninterrupted development works.

3.8 The owners shall have to deliver the Original Deeds and documents at the time of the registration of Development Agreement and the Original Deeds and Documents will keep into the custody of the Developers and after completion of the Development work and also transfer or sale the Developers Allocation in favour of the purchaser or ultimate transferee or allottee or occupier, the Developers will return the Original Deeds and documents to the Secretary of the Association of the building.

3.9 The Owners declared that the 'A' schedule property is at present not affected by encumbrances, mortgages, liens or any scheme of any authority nor any notice of acquisition or requisition or any alignment under any law and / or otherwise nor any notice or intimate about any such proceeding has been received. No notification is issued under any Ordinance, Act, statute / rules or regulations affecting the said property.

3.10 The said property is equivalent to freehold and is not held under any agreement that the owners hereby declare that still they have not mortgaged the 'A' schedule property to any person, organization, Bank or Authority, nor they have taken any loan from any such institution by hypothecating the same, if in future any Organization create obstruction to develop the aforesaid building due to the mortgage by the owners of the 'A' schedule

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property the owners will have to settle the aforesaid problem within a period of **06 (six) months** from such obstruction. Such period needed for settlement of any dispute shall be adjusted towards the date / time of delivery of possession of the owners allocation, if the Land owners will fail to solve the aforesaid problem within six months then the developer will stop the payment of rent (if any) to the Land Owners and the Land Owners will be liable to pay compensation for the loss of investment of the developers.

3.11 That all the arrear rents, taxes, charges and rates in respect of the said land till date of execution of this Deed, the Developer shall be liable to pay taxes, rates etc. in respect of the 'A' schedule property to the appropriate authority.

3.12 The owners further giving undertaking that in case of death of any owners, their heirs / heiress will again enter into a fresh Development Agreement and will give registered Power of Attorney to the Developers herein with the existing terms and conditions.

3.13 That flat owners association when formed for management, maintenance and administration of the building by the Developers upon completion of construction, the owners hereby agree to abide by all such rules or regulations of the association.

3.14 if any person claim as an owners as legal heir or successor in interest of the "A" schedule below property, in that case his / her share will be adjusted with Land Owners allocation, the Developers will not liable for that and the Developers allocation

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shall not be adjusted.

3.15 That in case of death of any one of either parties the legal heirs and / or successor in interest of the deceased will be substituted in of this agreement for Development and shall follow the terms and conditions as set forth in the agreement.

3.16 The Land Owners shall have the right to transfer, assign, let out, lease out / or dispose of and / or deal with their respective allocation.

3.17 The Land Owners shall have to pay G.S.T. Charges as per Govt. Guideline.

3.18 The Land Owners / Purchasers shall have only usable right over the top roof of the building to be made over the schedule property.

ARTICLE - IV

DEVELOPERS REPRESENTATION RIGHT AND OBLIGATION

4.1 The Owners hereby grant exclusive rights to the Developers to build new building upon the 'A' Schedule Property and the Developers will construct new building at the Developers own cost and expenses, construct, erect and complete the multi - storied building at the said premises in accordance with the plan to be sanctioned by the competent authority in the names of the owner, with such stranded quality materials and with such specification as are mentioned in the 'E' Schedule hereunder written and as may be recommended by the Architect from time to time.

4.2 The Developers shall take such necessary steps at the costs and expenses of the Developers for obtaining building plan from the Municipality / Zela Parishad / any necessary permission or no objection from PWD / ULC / other Govt. Authority.

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4.3 The selling rate of the Developers allocated area will be fixed by the Developers itself only without any permission from the Land Owners.

4.4 The Developers shall have full authority to negotiate and enter into any contract or agreement for conveyance / mortgage / lease / transfer / sub - lease in any manner or take any advance or collect construction money or take full and final consideration from the intending purchasers in respect of Developers Allocation property only.

4.5 On completion of proposed building when the flats / shops / garages are ready for giving possession of the intending purchaser/s the possession letter will be duly executed, signed and delivered by the Developers, in favour of the intending purchaser/s, in respect of the Developers Allocation. The Deed of conveyance will be signed by the Developers on behalf of the Owners name by the right of the Power of Attorney.

4.6 The owners hereby grant to the Developers with exclusive right to build, construct & install in the said building at its own costs water storage tank, overhead tank, reservoirs, electrical installation, electrical wirings, water pipes and all other facilities and amenities of the ownership flats to complete the said building.

4.7 The Developers shall be entitled to put sign board on the said premises stating the name of the Developers, its address and other particulars as may be required and can advertise in the newspaper, T.V. Internet site for the purpose of sale of those

constructed new flats / shops / garages of the said building.

4.8 The Developers have right to amalgamate the 'A' schedule property with the other adjacent property if possible and after amalgamation all the land into a single land / premises and the Developers have right to can sanction the building plan in respect of the total amalgamated land and the owners of these presence cannot make any obstruction but in the event of undivided and undermarked property or the property is amalgamated with the other property entire over which the building would be built up, or the 'A' schedule property, the Land Owners allocated portion shall be treated as joint property among the land owners, and the land owners shall have to partition their share by a registered partition Deed to become the owner of the separate portion within the building to be built - up by this agreement.

4.9 The style and nature of construction and the materials used shall be at the sole discretion of the Developers who shall be entitled to appoint its own Architects, Engineers, Contractors, Sub - Contractors, Workmen, Advocate, Selling agents of all types all other personnel for construction and completion of the building to be constructed by the Developers.

4.10 The Developers hereby agrees and covenants with the owners not to do any act, deed or thing whereby the owners will prevent from enjoying, selling assigning and / or disposing of any portion of the Owners Allocation in the new constructed building in the said premises.

(24)

4.11 The owners shall not be liable for any default or deviation of sanction building plan and / or defective workmanship and / or measurement or quality shall be solely responsible for that.

4.12 The Developers must handover a Xerox copy or duplicate copy of the sanctioned building plan or revised plan or any addition or alternation plan to the owners. The Developers after completion of the building and receipt of completion / occupancy certificate from the Municipality shall handover a Xerox copy / duplicate copy of the same to the owners.

4.13 The Developers will have full right on the things which will be obtained by demolishing the present structure on the 'A' schedule and the landowners shall not interfere in this matter.

4.14 The Developers shall have the right to transfer, assign, let out, lease out and / or dispose of land / or deal with his respective allocation.

ARTICLE - V

LEGAL COMPLIANCE

5.1 It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developers to comply with all other legal formalities and that the Owners will provide all facilities and execute all documents shall be required under the law for this purpose.

5.2 The Developers and his representative will be duly authorized and / or empowered by the Owners and under a duly executed

 Power of Attorney to sign, execute and register all such deeds papers and documents on behalf of and the name of the Owners.

Contd....p/25

(25)

5.3 If at any time any disputes and differences shall arise by and between the parties hereto then the matters will be settled by appointing Arbitrators.

ARTICLE - VI

GRANT POWER OF ATTORNEY

The Owners shall grant Power of Attorney in favor of the Developers or their nominee for the purpose of construction of the new building and taking all necessary permissions from appropriate authority in connection with the construction of the new building and also on completion of proposed building, the Possession letter will be duly executed, signed and delivered by the Developers in favor of the intending purchaser / s and also sign Deed of Conveyance on behalf of the Owners name in respect of the Developers Allocation and Developer will sign that Deed of Conveyances as confirming party. The Power of Attorney morefully describe hereunder below.

ARTICLE - VII

COMMON RESTRICTIONS

All the proposed flats / shops / garages / office of the building shall be subject to the same restrictions and as is applicable to the Land Owners and Developers and Purchasers in the building intended for common benefits of all building which include the followings :-

7.1 Neither parties shall use or permit to the use of the respective allocation in the building or any portion thereof for any obnoxious, illegal and immoral trade or activity thereof for any

Contd....p/26

(26)

purpose which may cause any nuisance or hazard to the other occupiers of the buildings.

7.2 Neither parties shall demolish or permit demolition of any other structure in their respective allocation or any portion thereof or may any structure alternation therein without the previous consent of the other in this behalf.

7.3 The shop owner shall not use the roof area of the said building.

ARTICLE - VIII

COMMON FACILITIES AND AMENITIES

After completion of the construction / project some spaces / areas which have not been specifically allotted to the Land Owners or the purchasers and those spaces / areas shall be common for the Land Owners and all flats / garage / shop space holders and that common spaces, common parts & portions morefully described in the 'D' Schedule below.

ARTICLE - IX

MAINTENANCE AND MANAGEMENT

After completion of the construction / project for maintenance, management and administration of the building including common spaces, common parts & portion, the Developers shall formed an association and the Land Owners shall be the members of that association and abide by all such rules or regulations of the association and pay proportionately same as other flats / garage / shop space owners the cost, expenses and maintenance charges for the purpose which morefully described

Contd....p/27

in the 'E' Schedule below.

ARTICLE - X

SPECIFICATION OF BUILDING

The Construction to be made and the equipment fittings, fixtures to be installed and provided in the proposed building shall be of standard good quality and specification which morefully described in the "F" Schedule.

ARTICLE - XI

JURISDICTION

That all question relating to the validity, interpretation or performance of this Development Agreement will be govern by the Indian Laws subject to the jurisdiction of Serampore Court, District Court Hooghly.

ARTICLE - XII

AMRNDMENT

That the parties if they deem necessary may any time add, alter or amend this Development Agreement.

ARTICLE - XIII

ARBITATION

13.1 All disputes and differences by and between the parties hereto in any way relating to or connected with the premises and / or building / Flat of this agreement and / or anything done in pursuance hereof shall be referred for arbitration to such person as be appointed by the advocates to be adjudicated in accordance with the Arbitration Act, 1940.

13.2 If at any time any disputes and difference shall arise by and between the parties hereto regarding the construction or

interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this agreement, the same shall be referred to the Joint Arbitration to be appointed by both the parties under the meaning of the Arbitration & Conciliation Act, 1996 or any statutory enactment or modification hereunder. In case of differences with the reference of the Joint Arbitrators will appoint an Umpire and his decision shall be final and binding upon the respective parties but no event none of the parties shall be entitled to stop the progress of construction or development of the said premises until such time and the award is given by the Arbitrators or the umpire, as the case may be. The parties to the agreement have got every right to move before the competent Court of law in the event any dispute which may arise could not mutually decided by the parties.

ARTICLE - XIV

FORCE MAJURE

14.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligations prevented by the existence of the "Force Majure" and shall be suspended from the obligation during the duration of the "Force Majure".

14.2 Force Majure is herein under defined as :-

- i) Any cause which is beyond the control of the Developer or the Owners as the cause may be.
- ii) Natural phenomenon including but not limited to whether

conditions of floods, earthquake, and epidemics, riot, war, storm, civil commotion, strike and / or any other act commission beyond the control of the parties hereto.

iii) Accident and disruption including but not limited to fires explosive break down of essential machineries or equipment and power shortage.

iv) Transportation delay due to force or accidents.

PREPARATION & REGISTRATION OF AND KINDS OF DOCUMENTS

All types of agreements, deed etc. prepared at the instant of the Developers through its nominated Advocate for the project. The Purchasers of the respective units shall pay all expenses for preparation and registration of the Deeds of Conveyances.

POWER OF ATTORNEY ARISING OUT OF THE DEVELOPMENT AGREEMENT

The Owners i.e. **1. SRI PANCHU ROY, PAN - BVQPR5230M, AADHAAR No. 2809 9773 4428**, S/o Late Gopal Roy, by faith - Hindu, by occupation - Service, by nationality - Indian, **2. SMT BANDANA ROY, PAN - DUOPR2344B, AADHAAR No. 8370 8483 9295**, W/o. Sri Panchu Roy, by faith - Hindu, by occupation - Housewife, by nationality - Indian, both area residing at 73/A, Chatra Mukherjee Para, P.O. - Chatra & P.S. - Serampore, Dist - Hooghly, (W.B.), in the first part hereby grant authorize and empowered nominate constitute and appoint **KINGS NIRMAN, PAN - ABBFK2229D**, a Partnership firm having office address at 68/1/1, Bhagirathi Lane, P.O. - Mahesh,

P.S. - Serampore, Dist - Hooghly, Pin - 712202, (W.B.),
Represented by its Partners, 1. MR. JOY NATH, PAN - AUZPN1350R, AADHAAR No. 6609 5303 0296, S/o. Sri Manik Chandra Nath, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 8A, Satish Chandra Ghosh Lane, P.O. - Mahesh, P.S. - Serampore, Dist - Hooghly, Pin - 712202, (W.B.), **2. MR. GOPAL KUMAR DATTA, PAN - AJAPD2758F, AADHAAR No. 3257 6653 1358,** S/o. Late Sanjay Datta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 37, G.T. Road, (Madambagan), P.O. & P.S. - Serampore, Dist - Hooghly, Pin - 712201, (W.B.), as our **TRUE LAWFUL ATTORNEY FOR OUR SELF** and on our behalf in respect of the schedule property and to act on our behalf to represent me in all Courts, tribunals Govt. office, Municipal Office, and everywhere, where necessary and also to appear before any Registry office for the registration of sale deed, registration of Sale Agreement of the Developers allocated property, on our behalf and to execute agreement for sale in respect of the Developers allocated property and also sign in the sanctioned plan or revised plan to be sanctioned by the Local Municipality to construct the said multistoried building and the Developers can also to apply and obtain new electric connection, water connection, sewerage, Drain or any other kind of service utility for the aforesaid building and to make modification / alteration thereof and for that to do all acts as may be deemed necessary.

THE "A" SCHEDULE BELOW REFERRED TO [TOTAL PROPERTY TO BE DEVELOPED]

ALL THAT piece and parcel of Bastu land measuring an area 09(nine) Chittak 21 (Twenty One) Sq. ft. with pucca structure measuring 426 Sq. ft. (Cemented Floor) lying and situated at Mouza – Serampore, J.L. No. 13, comprised under following Dag & Khatian Nos :-

R.S. Dag No	R.S. Khatian No.	L.R. Dag No.	L.R. Khatian No.	Area
7203	862	7469	18600/4	05 Chittak 21 Sq. ft
7203	862	7469	20860/3	04 Chittak
Total Area :- 09 Chittak 21 Sq. ft.				

being Municipal Holding No. 17/A, G.T. Road, within the ambit of Serampore Municipality, under P.S. & A.D.S.R. Serampore, Dist – Hooghly.

The Property Butted and Bounded by :-

On the North:- Property of Kamala Jana & Tapan Jana.

On the South:- Property of Jayanta Jana & Tapan Jana

On the East:- 4' feet wide common passage.

On the West:- Property of T. Sen.

THE "B" SCHEDULE BELOW REFERRED TO [OWNERS ALLOCATION]

shall means after completion of building the developers shall provide two Residential flat each measuring **600 Sq. ft. (Including Super Built Area)** out of which one to be provided on the **Second Floor, (South – East Side)** and another flat is to be given on the **Fourth Floor, measuring 400 Sq. ft. including super built up area** to the owners as owner's allocation with proportionate share of land of the building also right to use the common parts and portion of the building to be made over the 'A' Schedule Property, including right to use common portion / passage attached with the building.

THE "C" SCHEDULE BELOW REFERRED TO [DEVELOPERS ALLOCATION]

shall mean after construction of the new multistoried building at the cost of the Developers at the said premises, the Developers shall be entitled the area which is called Developers allocation, and the Developers shall be entitled the undivided proportionate share of the land and common right and interest bin the common area / portion, facilities and amenities as provided and available in the said new buildings.

THE "D" SCHEDULE BELOW REFERRED TO [common areas & facilities]

1. Path, passages in the premises other than those reserved by the Owner of their any purpose and those meant or earmarked or intended to be reserved for parking of motors cars or marked by the Owner for use of any Co-Owner.
2. Staircase ,lobby, roof and landings.
3. Room and the bathroom for darwan.
4. Electrical installations with main switch and meter and space required therefore.
5. Lift
6. Municipal water supply connection and Deep tub - well.
7. R.C.C. Overhead water tank and R.C.C. underground water reservoir with distribution pipes therefore connection to different Apartments/Unites and from the underground water from Deep tub - well of the building.
8. Water waste and sewage evacuation pipes from the

Apartments/Unites to drain and sewers common to the building.

9. Drains and sewers from the building to the Serampore Municipality drain.

10. Main gate for entrance to the premises.

11. Boundary wall to the premises(if any).

12. 24 hours security services by guards with inter com facility.

13. Such other common areas and facilities as may be made for common purposes.

THE "E" SCHEDULE BELOW REFFERED TO:-

(Common Expenses)

The common areas and facilities continued in the present deed shall include:

a. The foundations, columns, girders, beam, support, main walls corridors, roof, stair, parapet and entrance and exit through the main gate of the building and also open space surrounding the building for common use.

b. Common service as water supply, installing and running of pump electric connections for lighting and cleaning of the common area etc.

c. The underground water septic tank, Drains, sewerage pump and meter, pipes and in general all apparatus and accessories, installations existing for common use.

d. Such other common facilities as may be specifically provided for or intended for common use.

e. Electrical installations, wiring and assembling for lighting of the common paths and electrical wiring from the electrical space,

sub-station to the one point, main gate and other places of the building for common enjoyment.

SCHEDULE "F" BELOW REFERRED TO

(SPECIFICATION OF WORKS)

FOUNDATION : Isolated and combined RCC Column foundation based on soil report (G+4).

SUPER STRUCTURE : RCC Framed structure with RCC Columns, Beams and Slab.

WALLS : 200 MM (8") Thick Peripheral Brick wall with 115 MM/75 (5" x3") thick partition wall with cement mortar.

FLOOR : Vitrified Tiles 2' x 2' flooring with 100mm (4") high skirting on all internal walls.

DOORS : Sal Wood frames, Commercial flash door with wood primer for inside door and entrance door and PVC flash door shall be provided in Toilet.

WINDOWS : Aluminum glass panel including integrated M.S Grills welded to the window M.S Handle.

TOILET : Marble floor with glazed tile dado up to 5' high from floor on all sides 2 taps, 1 shower, 1 European/Indian type W.C pan with low down flushing cistern will be provided.

ATTACHED BATH : Same as Common Toilet, except without any provision Pan but European/Indian Commode shall be provided.

DRAWING/DINING : One Modern basin 17" x 20" with other accessories shall be provided in each dining space.

WATER SUPPLY : Separate water supply line for each flat

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connected to main distribution line from over head tank to be filled up by Electric Sub Marsible Pump from deep tube well from 300' earth.

KITCHEN : Vitrified Tiles 2' x 2' floor, Black Stone cooking platform, only 1 (one) side wall, Two feet six inches high glazed tiles over cooking platform, 1(one sink with tap.

ELECTRIFICATION : Concealed conduit copper wiring with adequate nos. of light, fan and power sockets without any light/fans.

INTERNAL WALL : All internal wall and ceiling will be cement plastered and punned with Plaster of Paris.

EXTERNAL WALL : Cement based (water proof) colour will be provided.

PLAN & DEEDS : Sanction Plan, Title Deeds ROR, Tax Receipts Rent Receipts and all other related documents are available in Developer/ Owner Office for inspection or verification Any queries in connection with any legal matter may entertained by his Advocate at his office with prior appointment.

EXTRA WORK : Extra work will be charged extra on prior payment.

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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed his respective hands and seals on the day, month and year first above written.

SIGNED, SEALED DELIVERED

In the presence of :-

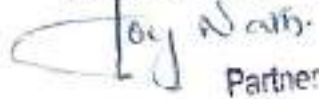
1) Ranajit Khanda.

Serampore, Hooghly. Panchu Roy

2)  ৩০/০৭/২০১৭

SIGNATURE OF THE OWNERS/EXECUTANTS

KINGS NIRMAN

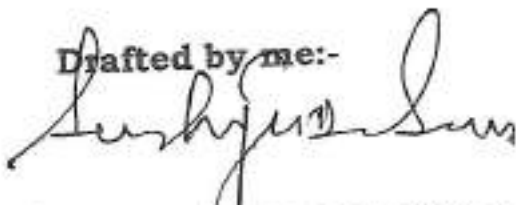

Partner

KINGS NIRMAN


Partner

**SIGNATURE OF THE DEVELOPERS/and
acceptance of Power of Attorney**

Drafted by me:-



(SUBHAJIT DE SARKAR)
(REGD. No. WB1948/2002)
Advocate, Serampore Court

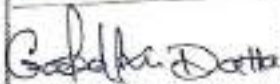
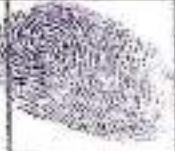


Typed by me, Serampore Court

SPECIMEN FORM FOR TEN FINGERPRINT

Sl. No.	Signature of the executants/ presentants					
	 Panchu Roy					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 ২০৭৮৭৩/১২					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 Joy Nath.					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINT

SL. No.	Signature of the executants/ presentants					
	 	 Little	 Ring	 Middle	 Fore	 Thumb
		 Thumb	 Fore	 Middle	 Ring	 Little
		Little	Ring	Middle	Fore	Thumb
		Thumb	Fore	Middle	Ring	Little
		Little	Ring	Middle	Fore	Thumb
		Thumb	Fore	Middle	Ring	Little



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



031220232030488558

GRIPS Payment Detail

GRIPS Payment ID:	031220232030488558	Payment Init. Date:	03/12/2023 20:47:02
Total Amount:	4064	No of GRN:	1
Bank/Gateway:	IDBI Bank	Payment Mode:	Online Payment
BRN:	2841402422	BRN Date:	03/12/2023 20:49:52
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name:	SUBHAJIT DESARKAR
Mobile:	9330537977

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240304885601	Directorate of Registration & Stamp Revenue	4064
Total			4064

IN WORDS: FOUR THOUSAND SIXTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192023240304885601

GRN Details

GRN:	192023240304885601	Payment Mode:	Online Payment
GRN Date:	03/12/2023 20:47:02	Bank/Gateway:	IDBI Bank
BRN :	2841402422	BRN Date:	03/12/2023 20:49:52
GRIPS Payment ID:	031220232030488558	Payment Init. Date:	03/12/2023 20:47:02
Payment Status:	Successful	Payment Ref. No:	2002907313/2/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	SUBHAJIT DESARKAR
Address:	SERAMPORE
Mobile:	9330537977
Email:	sdesarkar79@gmail.com
Contact No:	9830305314
Depositor Status:	Advocate
Query No:	2002907313
Applicant's Name:	Mr Subhajit De Sarkar
Identification No:	2002907313/2/2023
Remarks:	Sale, Development Power of Attorney
Period From (dd/mm/yyyy):	03/12/2023
Period To (dd/mm/yyyy):	03/12/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002907313/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	4050
2	2002907313/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				4064

IN WORDS: FOUR THOUSAND SIXTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-0605-06331/2023	Date of Registration	04/12/2023
Query No / Year	0605-2002907313/2023	Office where deed is registered	
Query Date	28/11/2023 7:06:23 AM	A.D.S.R. SREERAMPUR, District: Hooghly	
Applicant Name, Address & Other Details	Subhajit De Sarkar Serampore Court, Thana : Serampur, District : Hooghly, WEST BENGAL, PIN - 712201, Mobile No. : 9330537977, Status : Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 50/-]		
Set Forth value	Market Value		
	Rs. 17,78,550/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,050/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

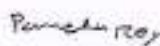
District: Hooghly, P.S:- Serampur, Municipality: SERAMPORE, Road: G. T. Road - Serampore, Road Zone : (Holding located on G.T. Road – Holding located on G.T. Road) , Mouza: Shrirampur, JI No: 13, Pin Code : 712201

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-7469 (RS :-)	LR-18600/4	Bastu	Bastu	5 Chatak 21 Sq Ft		8,61,000/-	Property is on Road
L2	LR-7469 (RS :-)	LR-20860/3	Bastu	Bastu	4 Chatak		6,30,000/-	Property is on Road
		TOTAL :			.9763Dec	0 /-	14,91,000 /-	
	Grand Total :				.9763Dec	0 /-	14,91,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	426 Sq Ft.	0/-	2,87,550/-	Structure Type: Structure
Gr. Floor, Area of floor : 426 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	426 sq ft	0 /-	2,87,550 /-	

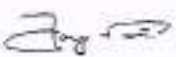
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Panchu Roy (Presentant) Son of Late Gopal Roy Executed by: Self, Date of Execution: 04/12/2023 , Admitted by: Self, Date of Admission: 04/12/2023 ,Place : Office		 Captured	
	04/12/2023	04/12/2023	04/12/2023	
17/A G.T Road, Kalitala, City:- , P.O:- Chatra, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712201 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: bvxxxxxx0m, Aadhaar No: 28xxxxxxxx4428, Status :Individual, Executed by: Self, Date of Execution: 04/12/2023 , Admitted by: Self, Date of Admission: 04/12/2023 ,Place : Office				
2	Name Smt Bandana Roy Wife of Shri Panchu Roy Executed by: Self, Date of Execution: 04/12/2023 , Admitted by: Self, Date of Admission: 04/12/2023 ,Place : Office		 Captured	
	04/12/2023	04/12/2023	04/12/2023	
17/A G.T Toad, Kalitala, City:- , P.O:- Chatra, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712204 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: duxxxxxx4b, Aadhaar No: 83xxxxxxxx9295, Status :Individual, Executed by: Self, Date of Execution: 04/12/2023 , Admitted by: Self, Date of Admission: 04/12/2023 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	KINGS NIRMAN 68/I/1, Bhagirathi Lane, City:- , P.O:- Mahesh, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712202 , PAN No.:: abxxxxxx9d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Joy Nath Son of Shri Manik Chandra Nath Date of Execution - 04/12/2023, , Admitted by: Self, Date of Admission: 04/12/2023, Place of Admission of Execution: Office	Photo  Dec 4 2023 12:45PM	Finger Print  Captured LTI 04/12/2023	Signature  04/12/2023
8A, Satish Chandra Ghosh Lane, City:- , P.O:- Mahesh, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712202, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: auxxxxx0r, Aadhaar No: 66xxxxxxxx0296 Status : Representative, Representative of : KINGS NIRMAN (as Partner)				
2	Name Mr Gopal Kumar Datta Son of Late Sanjay Datta Date of Execution - 04/12/2023, , Admitted by: Self, Date of Admission: 04/12/2023, Place of Admission of Execution: Office	Photo  Dec 4 2023 12:45PM	Finger Print  Captured LTI 04/12/2023	Signature  04/12/2023
37, G T Road, City:- , P.O:- Serampore, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ajxxxxx8f, Aadhaar No: 32xxxxxxxx1358 Status : Representative, Representative of : KINGS NIRMAN (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Biman Bhattacharjee Son of Late B C Bhattacharjee Serampore Court, City:- , P.O:- Serampore, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712201	 04/12/2023	 Captured 04/12/2023	 04/12/2023
Identifier Of Shri Panchu Roy, Smt Bandana Roy, Mr Joy Nath, Mr Gopal Kumar Datta			

Land Details as per Land Record

District: Hooghly, P.S:- Serampur, Municipality: SERAMPORE, Road: G. T. Road - Serampore, Road Zone : (Holding located on G.T. Road -- Holding located on G.T. Road) , Mouza: Shrirampur, JI No: 13, Pin Code : 712201

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 7469, LR Khatian No:- 18600/4	Owner:শ্রীমতী রত্না, Gurdian:শ্রীমতী রত্না , Address:17 নং বি.টি.রোড,কলিকতা, উত্তরবঙ্গ , Classification:বঙ্গ, Area:0.00500000 Acre,	Shri Panchu Roy
L2	LR Plot No:- 7469, LR Khatian No:- 20860/3	Owner:শ্রীমতী রত্না, Gurdian:শ্রীমতী রত্না , Address:11,৬০ নম্বর রাস্তা চারিদিকী লোক উত্তরবঙ্গ , Classification:বঙ্গ, Area:0.00400000 Acre,	Shri Panchu Roy

Endorsement For Deed Number : I - 060506331 / 2023

On 04-12-2023

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

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

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

Presented for registration at 11:29 hrs on 04-12-2023, at the Office of the A.D.S.R. SREERAMPUR by Shri Panchu Roy, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 17,78,550/-

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

Execution is admitted on 04/12/2023 by 1. Shri Panchu Roy, Son of Late Gopal Roy, 17/A G.T Road, Kalitola, P.O: Chatra, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by Profession Service, 2. Smt Bandana Roy, Wife of Shri Panchu Roy, 17/A G.T Road, Kalitola, P.O: Chatra, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712204, by caste Hindu, by Profession House wife

Identified by Shri Biman Bhattacharjee, , Son of Late B C Bhattacharjee, Serampore Court, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 04-12-2023 by Mr Joy Nath, Partner, KINGS NIRMAN (Partnership Firm), 68/I/1, Bhagirathi Lane, City:- , P.O:- Mahesh, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712202

Identified by Shri Biman Bhattacharjee, , Son of Late B C Bhattacharjee, Serampore Court, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Law Clerk

Execution is admitted on 04-12-2023 by Mr Gopal Kumar Datta, Partner, KINGS NIRMAN (Partnership Firm), 68/I/1, Bhagirathi Lane, City:- , P.O:- Mahesh, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712202

Identified by Shri Biman Bhattacharjee, , Son of Late B C Bhattacharjee, Serampore Court, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/12/2023 8:49PM with Govt. Ref. No: 192023240304885601 on 03-12-2023, Amount Rs: 14/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2841402422 on 03-12-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,050/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 4,050/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5077, Amount: Rs.1,000.00/-, Date of Purchase: 24/11/2023, Vendor name: A RAKSHIT

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/12/2023 8:49PM with Govt. Ref. No: 192023240304885601 on 03-12-2023, Amount Rs: 4,050/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2841402422 on 03-12-2023, Head of Account 0030-02-103-003-02


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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0605-2023, Page from 159488 to 159534
being No 060506331 for the year 2023.



Digitally signed by Indradip Ghosh
Date: 2023.12.06 14:38:23 +05:30
Reason: Digital Signing of Deed.

(Indradip Ghosh) 06/12/2023

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SREERAMPUR
West Bengal.**