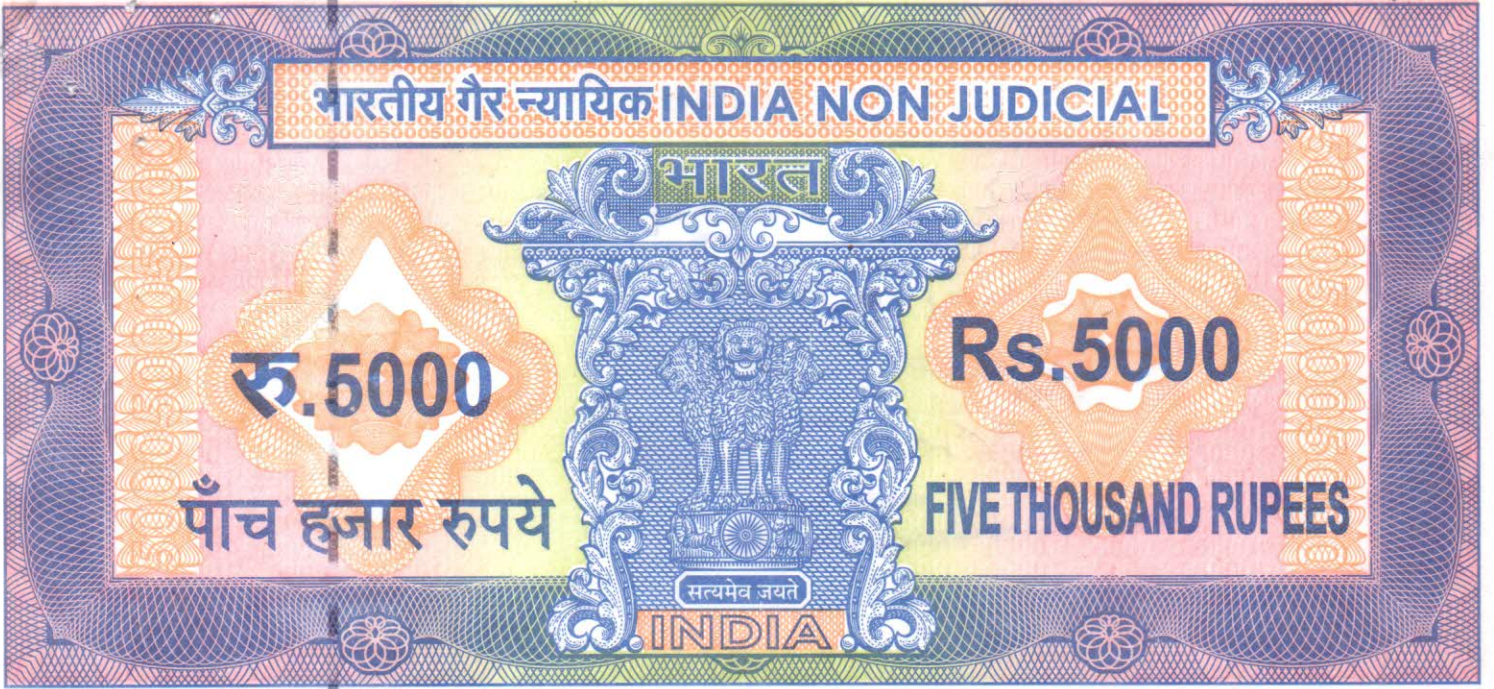


2874/21

I-2801/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

8-2/1098629

F 862518

Certified that Signature Sheet
Attached herewith are part
of the documents.

Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

7 JUL 2021

DEVELOPMENT AGREEMENT
WITH GENERAL POWER OF
ATTORNEY

THIS DEVELOPMENT AGREEMENT WITH GENERAL
POWER OF ATTORNEY is made on this 7th day of
July 2021

BETWEEN

Contd.....2

0222 06/09/2022
Handwritten notes in Bengali script, including "একটি" (one), "কর্তৃক" (by), and "স্বাক্ষর" (signature).



DEVELOPMENT AGREEMENT
WITH GENERAL POWER OF
ATTORNEY



Handwritten signature
Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

07 JUL 2021

SRI ASIT ROY CHOWDHURY, (PAN-BLCPR4838M) son of Late Tarak Brambha Roy Chowdhury, by faith Hindu, by occupation- Service, by nationality Indian, residing at 122, Kabi Kirandhan Road, P.O. Bhadrakali P.S. Uttarpara, District- Hooghly, Pin- 712232, hereinafter called the **OWNER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE - PART.**

A N D

M/S. MAHA NEER NIRMAN (PAN-AAVFM4039L) a Partnership firm having its office at 158, K.K.D. Road, P.O. Bhadrakali P.S. Uttarpara, Dist. Hooghly, Pin 712 232 , represented by its Partners namely (1) **SRI MITHUN BANDYOPADHYAY** (PAN-AGVPB3851B)son of Sri Dhrubesh Banerjee , by faith Hindu, by occupation Business, by nationality Indian residing at 11, K.C.M. Sarani, residing at P.O. Bhadrakali P.S. Uttarpara, Dist. Hooghly, Pin 712 232, (2) **SRI PULAK ROY**, (PAN-AVXPR4456K) son of Late Basudeb Roy , by faith Hindu, by occupation Business, by nationality Indian residing at 158, K.K.D. Road, P.O. Bhadrakali P.S. Uttarpara, Dist. Hooghly, Pin 712 232,, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, executors, successors, administrators, legal representatives and assigns)of the **OTHER - PART.**

WHEREAS ALL THAT piece and portion of Bastu land Measuring more or less 01 Cottah 06 Chittacks 21 sq. ft. along with Structure standing thereon, comprised in R.S. Dag No. 2700 under Khatian No. 1858 corresponding to L.R. Dag No. 4734 under L.R. Khatian No. 10729 & 10678 in Mouza Bhadrakali, J.L. No. 9, being municipal holding No. 122, Kabi Kirandhan Road, P.O. Bhadrakali P.S. Uttarpara, District-

Hooghly, Pin- 712232 under Uttarpara-Kotrung Municipality .A.D.S.RO., Uttarpara free from all encumbrances, originally belonged to Smt. Menoka Rani Roy Chowdhury, wife of Tarak Brambha Roy Chowdhury of Bhadrakali, Hooghly.

AND WHEREAS on 16th June, 2006 said Smt. Menoka Rani Roy Chowdhury had gifted land measuring more or less 01 Cottah 02 Chittacks 11 sq.ft. to her son Sri Asit Roy Chowdhury i.e. owner herein by virtue of a registered Deed of Gift, duly registered at Sub-Registry office Serampore, , entered into Book No. 1, Volume No. 5, pages from 10915 to 10938, vide Deed No. 03925 for the year 2006.

AND WHEREAS the present owner has also got land measuring more or less 04 Chittacks 10 sq.ft. from their brothers namely Amit Roy Chowdhury, Utpal Roy Chowdhury and Shymal Roy Chowdhury by virtue of a registered Deed of Gift, duly registered at Sub-Registry office Serampore, , entered into Book No. 1, Volume No. 5, pages from 10963 to 10976, vide Deed No. 03926 for the year 2006 and his name duly recorded in the L.R. Settlement records as well as in the assessment records of Uttarpara-Kotrung Municipality in respect of the said property.

AND WHEREAS said Smt. Menoka Rani Roy Chowdhury alias Menoka Roy Chowdhury had also gifted her respective lands to her other sons by different deeds and possessed remaining land measuring more or less 01 Cottah which is lying in the L.R. Settlement records and said Smt. Menoka Rani Roy Chowdhury died intestate on 15.02.2011 leaving behind four sons namely Utpal Roy Chowdhury, Shymal Roy Chowdhury, Asit Roy Chowdhury and Amit Roy Roy Chowdhury as her only legal heirs and successors who jointly inherited the said land as per provision of Hindu Succession Act., 1956 and each having undivided 1/4th share, morefully described in the schedule "B" hereunder written.

Hooghly, Pin- 712232 under Uttarpara-Kooring Municipality, A.D. 2001.
Uttarpara free from all encumbrances, originally belonged to Smt. Minakshi
Rani Roy Chowdhury, wife of Late Bramhna Roy Chowdhury of
Bhadra Kal Hooghly.

AND WHEREAS the said Smt. Minakshi Rani Roy Chowdhury had
gifted land measuring more or less 11.70 acares
to her son Sri Late Roy Chowdhury on the 14th day of
a registered Deed of Gift, duly registered at Sub-Registry office
Hooghly, entered into Book No. 1, Volume No. 2, pages from 10912 to
10938, vide Deed No. 10927 for the year 2006.

AND WHEREAS the said Smt. Minakshi Rani Roy Chowdhury more
or less 04 Chitaker 10 acares their brothers namely Anant Roy
Chowdhury, Utpal Roy Chowdhury and Sanyal Roy Chowdhury by virtue
of a registered Deed of Gift, duly registered at Sub-Registry office
Hooghly, entered into Book No. 3, Volume No. 2, pages from 10963 to
10976, vide Deed No. 10968 for the year 2006 and the same duly
recorded in the L.C. Settlement records as well as in the assessment
records of Uttarpara-Kooring Municipality in respect of the said property.



and successors to jointly inherited the said land as per provision of
Hindu Succession Act, 1956 and each having undivided 1/4th share,
mentioned in the schedule 'B' hereunder written

07 JUL 2024

(4)

AND WHEREAS the party of the first part decided to develop his property, as described in the schedule A & B hereunder through the developer who at its own cost and expenses shall develop the same and the second party after getting the said information has agreed to develop the said property and **both the parties do hereby agree on the following terms and conditions:-**

- 1) That the owner has handed over all documents such as copy of title deeds, copy of records of rights, up to date municipal tax receipt, up to date khajna (land tax) in respect of Schedule properties to the Developer at the time of execution of the agreement.
- 2) That the Owner hereby declare that he is the absolute owner of the said property in Schedule "A" hereunder and owner of undivided 1/4th share of schedule "B" is the and has good, valid and marketable title and not subject matter of any mortgage, line, surety, attachment and not involved with any pending litigation and the property or any part of it has not been affected by any acquisition or requisition and the property is free from all encumbrances whatsoever. The owner further declare that if any statement is found to be false subsequently he will be liable under the law and also liable to pay damages.
- 3) That in consideration of allowing the Developer to raise construction over the Schedule property the Developer shall hand over one flat out of one flat measuring more or less 800 sq.ft. (Super built-up area) on the First floor.
- 4) That the owner shall deliver possession of schedule properties as is where basis to the Developer within 30 days from the date of execution of this agreement and the developer shall make alternative accommodation for the owner at its own costs and expenses.

Contd.....5

AND WHEREAS the party of the first part decided to develop his property, as described in the schedule A & B hereunder through the developer who at its own cost and expenses shall develop the same and the second party, after getting the said information has agreed to develop the said property and both the parties do hereby agree on the following terms and conditions:-

1) That the owner has handed over all documents such as copy of title deeds, copy of records of rights, up to date municipal tax receipt up to date khajana (land tax) in respect of schedule properties to the Developer at the time of execution of the agreement.

2) That the Owner hereby declares that he is the absolute owner of the said property in schedule "A" hereunder and owner of undivided 1/4th share of schedule "B" is the said and has good, valid and marketable title and not subject matter of any mortgage, lien, surety, attachment and not involved with any pending litigation and the property or any part of it has not been affected by any acquisition or requisition and the property is free from all encumbrances whatsoever. The owner further declares that if any statement is found to be false subsequently he will be liable under the law and also liable to pay damages.

3) That the Developer shall hand over one flat out of one flat (super built-up area) on the first floor to the Developer for use of construction.

4) That the Developer shall pass possession of schedule properties as is where basis to the Developer within 30 days from the date of execution of this agreement and the developer shall make alternative arrangements at its own cost and expenses.



M
Aadl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

07 JUL 2021

5) That the building plan for construction of the proposed building shall be prepared by the Developer's appointed architect, engineer, in conformity with the building regulation of the West Bengal Municipal Act, 1993 and the existing bye-laws, if any of the local Municipality.

6) That the Developer shall bear all costs for preparation of building Plan and also shall deposit all costs and charges which will be required for the purpose of getting sanction of building plan or any supplementary plan or revised plan in accordance with the provision of West Bengal Building Rules.

7) That the Owner shall sign the building plan and shall observe all formalities which will be required for getting sanction of the same and shall also co-operate with the Developer for obtaining the sanctioned building plan.

8) That the developer will be entitled to remove and/or demolish all the construction and/or erections, if any, standing thereon and all such materials/scraps the reform will be the assets of the developer without any objection whatsoever therefore from the Owner.

9) That the Developer shall complete the entire construction of the proposed multi-storied building on the schedule mentioned property within 36 months from the date of getting sanctioned plan at its costs shall complete the construction of the proposed building together with common facilities in conformity with the sanctioned plan.

10) That the Developer shall have all rights to enter into agreement for sale, mortgage, lease out any purchaser/ person / company/ partnership firm out of the Developer's allocated constructed area and portion together with proportionate share of land of schedule mentioned property and have the right to accept all consideration money either

2) That the building plan for construction of the proposed building shall be prepared by the Developer's appointed architect engineer in conformity with the building regulation of the West Bengal Municipal Act 1907 and the existing bye-laws, if any of the local Municipality.

6) That the Developer shall bear all costs for preparation of building Plan and also shall deposit all costs and charges which will be required for the purpose of getting sanction of building plan or any supplementary plan or revised plan in accordance with the provision of West Bengal Building Rules.

7) That the Owner shall sign the building plan and shall observe all formalities which will be required for getting sanction of the same and shall also co-operate with the Developer for obtaining the sanctioned building plan.

8) That the developer will be entitled to remove and/or demolish all the construction and/or erections, if any, standing thereon and all such materials/slops the return will be the assets of the developer without any objection whatsoever therefore from the Owner.

9) That the Developer shall complete the entire construction of the proposed building on the schedule mentioned property within 36 months from the date of getting sanctioned plan at its costs and shall construct the proposed building together with common area with the sanctioned plan.

10) That the Developer shall have all rights to enter into agreement for sale, mortgage, lease, or any purchase/ person / company / partnership firm out of the Developer's allocated constructed area and portion together with the Developer's share of land of schedule mentioned property shall have the right to accept all consideration money either



Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

advance or full consideration money either full advance or full consideration and have the right to give consent to the purchaser/s for taking loan from any authorized financial institution.

11) That the Developer shall have all right to deliver possession of its allocated area in the proposed building together with proportionate share of land except the owner's allocated area as mentioned hereinbefore and also shall have right to give common area, facilities to the prospective purchaser/s entirely at its own risk and responsibility.

12) That the Owner shall have no claim, demand from the Developer whatsoever except as mentioned hereinbefore in the clause 3 and Developer will hand over the owner's allocated area within -36- months from the date of getting sanctioned building plan or from the date getting vacant possession of the schedule property from the owner, whichever is later.

13) That the Owner shall always co-operate with the developer or its agents or persons engaged by them in the matter of construction and completion of the proposed building.

14) That the Owner shall not be liable to pay for any charges to the persons engaged by the developer for the said construction work on the said plot of land described in the Schedule "A" written hereunder.

(15) That the Developer at its own costs and expenses or advance taken from the prospective purchaser/s shall construct the building by engaging its men, money and material and keep stock of the building materials at the site of construction of the said building. The owner hereby authorize to the developer to do all lawful acts, deeds and things which will be necessary for the purpose of completion of construction work and shall grant other powers or authorize as may be reasonably required by the Developer.



Handwritten signature
Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

07 JUL 2021

(7)

(16) That in case of demise of the Owner during the period of construction and final transaction, his legal heirs will be substituted that the validity of this agreement is not ended, though separate Power of Attorney is to be given by the substituted heirs in favour of developer and in the event of any one's negligence or failure to do the same the legal heirs shall meet total loss and damages whatsoever caused to the Developer.

(17) That if any dispute and differences by and between the parties herein out of this agreement relating to their rights and liabilities hereunder shall be adjudicated by way of amicable settlement between them through an Arbitrator otherwise in failure the aggrieved party shall take legal steps against other party before the appropriate authority for proper relief & redress.

(18) That the Developer shall at its own risk and responsibility constructs the building on the Schedule property and the Owner shall not be liable in any manner whatsoever for any accident and/or incident.

(19) That the Owner shall be bound to submit the documents in respect of said schedule property to the developer as and when required.

(20) That the Owner shall enjoy and also allow enjoying the common passage, common theme, path, roof etc. whether necessary for common use of the building.

(21) That the Owner shall pay proportionate cost of maintenance for the building and shall join with the association to be formed by the Body of flat owners and so long association is not formed the maintenance fixed by the Developer shall be paid to the Developer.

(22) The Owner shall have right to mutate his name before the



Handwritten signature
Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

07 JUN 2021

Municipality in respect of his allocated flats and shall pay Municipal Taxes in his own name and until and unless mutation is not be made the owner shall be liable to pay proportionate municipal taxes to the Developer from the date of getting possession from the Developer.

(23) That the Owner will simultaneously with the execution of these presents execute one General Power of Attorney in favor of the **M/S. MAHA NEER NIRMAN** conferring the following powers:-

A) To appear and in all the court's civil, criminal whether criminal or appellate, Revenue Officer, Settlement Office, B.L. & L.R.O., Registration Office, Central Govt., State Govt., District Magistrate, Sub-Divisional Officer, District Board, Municipal Office and Notified area of any other Local Authority.

B) To sign and verity, plaint, written statement, written objection, written petition, write application, objection, appeals/Misc. Application, Cross Appeal, Revision, etc before any Court of Law and to file all application, petition etc. To protect have interest.

C) To appoint any advocate, agents, revenue agent or any other legal practitioner or any person legally authorized to do any act.

D) To compromise, compound or withdraw causes, to confess, judgment, to pray and relief and to refer cases to arbitration.

E) To file and receive back any documents, to receive or withdrawal money by challan or receipt and to withdraw money from any suit, cases or from any office or offices and to grant proper acknowledgement receipt.

F) To accept service of any summon, notice, written issued by any Court against me.

G) To purchase, refund of stamp duty, Court fees or repayment of stamps or Court fees.

Municipality in respect of his allocated flats and shall pay Municipal Taxes in his own name and until and unless mutation is not be made the owner shall be liable to pay proportionate municipal taxes to the Developer from the date of getting possession from the Developer.

(23) That the Owner will simultaneously with the execution of these presents execute one General Power of Attorney in favor of the M/S. MAHA NEER NIRMAN conferring the following powers:-

A) To appear and in all the court's civil, criminal whether criminal or appellate, Revenue Officer, Settlement Officer, B.L. & L.R.O., Registration Office, Central Govt., State Govt., District Magistrate, Sub-Divisional Officer, District Board, Municipal Office and Notified area of any other local Authority.

B) To sign and verify plaint, written statement, written objection, written petition, write application, objection, appeals\Misc. Application, Cross Appeal, Revision etc before any Court of Law and to file all application, petition etc. To protect have interest.

C) To appoint, discharge, agents, revenue agent or any other legal practitioner or any other person lawfully authorized to do any act.
D) To file, withdraw, withdraw causes, to contest, judgment, to pay, to refer and to refer cases to arbitration.
E) To receive or receive or withdrawal money by or from any office or offices and to grant proper acknowledgement or from any office or offices and to grant proper acknowledgement receipt.



[Handwritten signature]

Adm. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

07 JUL 2021

H) To execute any order or any decree and to take delivery of possession if property in execution or to take payment in execution of money decree.

I) To sign building plan on behalf of the owner and submit the same before the Local Municipality and take delivery the sanctioned plan from the Municipality on my behalf and also deposit necessary charges to the municipality for sanction of any plan.

J) To negotiate with the intending purchaser/s in respect of the Developer's allocated portion in the proposed building on such price and on such terms and condition which my said attorney in his absolute discretion shall think fit and proper also sign and execute any agreement for sale and /or sale deeds on my behalf except owner's allocation mentioned hereinbefore.

K) To receive from the purchaser/s any advance money and/or earnest money and also full consideration money and give good valid receipt on my behalf.

L) To appear before any Sub-Registrar/Registrar for execution and registration of agreement for sale and deed of conveyance and other documents on my behalf except owner's allocation mentioned hereinbefore.

M) To appear before any court and sign, execute and deliver any documents relating to schedule property on my behalf.

N) To mutate the names of Purchaser/s of the schedule property in the rent roll of B.L. & L.R.O. Serampore - Uttarpara Circle as well as in the Uttarpara-Kotrung Municipality and sign, execute and deliver any documents relating to schedule property on my behalf.

O) To make necessary representation to the C.E. S.C. and other concern authorities for obtaining electric power for the said property and the building constructed thereon.

P) Generally to do all necessary act or acts which my said attorney or agent in relation to the matter aforesaid and all other matters in which

H) To execute any order or any decree and to take delivery of possession of property in execution or to take payment in execution of any decree.

I) To sign building plan on behalf of the owner and submit the same before the local Municipality and to take the necessary steps for the same.

J) To sign any document on my behalf and to take the necessary steps for the same.

K) To receive from the purchaser any advance money and to give receipt in my behalf.

L) To appear before the Sub-Registrar/Registrar for execution and registration of agreement for sale and deed of conveyance and other documents on my behalf.

M) To take any action and to execute and deliver any document on my behalf.

N) To take any action and to execute and deliver any document on my behalf.

O) To make necessary representation to the C.L. & other concerned authorities for the execution of the plan and to take the necessary steps for the same.

P) To do all necessary and lawful acts which may be required in relation to the matter aforesaid and to take the necessary steps for the same.



[Signature]
Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

07 JUL 2021

may deem fit and proper or concerned and on my behalf to execute and to do all acts, deeds and things as fully and effectually in all respects as ourselves could do if I personally being present.

AND We HEREBY agree that all acts, deeds, matter, and things lawfully done by my said attorney shall be construed as acts, deeds, and things done by me. I undertake to ratify and confirm all whatsoever that my said attorney shall lawfully do or cause to be done for me by virtue by these presents.

THE SCHEDULE ABOVE REFERRED TO

(Description of the property on which building will be constructed)

ALL THAT piece and portion of 01 Cottah 02 Chittacks 11 sq. ft. along with cement flooring one storied building measuring more or less 568 sq.ft. standing thereon, comprised in R.S. Dag No. 2700 under Khatian No. 1858 corresponding to L.R. Dag No. 4734 under L.R. Khatian No. 10678;

ALL THAT piece and portion of 04 Chittacks 10 sq. ft. comprised in R.S. Dag No. 2700 under Khatian No. 1858 corresponding to L.R. Dag No. 4734 under L.R. Khatian No. 10729;

ALTOGETHER land measuring more or less 01 Cottah 06 Chittacks 21 sq.ft. lying within Mouza Bhadrakali, J.L. No. 9, being municipal holding No. 122, Kabi Kirandhan Road, P.O. Bhadrakali P.S. Uttarpara, District- Hooghly Pin- 712232 under Uttarpara-Kotrung Municipality A.D.S.RO., Uttarpara.

THE SCHEDULE "B" ABOVE REFERRED TO

All that piece and portion of undivided 1/4th share of Bastu land

may deem fit and proper or corrected and on my behalf to execute and to do all acts, deeds and things as fully and effectually in all respects as ourselves could do if I personally being present.

AND WE HEREBY agree that all the above matters shall be done and things done by my said attorney shall be considered as well done and things done by me. I undertake to take and obtain all whatsoever that my said attorney shall lawfully do or cause to be done for me by virtue of these presents.

THE SCHEDULE ABOVE REFERRED TO

(Description of the property in which building will be constructed)

ALL THAT piece and portion of 01 Gollab 02 Chitchee 11 sq ft along with cement flooring one storied building measuring more or less 268 sq ft standing thereon, comprised in R.S. Dag No. 4734 under Khatun No. 1858 corresponding to L.R. Dag No. 4734 under L.R. Khatun No. 1858.



[Signature]
Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

THE SCHEDULE B ABOVE REFERRED TO

07 JUL 2021

measuring more or less 04 Chittacks out of total Bastu land measuring more or less 01 Cottah comprised in R.S. Dag No. 2700 under Khatian No. 1858 corresponding to L.R. Dag No. 4734 under L.R. Khatian No. 4470 in Mouza Bhadrakali, J.L. No. 9, being municipal holding No. 122/4, Kabi Kirandhan Road, P.O. Bhadrakali P.S. Uttarpara, District- Hooghly, Pin- - 712232 under Uttarpara-Kotrung Municipality A.D.S.RO., Uttarpara, along with all easement rights on the pathway.

IN WITNESS WHEREOF the parties hereto have set and subscribed their hands & Seals on the day, month and year first above written.

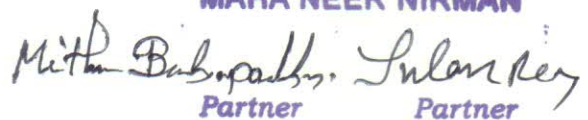
WITNESSES

1) Somnath Das
94, Kabi Kiran Dhan Road,
P.O. Bhadrakali
Dist. Hooghly.
P.M. : 712232



SIGNATURE OF THE OWNER

2) Somnath Das
270, Madhla 2 no. hort colony
Uttarpara, Hooghly 712245.

MAHA NEER NIRMAN

Partner Partner

SIGNATURE OF THE DEVELOPER

Drafted by me:-



Advocate, Serampore Court.

W.B/1020/1983

Computer printed by me :



Uttarpara, Hooghly.

measuring more or less 04 Chacks out of total. Bastard and measuring
more or less 01 Cottah comprised in R.S. Dag No. 2700 under Khatan No.
1828 corresponding to L.R. Dag No. 4734 under L.R. Khatan No. 4470 in
Mouza Bhadrakali, P.O. Bhadrakali, P.S. Bhadrakali, District Hooghly, Hooghly
15243 under Bhadrakali Khatan Municipalities (A) & (B) Cottahs along
with all easement rights on the plot above.
IN WITNESS WHEREOF the parties hereto have set and subscribed their
hands & seals on the day, month and year first above written.

WITNESSES

[Signature]
SIGNATURE OF THE OWNER

[Signature]
[Signature]

MAHA NEER NIRMAN

[Signature]
Partner Partner



[Signature]
Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

Computer dated by me
07 JUL 2021
Registrar, Hooghly

SIGNATURE OF THE DEVELOPER

measuring more or less 04 C. tracks out of total. Base and measuring
more or less 01 Cottah comprised in R.S. Dag No. 2700 under Khatan No.
1828 corresponding to L.R. Dag No. 4734 under L.R. Khatan No. 4470 in
Muz. Bhabrakali, P. No. 9, being municipal holding No. 1227 (K.B.)
Khandan Road, P.O. Bhabrakali P.S. Uttarpara, District. Hooghly, Pin-
712382 under Uttarpara-Kotone Municipality A.D.S. No. Uttarpara, along
with all easement rights on the highway.
IN WITNESS WHEREOF the parties hereto have set and subscribed their
hands & seals on the day, month and year first above written.

WITNESSES

[Signature]
SIGNATURE OF THE OWNER

[Signature]
[Signature]

MAHA NEER NIRMAN

Partner Partner



Advoc. Sub-Registrar
UTTARPARA, HOOGHLY

Computer dated by me
07 JUL 2021
Uttarpara, Hooghly

FINGER PRINTS OF BOTH HANDS



Asif Ayub

THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
					L. H. F. P.
					R. H. F. P.



Mithu Banerjee

THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
					L. H. F. P.
					R. H. F. P.

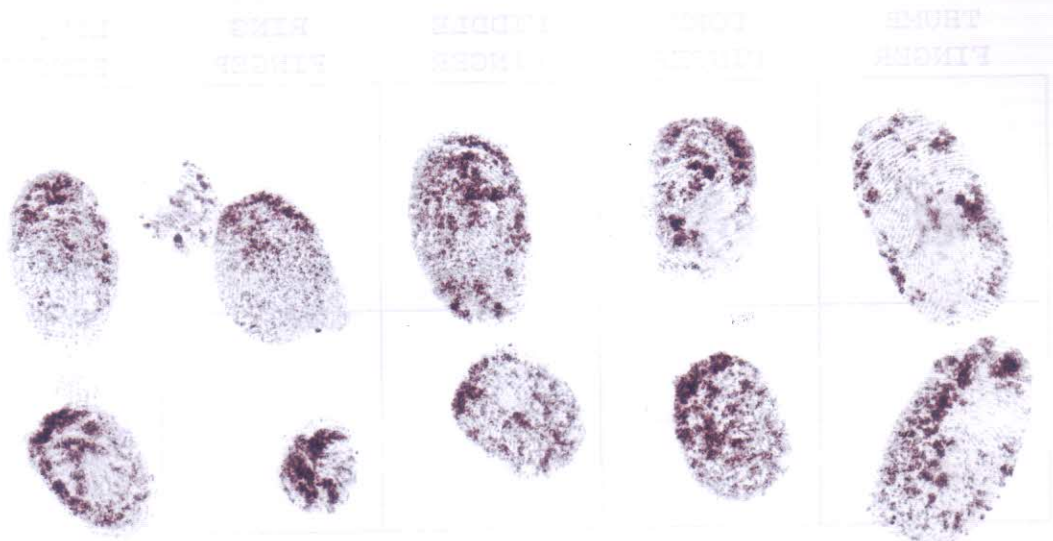


Sulam

THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
					L. H. F. P.
					R. H. F. P.

1509 JUL 10

FINGER PRINTS OF BOTH HANDS




 Addl. Dist. Sub-Registrar
 UTTARPARA, HOOGHLY

07 JUL 2021



Handwritten signature

Handwritten signature

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT
MAHA NEER NIRMAN



भारत सरकार
GOVT. OF INDIA



15/06/2012

Permanent Account Number

AAVFM4039L

Signature

PERMANENT ACCOUNT NUMBER
AGVPB3851B



MR NAME
MITHUN BANDYOPADHYAY

MR OR MR FATHER'S NAME
DHRUBESH BANDYOPADHYAY

MR OR DATE OF BIRTH
26-04-1982

PRESENT SIGNATURE

Mithun Bandyopadhyay

Shalini

SHALINI DEB, (WIFE OF MR.) DHRUBESH BANDYOPADHYAY,
COMMISSIONER OF INCOME-TAX (C.O.), KOLKATA

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PULAK ROY
BASUDEB ROY

08/12/1977

Permanent Account Number

AVXPR4456K

Pulak Roy

Signature

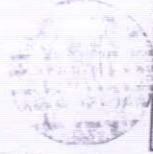




ভারতের নির্বাচন কমিশন
পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

SVG1236728



নির্বাচকের নাম : সোমনাথ দাস

Elector's Name : Somnath Das

পিতার নাম : পরেশ দাস

Father's Name : Paresh Das

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : 20/02/1990
Date of Birth : 20/02/1990

SVG1236728

ঠিকানা:
2 নং গভঃ কলোনি 23 পোঃ মাখলা উত্তরপাড়া
উত্তরপাড়া 23 হুগলী 712245

Address:
2 NO GOVT. CALONY 23POST MAKHLA
UTTARPARA UTTARPARA 23
HOOGHLY 712245

Date: 04/02/2009

185-উত্তরপাড়া নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for
185-Uttarpara Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার সিতে নাম
তোলা ও একই নম্বরের নতুন সচিত্র পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
In the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

042/1437

Somnath Das

Major Information of the Deed

Deed No :	I-0621-02801/2021	Date of Registration	07/07/2021
Query No / Year	0621-2001098629/2021	Office where deed is registered	
Query Date	04/07/2021 6:58:09 PM	0621-2001098629/2021	
Applicant Name, Address & Other Details	Aloke Chatterjee 117, B. N. Road, Thana : Uttarpara, District : Hooghly, WEST BENGAL, PIN - 712258, Mobile No. : 9433649609, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-]		
Set Forth value	Market Value		
Rs. 301/-	Rs. 16,66,623/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,050/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Uttarpara, Municipality: UTTARPARA-KOTRUNG, Road: Kabi Kirandhan Road, Mouza: Bhadrakali, , Holding No:122 JI No: 9, Pin Code : 712258

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4734 (RS :-)	LR-10678	Bastu	Bastu	1 Katha 2 Chatak 11 Sq Ft	100/-	8,55,207/-	Property is on Road ,Last Reference Deed No :0605-I -03925-2006

District: Hooghly, P.S:- Uttarpara, Municipality: UTTARPARA-KOTRUNG, Road: Kabi Kirandhan Road, Mouza: Bhadrakali, , Holding No:122 JI No: 9, Pin Code : 712232

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-4734 (RS :-)	LR-10729	Bastu	Bastu	4 Chatak 10 Sq Ft	100/-	1,97,916/-	Property is on Road ,Last Reference Deed No :0605-I -03926-2006



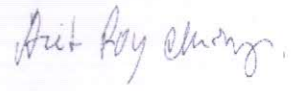
District: Hooghly, P.S:- Uttarpara, Municipality: UTTARPARA-KOTRUNG, Road: Kabi Kirandhan Road, Mouza: Bhadrakali, , Holding No:122/4 JI No: 9, Pin Code : 712232

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-4734 (RS :-)	LR-4470	Bastu	Bastu	4 Chatak	1/-	1,87,500/-	Property is on Road
Grand Total :					2.7294Dec	201 /-	12,40,623 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	568 Sq Ft.	100/-	4,26,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 568 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		568 sq ft	100 /-	4,26,000 /-	







Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Asit Roy Chowdhury Son of Late Tarak Brambha Roy Chowdhury Executed by: Self, Date of Execution: 07/07/2021 , Admitted by: Self, Date of Admission: 07/07/2021 ,Place : Office</p>	<p>Photo</p>  <p>07/07/2021</p>	<p>Finger Print</p>  <p>LTI 07/07/2021</p>	<p>Signature</p>  <p>07/07/2021</p>
122/4, Kabi Kirandhan Road, City:- Uttarpara-kotrung, , P.O:- Bhadrakali, P.S:-Uttarpara, District:- Hooghly, West Bengal, India, PIN:- 712232 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BLxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/07/2021 , Admitted by: Self, Date of Admission: 07/07/2021 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Maha Neer Nirman 158, K.K.D. Road, Block/Sector: Bhadrakali, City:- Uttarpara-kotrung, , P.O:- Bhadrakali, P.S:-Uttarpara, District:- Hooghly, West Bengal, India, PIN:- 712232 , PAN No.:: AAxxxxxx9L,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>Name</p> <p>Mr Mithun Bandyopadhyay (Presentant) Son of Mr Dhrubesh Banerjee Date of Execution - 07/07/2021, , Admitted by: Self, Date of Admission: 07/07/2021, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Jul 7 2021 2:10PM</p>	<p>Finger Print</p>  <p>LTI 07/07/2021</p>	<p>Signature</p>  <p>07/07/2021</p>
<p>11, K.C.M. Sarani, City:- Uttarpara-kotrung, , P.O:- Bhadrakali, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712232, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx1B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Maha Neer Nirman (as Partner)</p>				
2	<p>Name</p> <p>Mr Pulak Roy Son of Late Basudeb Roy Date of Execution - 07/07/2021, , Admitted by: Self, Date of Admission: 07/07/2021, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Jul 7 2021 2:10PM</p>	<p>Finger Print</p>  <p>LTI 07/07/2021</p>	<p>Signature</p>  <p>07/07/2021</p>
<p>158, K.K.D. Road, City:- Uttarpara-kotrung, , P.O:- Bhadrakali, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712232, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx6K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Maha Neer Nirman (as Partner)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Somnath Das Son of Mr Paresh Das 2 No. Govt. Colony, City:- Uttarpara-kotrung, , P.O:- Makhla, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712245</p>			
	07/07/2021	07/07/2021	07/07/2021
Identifier Of Mr Asit Roy Chowdhury, Mr Mithun Bandyopadhyay, Mr Pulak Roy			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Asit Roy Chowdhury	Maha Neer Nirman-1.88146 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Asit Roy Chowdhury	Maha Neer Nirman-0.435417 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Asit Roy Chowdhury	Maha Neer Nirman-0.4125 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Asit Roy Chowdhury	Maha Neer Nirman-568.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Uttarpara, Municipality: UTTARPARA-KOTRUNG, Road: Kabi Kirandhan Road, Mouza: Bhadrakali, , Holding No:122 JI No: 9, Pin Code : 712258

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4734, LR Khatian No:- 10678	Owner:অসিত রায় চৌধুরী, Gurdian:তারক , Address:ভদ্রকালী , Classification:বাস্ত, Area:0.01800000 Acre,	Mr Asit Roy Chowdhury

District: Hooghly, P.S:- Uttarpara, Municipality: UTTARPARA-KOTRUNG, Road: Kabi Kirandhan Road, Mouza: Bhadrakali, , Holding No:122 JI No: 9, Pin Code : 712232

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 4734, LR Khatian No:- 10729	Owner:অসিত রায় চৌধুরী, Gurdian:তারক , Address:ভদ্রকালী , Classification:বাস্ত, Area:0.00300000 Acre,	Mr Asit Roy Chowdhury

District: Hooghly, P.S:- Uttarpara, Municipality: UTTARPARA-KOTRUNG, Road: Kabi Kirandhan Road, Mouza: Bhadrakali, , Holding No:122/4 JI No: 9, Pin Code : 712232

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 4734, LR Khatian No:- 4470	Owner:মেনকারানী রায় চৌধুরী, Gurdian:তারকরকম্বা , Address:41 কবিকিরন ধন রোড , Classification:বাস্ত, Area:0.01700000 Acre,	Mr Asit Roy Chowdhury

On 07-07-2021

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 : 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 13:40 hrs on 07-07-2021, at the Office of the A.D.S.R. UTTARPARA by Mr Mithun Bandyopadhyay .

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 16,66,623/-

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

Execution is admitted on 07/07/2021 by Mr Asit Roy Chowdhury, Son of Late Tarak Brambha Roy Chowdhury, 122/4, Kabi Kirandhan Road, P.O: Bhadrakali, Thana: Uttarpara, , City/Town: UTTARPARA-KOTRUNG, Hooghly, WEST BENGAL, India, PIN - 712232, by caste Hindu, by Profession Service

Indetified by Mr Somnath Das, , , Son of Mr Paresh Das, 2 No. Govt. Colony, P.O: Makhla, Thana: Uttarpara, , City/Town: UTTARPARA-KOTRUNG, Hooghly, WEST BENGAL, India, PIN - 712245, by caste Hindu, by profession Business

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

Execution is admitted on 07-07-2021 by Mr Mithun Bandyopadhyay, Partner, Maha Neer Nirman, 158, K.K.D. Road, Block/Sector: Bhadrakali, City:- Uttarpara-kotrung, , P.O:- Bhadrakali, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712232

Indetified by Mr Somnath Das, , , Son of Mr Paresh Das, 2 No. Govt. Colony, P.O: Makhla, Thana: Uttarpara, , City/Town: UTTARPARA-KOTRUNG, Hooghly, WEST BENGAL, India, PIN - 712245, by caste Hindu, by profession Business

Execution is admitted on 07-07-2021 by Mr Pulak Roy, Partner, Maha Neer Nirman, 158, K.K.D. Road, Block/Sector: Bhadrakali, City:- Uttarpara-kotrung, , P.O:- Bhadrakali, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712232

Indetified by Mr Somnath Das, , , Son of Mr Paresh Das, 2 No. Govt. Colony, P.O: Makhla, Thana: Uttarpara, , City/Town: UTTARPARA-KOTRUNG, Hooghly, WEST BENGAL, India, PIN - 712245, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/07/2021 10:54AM with Govt. Ref. No: 192021220025775231 on 06-07-2021, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BDXNYP1 on 06-07-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

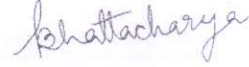
Certified that required Stamp Duty payable for this document is Rs. 5,050/- and Stamp Duty paid by Stamp Rs 5,000/-
by online = Rs 50/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no F862518, Amount: Rs.5,000/-, Date of Purchase: 05/07/2021, Vendor name: K Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/07/2021 10:54AM with Govt. Ref. No: 192021220025775231 on 06-07-2021, Amount Rs: 50/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BDXNYP1 on 06-07-2021, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0621-2021, Page from 121982 to 122007

being No 062102801 for the year 2021.



Digitally signed by Sraboni Bhattacharya
Date: 2021.07.28 12:33:03 +05:30
Reason: Digital Signing of Deed.

Sraboni Bhattacharya

(Sravani Bhattacharya) 2021/07/28 12:33:03 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. UTTARPARA
West Bengal.

(This document is digitally signed.)