

SI.No - 4479/2020

L 1367/2020



Q NO - 2-1748469/2020

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

T 217207

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

Signature
23/12/2020

Signature

Add. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

DEVELOPMENT AGREEMENT WITH
GENERAL POWER OF ATTORNEY

23 DEC 2020

This DEVELOPMENT AGREEMENT WITH GENERAL POWER OF ATTORNEY made this
the 23rd day of December, 2020 (Two Thousand and Twenty)

BETWEEN

23 DEC 2020

ক্রমিক নং 1566 তার 16/12/2020

নাম M/s. Maha Neer Nikaman

ঠিকানা 158, K.K.D. Road, Bhadrakali,

থানা Uttarpara, Hooghly - 712232

ফী 1000/- (One Thousand Only)

স্বাক্ষর: শ্রী অভিজিৎ ভাট

মো: জনাই এ. ভি. সাব - রেজিষ্ট্রী অফিস, জনাই, হুগলী

স্বাক্ষর [Signature]



[Signature]

add. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

23 DEC 2020

23 DEC 2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

T 217208



- 2 -

MISS SHILA DEY daughter of Late Pratul Chandra Dey, by Nationality – Indian, by Faith – Hindu, by Occupation – Household duties, residing at 128/1, K.K.D. Road (Kabi Kiran Dhan Road), P.O. – Bhadrakali, P.S. – Uttarpara, District – Hooghly, Pin – 712 232, having PAN (Permanent Account Number) – BHPPD7641M and Aadhaar Card bearing No. 3729 0789 5955, hereinafter referred to as the “OWNER / OCCUPIER” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, heiresses, executors, administrators, successors, legal representatives and assigns) of the ONE PART

ক্রমিক নং 1567 তার 16/12/2020

নাম M/s. Maha Nete Nirman

ঠিকানা 158, K.K.D. Road, Bhadrakali,

পানার উত্তরপাড়া, হুগলি - 712132.

মূল্য 10000/- (One Thousand Only)

স্বাক্ষর : শ্রী অভিজিৎ ভাট

মোঃ জনাই এ. ডি. সাব - রেজিষ্টার অফিস, জনাই, হুগলি

স্বাক্ষর



স্বাক্ষর

Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

23 DEC 2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

T 217209



- 3 -

पश्चिमबङ्ग पश्चिम बंगाल
WEST BENGAL

AND

M/S. MAHA NEER NIRMAN, a Partnership Firm, having its Office at 158, K.K.D. Road, Post Office – Bhadrakali, Police Station – Uttarpara, District – Hooghly, Pin – 712 232, having Permanent Account Number (PAN) – AAVFM4039L and duly represented by its Partners namely a) Mithun Bandopadhyay son of Sri Dhrubesh Banerjee residing at 11, K.C.M. Sarani, Post Office – Bhadrakali,

ক্রমিক নং. 1568 তার. 16/12/2020

নাম. M/s. Malabar Nirman


ঠিকানা. 158, K.K.D. Road, Bhadrakali,

উত্তরাধিকা, Hooghly - 712232.

কাল. 1000/- (one thousand only)

স্বাক্ষর ভেঙার : শ্রী অভিজিৎ ভাট

স্বাক্ষর : জনাই এ. ডি. সাব - রেজিষ্টার অফিস, জনাই, হুগলী

স্বাক্ষর. 





Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

23 DEC 2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

T 217210



- 4 -

Police Station – Uttarpara, District – Hooghly, Pin – 712 232, having PAN (Permanent Account Number) – AGVPB3851B and Aadhar No. 4519 8133 6111 and b) Pulak Roy son of Late Basudeb Roy residing at 158, K.K.D. Road, Post Office – Bhadrakali, Police Station – Uttarpara, District – Hooghly, Pin – 712 232, having PAN (Permanent Account Number) – AVXPR4456K and Aadhar No. 2622 0628 8069, hereinafter referred to as the **DEVELOPER / CONFIRMING PARTY** (which

ক্রমিক নং 1589 তার 14/12/2020

নাম M/s. Maha Neer Nirman

ঠিকানা 158, K.K.D. Road, Bhadrakali,

পালা Uttarpara, Hooghly - 712232.

মূল 1000/- (one thousand only)

স্ট্যাম্প ভেণ্ডার : শ্রী অভিজিৎ ভাট

মো : জনাই এ. ডি. সাহ - রেজিষ্ট্রী অফিস, জনাই, হুগলী

স্বাক্ষর *Prat*



Uttarpara

Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

23 DEC 2020

ক্রমিক নং 1570 তার 16/12/2020

নাম M.S. Maha Neer Nirmen

ঠিকানা 158, K.K.D. Road Bhadrakali,

পালা Uttarpara, Hooghly- 712 232.

মূল্য 1000/- (One thousand only)

স্ট্যাম্প ভেণ্ডার : শ্রী অভিজিৎ ভাট

মো : জনাই এ. ডি. সার - রেজিষ্ট্রী অফিস, জনাই, হুগলী

স্বাক্ষর



স্বাক্ষর

1566 - 1000 -

1567 - 1000 -

1568 - 1000 -

1569 - 1000 -

1570 - 1000 -

5000/-

স্বাক্ষর

Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

23 DEC 2020

ক্রমিক নং 1570 তাং 16/12/2020

নাম: M/S. Maha New Nirma

ঠিকানা: 158, K.K.D. Road, Bhadrakali;

জিলা: Uttarpara, Hooghly-712232.

মূল্য: 1000/- (One thousand only)

স্ট্যাম্প ভেণ্ডার: শ্রী অভিজিৎ ভাট

মো: জনাই এ. ডি. সার - রেজিষ্ট্রী অফিস, জনাই, হুগলী

স্বাক্ষর: *At*



At

1566 - 1000 -
1574 - 1000 -
1588 - 1000 -
1589 - 1000 -
1580 - 1000 -
5000/-

At

Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

23 DEC 2020

WHEREAS:

1. That by virtue of a Bengali Deed of Gift dated 13.06.2003 corresponding to Bengali dated 29th day of Jaistha, 1410 B.S. which has duly registered before the District Sub Registrar of Hooghly at Hooghly and there recorded in Book No. I, Volume No. 40, Pages 43 to 50 as Being No. 1479 for the year 2003 made by the **Donor** namely **MANURANI DEY** wife of Late Pratul Chandra Dey residing at 128, Kabi Kiran Dhan Road (K.K.D. Road), Post Office – Bhadrakali, Police Station – Uttarpara, District – Hooghly, Pin – 712 232, W.B. donates and / or given in favour of the **Donee** namely **SMT. SHILA DEY** daughter of Late Pratul Chandra Dey of 128, Kabi Kiran Dhan Road (K.K.D. Road), Post Office – Bhadrakali, Police Station – Uttarpara, District – Hooghly, Pin – 712 232 a Revenue Paying Riyati Rights Doba now Bastu Land admeasuring 03 (Three) Kottahs 02 (Two) Chittacks equivalent to 0.050 Acre more or less at Mouza – Bhadrakali, J.L. No. 9, R.S. No. 1764, Touzi No. 3889, Pargana – Bore, R.S. Khatian No. 2315, R.S. Dag No. 2699/5618, L.R. Khatian No. 4129/1, Hal L.R. Khatian No. 7678, L.R. Dag No. 4981, Municipal Holding No. 128 now 128/1, Kabi Kiran Dhan Road (K.K.D. Road), Post Office – Bhadrakali, Police Station – Uttarpara, District – Hooghly, Pin – 712 232 within the local limits of Ward No. 12 of Uttarpara - Kotrung Municipality and also within the Administration of B.L. & L.R.O. – Serampore, Hooghly and within the Registration Jurisdiction of A.D.S.R. – Uttarpara previously A.D.S.R. – Serampore, Hooghly, D.S.R. - II Hooghly and A.R.A. Kolkata which is hereinafter referred to as the “**Said Land**” forever and absolutely and in free from all encumbrances, charges, attachments, trusts, liens and lispendences etc. and thereafter said **Donee** seized, possessed and occupied the “**Said Land**” freely and absolutely and in free from all encumbrances, charges, attachments, trusts, liens and lispendences etc. by mutating her name in the records of the Uttarpara - Kotrung Municipality and B.L. & L.R.O. by paying rents and taxes therein.

2. That the Owner hereinabove approached before the Developer hereinabove for a planned development of the “**Said Land**” after demolishing the existing, old, dwelling house / structure standing thereon by way of constructing a new G + 4 storied building therein and the Developer hereinabove accepted the same and agreed to do the same with it's own finances and the Owner has also agreed and allowed the Developer herein for the same and as a result whereof the Developer herein agreed to construct a G + 4 storied brick built building upon the “**Said Land**”, which is hereinafter collectively referred to as the “**Said Property**” after demolishing the old – dilapidated structure standing therein and both the parties herein mutually agreed by and between themselves at the terms, conditions and stipulations contained herein.



4

Addi. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

23 DEC 2020

IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

ARTICLE – I
DEFINATIONS

Unless in these presents that there is something in the subject or context inconsistent therewith:

i) The '**SAID PROPERTY**' shall mean the Revenue Paying Riyati Rights Bastu Land admeasuring 03 (Three) Kottahs 02 (Two) Chittacks equivalent to 0.050 Acre more or less alongwith a structure standing thereon lying and situated at Mouza – Bhadrakali, J.L. No. 9, R.S. No. 1764, Touzi No. 3889, Pargana – Bore, R.S. Khatian No. 2315, R.S. Dag No. 2699/5618, L.R. Khatian No. 4129/1, Hal L.R. Khatian No. 7678, L.R. Dag No. 4981, Municipal Holding No. 128 now 128/1, Kabi Kiran Dhan Road (K.K.D. Road), Post Office – Bhadrakali, Police Station – Uttarpara, District – Hooghly, Pin – 712 232 within the local limits of Ward No. 12 of Uttarpara - Kotrung Municipality and also within the Administration of B.L. & L.R.O. – Serampore, Hooghly and within the Registration Jurisdiction of A.D.S.R. – Uttarpara previously A.D.S.R. – Serampore, Hooghly, D.S.R. - II Hooghly and A.R.A. Kolkata alongwith each and every easementary and other rights attached therewith and thereto, which is more fully and particularly described in the **Schedule 'A'** written hereunder.

ii) **OWNERS' ALLOCATION:**

- (1) A complete flat having S.B. Area 700 Sq. Ft. more or less at the South – Western side on the 1st Floor of the proposed G + 4 storied building;
- (2) A complete flat having S.B. Area 700 Sq. Ft. more or less at the side on the 1st Floor of the proposed G + 4 storied building
- (3) That the owner herein also able to obtain an amount of Rs. 15,00,000/- (Rupees Fifteen Lacs) only by several Cheque and by following ways:

Sl. No.	Particulars	Amount (in Rs.)
1.	With the excavation	Rs. 4,00,000/-
2.	At the time of Roof Casting of 1 st Floor	Rs. 4,00,000/-
3.	At the time of Flooring	Rs. 3,00,000/-
4.	At the time of Possession	Rs. 4,00,000/-

iii) **DEVELOPER'S ALLOCATION** Within the proposed G + 4 storied building the Developer shall get entire remaining portion of the total available Covered as well as Super Built up Area as Developer's Allocation.

iv) **BUILDING** shall mean the proposed G+4 Storied RCC structured brick built building Upon the land of the '**Said Property**'.

v) **LAND** shall mean the total land contained in the '**Said Property**'.



4

Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

23 DEC 2020

- vi) **SANCTIONED PLAN** shall mean the plan for the construction of the brick built building to be obtained from the Uttarpara – Kotrung Municipality and as per the basis of the maximum permissible floor area ratio available under the Building Rules and Laws and shall include any amendments thereto and / or modifications thereof as may be made from time to time with the approval of the Owner.

That the Owner or the Developer herein as an Attorney of the Owner shall sign the site plan, building plan, Revised / Asmade Plan or supplementary plan for getting the sanction of the proposed G + 4 Storied building.

The building shall be completed and handed over to the Owner's Allocation herein in according to their allocation mentioned hereinbefore and hereinafter within 24 (Twenty Four) months from the date of obtaining the proposed G + 4 Storied building Sanctioned Plan.

- vii) **CONSTRUCTED AREA** shall mean the total constructible areas as may be sanctioned by the Uttarpara – Kotrung Municipality by the Sanction Plan and thereafter by the Revised / Asmade Plan.
- viii) **ARCHITECT OR DESIGNER** shall mean any qualified person or persons or firm or firms having the proper and requisite license as building Architect from the Uttarpara – Kotrung Municipality, appointed and nominated by the Developer with the approval of the Owner's, as Architect of the Building to be constructed in the said Premises / Holding.
- ix) **ENCUMBRANCES** shall mean charges, liens, lispendences, claims, liabilities, trusted demands, acquisitions and requisitions of Government and Public Authorities.
- x) **TRANSFER** with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in G+4 storied buildings to purchasers thereof and will include the meaning of the said terms as defined in the Income Tax Act, 1961 and the Transfer of Property Act, 1882.
- xi) **SINGULAR NUMBER** shall include the plural and vice – versa.
- xii) Words denoting one gender include all other genders.
- xiii) Words denoting persons include firms and corporations and vice – versa and also include their respective heirs, personal representatives, successors – in – title or permitted assigns as the case may be.
- xiv) **FORCE MAJEURE** shall mean and include the circumstances beyond the control of the Developer such as fire, explosion, earthquake, lightning, accumulation of rain water or any unforeseen weather condition, lockout, strike, go-slow, riots, civil disturbances, insurgency,

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- xi) **SINGULAR NUMBER** shall include the plural and vice – versa.
- xii) Words denoting one gender include all other genders.
- xiii) Words denoting persons include firms and corporations and vice – versa and also include their respective heirs, personal representatives, successors – in – title or permitted assigns as the case may be.
- xiv) **FORCE MAJEURE** shall mean and include the circumstances beyond the control of the Developer such as fire, explosion, earthquake, lightning, accumulation of rain water or any unforeseen weather condition, lockout, strike, go-slow, riots, civil disturbances, insurgency,



[Handwritten signature]

Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

23 DEC 2020

enemy action, war declared or undeclared, temporary or permanent interruption in the supply of utilities serving the project in connection with the work, injunction or orders of any government / civic bodies / Serampore Municipality or any other authorities or any Person / Persons or any act of negligence and / or omissions and / or commissions and / or misrepresentation by the Owner.

- xv) **NOTICE** shall mean and include all notices to be served hereunder by either of the parties to the other shall be deemed to have been served on the 4th day of the date the same has been delivered for dispatch to the Postal Authority by Registered Post with Acknowledgement due or by Speed Post, at the last known address of the parties hereto.

In the interpretation of this Agreement unless the context otherwise requires:

- a) A reference to a statutory provision includes a reference to any modification consolidation or re-enactment thereof for the time being in force and all statutory instruments or orders made pursuant thereto.
- b) Where a word or phrase is defined, other parts of speech and grammatical form of that word or phrase shall have the corresponding meanings.
- c) Any reference to an Article, Appendix, clause and sub – clause, paragraph sub - paragraph, Schedule or Recital is a reference to an article, appendix, clause, sub - clause, paragraph and sub – paragraph, schedule or recital of this Agreement.
- d) Any reference to this agreement or any of the provisions thereof includes all Amendments and modifications made to this Agreement from time to time in force.
- e) If any period is specified from a given day, or the day of a given act or event, it is to be calculated exclusive of that day.
- f) If any time limit pursuant to the provisions of this agreement falls on a day that is not a business day (i.e. A day on which licensed banks are not open for business) then that time limit is deemed expire on the next business day.
- g) The schedules shall have effect and be constructed as an integral part of this agreement.
- h) The headings in the instant agreement are inserted for convenience of reference and shall be ignored in the interpretation and construction of this agreement.



4

Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

23 DEC 2020

- i) Any reference to writing shall include printing, typing, lithography and other means of reproducing words in visible form.
- j) The terms "hereof", "hereby", "hereto", "hereunder" and similar terms shall refer to this Agreement as a whole, and
- k) The term "including" shall mean "including without limitation".

ARTICLE – II
TITLE & INDEMNITY

- i) The Owner hereby declare that she is the sole, absolute and sixteen annas Owner in respect of the land of **Said Property** and the same is in free from all encumbrances, charges, attachments, trusts, liens and lispendences etc. and the Owner has good and marketable title in respect thereof and there is no impediment to the development of the **Said Property** and / or entrusting the work of the construction of the building to the Developer in the manner herein agreed upon. Further the Owner also declare that the land of the **Said Property** is in her khas possession and occupation.
- ii) The title deeds and all other original documents in respect of the **Said Property** shall be kept with and / or in the custody of the Owner but the Owner shall be bound to show those as per Developer's requirement.
- iii) The Owner agrees that after the execution of the instant Agreement the Owner shall not in any manner encumber, mortgage, sale, transfer, let out or otherwise deal with or dispose of the land of the **Said Property** or any portion thereof except in the manner, as herein expressly provided.
- iv) The Developer also hereby undertakes to construct the new building in accordance with the Sanctioned Plan as well as by the Asmade plan or plans and undertakes to pay all damages, penalties and / or compounding fees, if any, payable to the authority or authorities concerned or relating to any deviation.
- v) The Developer and Owner are also jointly and / or severally shall be abide by all the laws, bye - laws, rules and regulations of the Government, Municipal Authorities local bodies and other concerned authorities as the case may be and shall attend to answer and be responsible for any violation and / or breach of any of the laws, bye laws, rules and regulations.



4

Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

23 DEC 2020



4

Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

23 DEC 2020

- vi) That the Developer shall have right to execute and register any kind of Deed, such as Gift Deed, Sale Deed, Deed of Settlement etc. from the developer's allotted together with proportioned share of land in favour of the intending purchaser, accepting the entire consideration money of the flat, shop, garage etc. to be sold except the owner's allocation and the owner shall confirm the sale by joining in the proposed conveyance a party through appointed attorney except the owner's allocation.

ARTICLE – III

BUILDING

- i) The Developer shall at it's own cost construct the building in or upon the said Property in accordance with the Sanctioned Plan as well as Asmade Plan issued by the Uttarpara – Kotrung Municipality, without any hindrance or disturbance by or on behalf of the Owner hereinabove.
- ii) The Developer shall be entitled at it's own cost to apply for and obtain temporary and / or permanent connection of Water, Sewage, Electricity, Power, Telex, Telephone, Internet Connection and / or Gas to the said proposed multi – storied building be made in or upon the land of the said Property and also other public utilities and facilities therein, during the period of construction. The Owner or his legal heirs or assigns shall be bound to sign, execute and deliver all papers and applications signifying his and approval to enable the Developer to obtain such - public utility services and facilities.

That the proposed Deeds to be executed and registered in favour of the prospective buyer / purchaser, the constituted Attorney of the owner will sign there on behalf of the owner and the Proprietor of the Developer Firm shall sign as Confirming Party in the proposed Deed.

That both the Developer and the Owner and all of their legal heirs and successors - in - interest have to abide by the terms and conditions of the instant agreement.

ARTICLE – IV

COMMON FACILITIES

- i) The Owner shall bear and pay all rates and taxes and all other outgoings in respect of the said Property till the end of last quarter immediately from the date of commencement of the developing work. Thereafter the Developer shall bear and pay all rates and taxes and all other outgoings in respect of the said Property until the Owner is provided with the Owner's portion of the building.
- ii) From the date of handing over the Owner's portion to the Owner or his nominee or nominees on it's due completion, the Owner shall be exclusively responsible for payment of all dues Municipal taxes, rates and all other statutory outgoings and impositions whatsoever (hereinafter referred to as the 'said Rates') payable in respect of the Owner's portion.



Handwritten signature or mark.

Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

23 DEC 2020

ARTICLE – V

ARCHITECTS AND ENGINEERS ETC.

For the purpose of development of the Said Property, the Developer with the confirmation of the Owner herein, alone shall be responsible to appoint Architect for the said building and the certificate given by the Architect regarding the materials used for the purpose of construction, erection and completion of the new G + 4 storied building and also specification for the purpose of construction and / or workmanship and completion of the said new building shall be final but be bound to give explanations about the same to the Owner herein.

ARTICLE – VI

MISCELLANEOUS

The Owner and the Developer have executed this Agreement purely on principal to principal basis and nothing stated herein shall be deemed or construed as a Joint Venture or Joint Adventure between the Owner and the Developer nor shall the Developer and Owner in any manner constitute and association of persons.

ARTICLE – VII

BREACH AND CONSEQUENCES

In the event of either party in the instant Agreement committing breach of any of their obligations under this Agreement the aggrieved party shall be entitled to specific performance and also to recover damages compensation to make good the loss sustained by the aggrieved party on account of such breach from the party committing the breach.

That in the event of non - fulfillment of aforesaid terms and conditions, the owner would be entitled to rescind or cancel the present agreement and shall be at liberty to enter into a fresh agreement with anybody as per her own choice, Provide if the developer fulfills all the terms and conditions of this agreement, the owner has no liberty to cancel this agreement and to enter into any new agreement with any third party and shall not be entitled to revoke the Power of Attorney, given to the Developer herein.

That the owner having agreed to grant exclusive right for developing the said building in terms of this agreement, the developer has agreed to build the said G + 4 storied building at its own cost and expenses and the owner shall not be required to contributed any sum towards construction of the said G + 4 storied building and/or development of the land. It is hereby made clear that developer shall after completion of the Owner's allocation in all respect deliver possession of the owner's allocation to the owner within 24 (Twenty Four) Months from the date of obtaining the building sanctioned plan subject to obtaining the peaceful vacant possession of the said land.

ARTICLE – VIII

JUDGEMENT & JURISDICTION

High Court at Kolkata, Courts at Hooghly shall have Jurisdiction to entertain and try all actions suits and proceedings arising out of the instant agreement.



4

Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

23 DEC 2020

I, MISS SHILA DEY daughter of Late Pratul Chandra Dey, by Nationality – Indian, by Faith – Hindu, by Occupation – Housewife, residing at 128/1, K.K.D. Road, P.O. – Bhadrakali, P.S. – Uttarpara, District – Hooghly, Pin – 712 232,, **SEND GREETINGS.**

NOW KNOW BY THESE PRESENTS that I MISS SHILA DEY doth hereby nominate constitute and appoint M/S. MAHA NEER NIRMAN, a Partnership Firm, having its Office at 158, K.K.D. Road, Post Office – Bhadrakali, Police Station – Uttarpara, District – Hooghly, Pin – 712 232, having Permanent Account Number (PAN) – **AAVFM4039L** and duly represented by its Partners namely a) Mithun Bandopadhyay son of Sri Dhrubesh Banerjee residing at 11, K.C.M. Sarani, Post Office – Bhadrakali, Police Station – Uttarpara, District – Hooghly, Pin – 712 232, having PAN (Permanent Account Number) – **AGVPB3851B** and Aadhar No. **4519 8133 6111** and b) Pulak Roy son of Late Basudeb Roy residing at 158, K.K.D. Road, Post Office – Bhadrakali, Police Station – Uttarpara, District – Hooghly, Pin – 712 232, having PAN (Permanent Account Number) – **AVXPR4456K** and Aadhar No. **2622 0628 8069**, as my true, lawful and Constituted Attorney and Agent for me, in my name and on my behalf, to execute and perform all or any of the following acts, deeds, matters and things as mentioned hereinafter.

- A. To Pay all rents, taxes, charges, expenses and other outgoings whatsoever payable for and on behalf of me for the **Said Property** or any part thereof.
- B. To appear and represent me before all authorities including those under the Uttarpara – Kotrung Municipality and Government Department and / or Quasi –Judicial Authorities for having the mutation if necessary, effected in all public records and with all authorities and / or persons and for fixation and finalization of the annual valuation of the **Said Property** and for that purpose to sign, execute, submit and collect necessary papers and documents including building Plan, Asmade Plan and / or Supplementary Plan and to do all other acts, deeds and things as my **Said Attorney** may deem it fit and proper.
- C. To appear and to sign and represent me before any notary public, Registrar of Assurances, District Sub - Registrar, Additional District Sub - Registrar and other Officer or Officers or Authority or Authorities having jurisdiction and to execute and / or present for registration before the appropriate authorities and to acknowledge and register or have registered and perfected all deeds, instruments and writings which shall be executed and signed by my **Said Attorney** in any manner concerning different units of the Developer's Allocation of the proposed G + 4 storied building to be constructed at the land of the **Said Property**.
- D. To Commence, prosecute, enforce, defend, answer and oppose all actions and other proceedings and demands touching any of the matters concerning the **Said Property** or any part thereof



4

Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

23 DEC 2020

including those relating to acquisition and / or requisition and if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceeding as aforesaid before any court like civil or criminal or revenue, including the Rent Controller also.

- E. To sign in any Agreement for Sale and in such other document relating to the **Said Property** and / or different units of the Developer's Allocation of the proposed G + 4 storied building to be constructed at the land of the **Said Property** and to take Earnest Money / Advance and / or Part or full consideration money and also to sign in the Sale Deed, Lease Deed or any other transfer documents for and on my behalf.
- F. To sign declares and / or affirm any plaint, written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant, Memorandum of Appeal or any other documents or papers in any proceedings or in any way connected therewith.
- G. To pay all outgoings, including Municipal Tax, Urban Tax, Rent, Revenue and other charges whatsoever, payable for and on account of the **Said Property** and receive refunds and / or other moneys.
- H. To receive or accept consideration money or sell proceeds as arising out of and / or in connection of disposal or transfer of Developer's Allocation of the proposed multi-storied building to be constructed over the **Said Property** mentioned in the Schedule 'A' below.

AND WHEREAS the Said Attorney shall have the power to do all such other acts, deeds and things relating to the **Said Property**, in all manners whatsoever, on my behalf as I could have lawfully done, if personally present.

AND I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever my said Attorney shall lawfully doth or causes to be done.



4

Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

23 DEC 2020

THE SCHEDULE "A" ABOVE REFERRED TO

(Description of the Said / Entire Property)

ALL THAT a Revenue Paying Riyati Rights Bastu Land admeasuring 03 (Three) Kottahs 02 (Two) Chittacks equivalent to 0.050 Acre more or less alongwith a Cement flooring tiles shaded structure admeasuring 250 Sq. Ft. more or less standing thereon lying and situated at Mouza – Bhadrakali, J.L. No. 9, R.S. No. 1764, Touzi No. 3889, Pargana – Bore, R.S. Khatian No. 2315, R.S. Dag No. 2699/5618, L.R. Khatian No. 4129/1, Hal L.R. Khatian No. 7678, L.R. Dag No. 4981, Municipal Holding No. 128/1, Kabi Kiran Dhan Road (K.K.D. Road), Post Office – Bhadrakali, Police Station – Uttarpara, District – Hooghly, Pin – 712 232 within the local limits of Ward No. 12 of Uttarpara - Kotrung Municipality and also within the Administration of B.L. & L.R.O. – Serampore, Hooghly and within the Registration Jurisdiction of A.D.S.R. – Uttarpara previously A.D.S.R. – Serampore, Hooghly, D.S.R. - II Hooghly and A.R.A. Kolkata, together with all easementary and other rights attached therewith and also every right to use paths, passages and facilities attached thereto and therein and butted and bounded by:

- ON THE NORTH** : Property of Tarak Roy Chowdhury.
- ON THE SOUTH** : Partly by the Property of Smt. Manu Rani Dey and partly by the Property of Prabir Dutta and partly by Common Passage.
- ON THE EAST** : Partly by the Property of S.P. Mukherjee and partly by the Property of Smt. Manu Rani Dey.
- ON THE WEST** : Partly by 6 (Six) Feet wide common Passage and partly by the property of Bijay Das.

THE SCHEDULE "B" ABOVE REFERRED TO

(Owner's Allocation)

- (1) A complete flat having S.B. Area 700 Sq. Ft. more or less at the South – Western side on the 1st Floor of the proposed G + 4 storied building;
- (2) A complete flat having S.B. Area 700 Sq. Ft. more or less at the side on the 1st Floor of the proposed G + 4 storied building
- (3) That the owner herein also able to obtain an amount of Rs. 15,00,000/- (Rupees Fifteen Lacs) only by several Cheque and by following ways:

Sl. No.	Particulars	Amount (in Rs.)
1.	With the excavation	Rs. 4,00,000/-
2.	At the time of Roof Casting of 1 st Floor	Rs. 4,00,000/-
3.	At the time of Flooring	Rs. 3,00,000/-
4.	At the time of Possession	Rs. 4,00,000/-



Handwritten signature or initials in blue ink.

Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

23 DEC 2020

THE SCHEDULE "C" ABOVE REFERRED TO

(Developer's Allocation)

Within the proposed G + 4 storied building the Developer shall get entire remaining portion i.e. save and except the Owner's Allocation, of the total available covered area as Developer's Allocation.

THE SCHEDULE "D" ABOVE REFERRED TO

(Common Areas and Facilities to be enjoyed by the occupier)

1. Common paths, passages and main entrance of the "A" schedule building.
2. Common walls and main gates, structures, beams, columns, foundation elements.
3. Common durwans living areas (if any).
4. Drainage and sewerage and all pipes and others installations for the same (except only those are installed within the exclusive area of any unit and/or exclusive by its use).
5. Low tension and/or high-tension electrical installation and its room (if any) and all electrical wirings and other fittings (exclusive only those as are installed within the area of any unit and/or exclusively for its use).
6. Staircase landings and/or midland on all floors in the building and roof.
7. Water pumps, pump rooms, water reservoirs, water tanks and all common plumbing installations for carriage of water save only those who are exclusively within and for use of any unit and/or respect of the building.
8. Such other common parts, areas, equipments, installation fittings, fixtures space in or about the land and the building as are necessary for passage to and/or user of the unites in common by the co-owner but exclusively excluding the terrace and parapet walls of the building.



Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

23 DEC 2020

THE SCHEDULE "E" ABOVE REFERRED TO

(Specification of the construction of **Owner's Allocation**)

1. **FOUNDATION** : R.C.C Foundation of Five storied building.
2. **SUPER STRUCTURE** : R.C.C. framed structure.
3. **WALLS** : 8" thick wall on external face and 5" and 3" thick brick partition wall with cement mortar.
4. **FLOORING** : Vitrified tiles floor with 4' high skirting on all sides of the walls and in case of shop room net cement floor.
5. **DOORS** : Sal wood frames, commercial flash door with synthetic enamel primers and PVC door for the toilet.
6. **WINDOW** : M.S. Grill fitted Aluminum Channel Window Frame with glass panel casement with primers.
7. **KITCHEN** : Black stone cooking platform with marble floor and glazed tiles 2'ft. height over cooking platform with one basin and one sink.
8. **TOILET** : Tiles floor with 6' high skirting on all sides of the walls and tile dado upto 5'ft. high from with Indian type W.C. Pan with flushing cistern.
9. **EXTERNAL PLUMBING** : All external soil vent and western sanitary fixture, P.V.C. rain water pipe.
10. **WATER SUPPLY** : Separate water supply line for each flat connected with main distribution line from overhead tank to be filled up by the electric pump.
11. **ELECTRIFICATION** : Numbers of light and fan points of concealed cover wiring and switchboards and Acrylic/Bakelite cover.
12. **WATER LINES** : Concealed water lines with ½-inch P.V.C. pipes.
13. **INTERNAL WALLS** : All internal walls and ceilings will be cement plastered and punned with plaster of Paris but in case of shop room, it would be cement plaster and white wash.
14. **EXTERNAL WALLS** : Cement based Snowcem or similar Colour will be provided.

IN WITNESSES WHEREOF the Parties hereunto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the **OWNER** at Uttarpara, Hooghly,
in the presence of:

Shida Dey

WITNESSES:

1. *Somnath Dhar*
270, Makhla 2nd Govt. Colony
Uttarpara Hooghly 712245

2. *Aryan Sen*
99/12, N.S. Road, Chandestola
Hooghly

SIGNED, SEALED AND DELIVERED

by the **DEVELOPER** at Uttarpara, Hooghly,
in the presence of:

MAHA NEER NIRMAN

Mishra Dey op mbs.
Partner

Sulam Dey
Partner

WITNESSES:

1. *Somnath Dhar*

2. *Aryan Sen*

Drafted by:

Amar Nath Dhar, Adv.
(Amar Nath Dhar, Advocate),
City Civil Court, Kolkata.
Enrol. No. WB/109/1995.

Typed by: *R. Halder.*

(Riya Halder), Bhadreswar, Hooghly.



Additional District Sub-Registrar
UTTARPARA, HOOGHLY

23 DEC 2020

SPECIMEN FORM OF TEN FINGER PRINTS




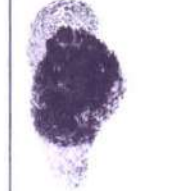










PHOTO	LEFT HAND				
	Small finger	Ring finger	Middle finger	1 st finger	Thumb
					
	RIGHT HAND				
	Thumb	1 st finger	Middle finger	Ring finger	Small finger
<p><i>Shiba Devi</i></p> <hr style="border-top: 1px dashed black;"/>					

PHOTO	LEFT HAND				
	Small finger	Ring finger	Middle finger	1 st finger	Thumb
					
	RIGHT HAND				
	Thumb	1 st finger	Middle finger	Ring finger	Small finger
<p><i>Mithu Bhagubhai</i></p> <hr style="border-top: 1px dashed black;"/>					














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Adl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

23 DEC 2020

SPECIMEN FORM OF TEN FINGER PRINTS

PHOTO	LEFT HAND				
	Small finger	Ring finger	Middle finger	1 st finger	Thumb
					
RIGHT HAND					
 <hr style="border-top: 1px dashed black;"/>	Thumb	1 st finger	Middle finger	Ring finger	Small finger
					

	LEFT HAND				
	Small finger	Ring finger	Middle finger	1 st finger	Thumb
RIGHT HAND					
Thumb	1 st finger	Middle finger	Ring finger	Small finger	

4



Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

23 DEC 2020



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

GRN: 19-202021-017788618-1

Payment Mode Online Payment

GRN Date: 23/12/2020 13:25:20

Bank : State Bank of India

BRN : IK0AWKTXS9

BRN Date: 23/12/2020 13:25:56

DEPOSITOR'S DETAILS

Id No. : 2001748469/2/2020

[Query No./Query Year]

Name : DILIP KR ROY

Contact No. :

Mobile No. : +91 9002950715

E-mail :

Address : JANAI

Applicant Name : Mr Amar Nath Dhar

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001748469/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	51
2	2001748469/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	15014
			Total	15065

In Words : Rupees Fifteen Thousand Sixty Five only



ভারত সরকার
 Unique Identification Authority
 Government of India

স্বাক্ষরিত আই ডি/Enrollment No. 3729 0789 5955

To
 শ্রী শ্রী
 Shila Dey
 D/O Pratul Chandra Dey
 120 KABI KIRAN DHAN ROAD, Serampore III, India
 Bhadrakali Hugl
 West Bengal 712232



স্বাক্ষরিত আই ডি/Your Enrollment No. :

3729 0789 5955

সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



Name :
 Shila Dey
 15 Year - Year of Birth : 1994
 Gender : Female



3729 0789 5955

সাধারণ মানুষের অধিকার

Shila Dey

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SHILA DEY

PRATUL CHANDRA DEY

11/07/1954

BHPPD7641M

Shila

DeY



Shila sey

आयकर विभाग
INCOME TAX DEPARTMENT
MAHA NEER NIRMAN



भारत सरकार
GOVT. OF INDIA



15/06/2012
Permanent Account Number
AAVFM4039L

Signature

MAHA NEER NIRMAN
Mithun Bhatnagar *Sulan Key*
Partner Partner

MAHA NEER NIRMAN
Mithun Bhatnagar *Sulan Key*
Partner Partner



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Government of India

ভালিকার্ডের আই ডি / Enrollment No : 2016/00644/28135

মিঃ
মিঃ মন্দ্যোপাধ্যায়
Mithun Bandyopadhyay
11 K C M. SARANI
Ultapara Kotrung(M)
Dhadrakali
Saramour Uttarpara Hooghly
West Bengal 712232
9831248847

30841967
04/12/2013



MD808419679FH



আপনার আইডি সংখ্যা / Your ID No :

4519 8133 6111

আমার আইডি আমার পরিচয়



ভারত সরকার
Government of India

মিঃ মন্দ্যোপাধ্যায়
Mithun Bandyopadhyay
পিতা : ধ্রুবেশ বন্দ্যোপাধ্যায়
Father: Dhruvesh Banerjee
জন্মতারিখ : DOB: 25/04/1982
বৃত্ত : Male



4519 8133 6111

আমার আইডি, আমার পরিচয়

Mithun Bandyopadhyay

Mithun Bandyopadhyay

PERMANENT ACCOUNT NUMBER

AGVPB3851B



MR NAME
MITHUN BANDYOPADHYAY

MR OR MR FATHER'S NAME
DHRUBESH BANDYOPADHYAY

MR YRS DATE OF BIRTH
26-04-1982

MR SIGNATURE

Mithun Bandyopadhyay

Stalin

MR SIGN (MR ST) MR

COMMISSIONER OF INCOME TAX, CO-1, KOLKATA

Mithun Bandyopadhyay
Mithun Bandyopadhyay



ভারত সরকার
Government of India



পুলক রায়
Pulak Roy
পিতা : বাসুদেব রায়
Father : Basudeb Roy
জন্মতারিখ/DOB: 08/12/1977
পুরুষ / Male



2622 0628 8069

আধার - সাধারণ মানুষের অধিকার



ভারতীয় অনির্ভেদ্য পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: , কবি কিরন্দন রোড
উত্তরপাড়া কোত্রুং(এম), ভদ্রকালী
হুগলী, পশ্চিমবঙ্গ,

Address: 158,
KABIKIRANDHAN ROAD,
Uttarpara Kotrung(M),
Bhadrakali, Hooghly, West
Bengal, 712232

2622 0628 8069



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

Pulak Roy

Pulak Roy

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

PULAK ROY

BASUDEB ROY

08/12/1977

Permanent Account Number

AVXPR4456K

Pulak Roy

Signature



Pulak Roy

Pulak Roy

Identifier



ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 1040/21049/18587

Download Date: 28/08/2017

To
সোমনাথ দাস
Somnath Das
270
2 NO GOVT COLONY
Uttarpara Kotrung M
Makhia
Hooghly West Bengal - 712245

Generation Date: 06/09/2013

Signature valid

Digitally signed by
Somnath Das
DN: cn=Somnath Das, o=U
AUTHORITY=INDIA ID
DATE: 2017.08.28 15:44:39
+05'30'



আপনার আধার সংখ্যা / Your Aadhaar No. :

8355 8503 0123

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



সোমনাথ দাস
Somnath Das
জন্মতারিখ/DOB: 20/02/1990
পুরুষ/ MALE

8355 8503 0123



আমার আধার, আমার পরিচয়

Somnath Das

Somnath Das

Major Information of the Deed

Deed No.:	I-0621-04369/2020	Date of Registration	23/12/2020
Query No / Year	0621-2001748469/2020	Office where deed is registered	
Query Date	22/12/2020 8:41:56 PM	0621-2001748469/2020	
Applicant Name, Address & Other Details	Amar Nath Dhar Uttarpara, Thana : Uttarpara, District : Hooghly, WEST BENGAL, Mobile No. : 7044532487, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 50/-], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 21,84,375/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,051/- (Article:48(g))	Rs. 15,014/- (Article:E, E, B)		
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:128/1 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
L1	LR-4981 (RS :-)	LR-7678	Bastu	Bastu	3 Katha 2 Chatak	1/-	21,09,375/-	Width of Approach Road: 6 Ft.,
Grand Total :					5.1563Dec	1 /-	21,09,375 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft.	1/-	75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		250 sq ft	1 /-	75,000 /-	



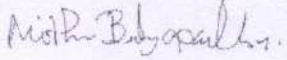
Land Lord Details :


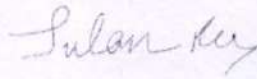
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Miss Shila Dey Daughter of Late Pratul Chandra Dey Executed by: Self, Date of Execution: 23/12/2020 , Admitted by: Self, Date of Admission: 23/12/2020 ,Place : Office			
		23/12/2020	LTI 23/12/2020	23/12/2020
128/1, K. K. D. Road (Kabi Kiran Dhan Road), P.O:- Bhadrakali, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712232 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BHxxxxxx1M, Aadhaar No: 37xxxxxxxx5955, Status :Individual, Executed by: Self, Date of Execution: 23/12/2020 , Admitted by: Self, Date of Admission: 23/12/2020 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	MAHA NEER NIRMAN 158, K. K. D. Road, 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			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Mithun Bandyopadhyay (Presentant) Son of Shri Dhrubesh Banerjee Date of Execution - 23/12/2020, , Admitted by: Self, Date of Admission: 23/12/2020, Place of Admission of Execution: Office			
		Dec 23 2020 2:47PM	LTI 23/12/2020	23/12/2020
11, K. C. M. Sarani, 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: 45xxxxxxxx6111 Status : Representative, Representative of : MAHA NEER NIRMAN (as Partner (Developer))				

2	Name	Photo	Finger Print	Signature
	Shri Pulak Roy Son of Late Basudeb Roy Date of Execution - 23/12/2020, , Admitted by: Self, Date of Admission: 23/12/2020, Place of Admission of Execution: Office			
		Dec 23 2020 2:46PM	LTI 23/12/2020	23/12/2020
158, K. K. D. Road, 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: 26xxxxxxxx8069 Status : Representative, Representative of : MAHA NEER NIRMAN (as Partner (Developer))				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Somnath Das Son of Shri Paresh Das 270, 2 No. Govt. Colony, Makhla, P.O:- Makhla, P S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712245			
	23/12/2020	23/12/2020	23/12/2020
Identifier Of Miss Shila Dey, Shri Mithun Bandyopadhyay, Shri Pulak Roy			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Miss Shila Dey	MAHA NEER NIRMAN-5.15625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Miss Shila Dey	MAHA NEER NIRMAN-250.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P S:- Uttarpara, Municipality: UTTARPARA-KOTRUNG, Road: Kabi Kirandhan Road, Mouza: Bhadrakali, , Holding No:128/1 JI No: 9, Pin Code : 712232

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4981, LR Khatian No:- 7678	Owner:কুমারী শীলা দে, Gurdian:প্রতুল , Address:128/1, কে.কে.ডি. রোড, উত্তরপাড়া,হগলী , Classification:বাস্ত, Area:0.05000000 Acre,	Miss Shila Dey

On 23-12-2020

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

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

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

Presented for registration at 14:45 hrs on 23-12-2020, at the Office of the A.D.S.R. UTTARPARA by Shri 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 21,84,375/-

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

Execution is admitted on 23/12/2020 by Miss Shila Dey, Daughter of Late Pratul Chandra Dey, 128/1, K. K. D. Road (Kabi Kiran Dhan Road), P.O: Bhadrakali, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712232, by caste Hindu, by Profession Others

Identified by Shri Somnath Das, , Son of Shri Paresh Das, 270, 2 No. Govt. Colony, Makhla, P.O: Makhla, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712245, by caste Hindu, by profession Service

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

Execution is admitted on 23-12-2020 by Shri Mithun Bandyopadhyay, Partner (Developer), MAHA NEER NIRMAN (Partnership Firm), 158, K. K. D. Road, P.O:- Bhadrakali, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712232

Identified by Shri Somnath Das, , Son of Shri Paresh Das, 270, 2 No. Govt. Colony, Makhla, P.O: Makhla, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712245, by caste Hindu, by profession Service

Execution is admitted on 23-12-2020 by Shri Pulak Roy, Partner (Developer), MAHA NEER NIRMAN (Partnership Firm), 158, K. K. D. Road, P.O:- Bhadrakali, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712232

Identified by Shri Somnath Das, , Son of Shri Paresh Das, 270, 2 No. Govt. Colony, Makhla, P.O: Makhla, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712245, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,014/- (B = Rs 15,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/12/2020 1:25PM with Govt. Ref. No: 192020210177886181 on 23-12-2020, Amount Rs: 15,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AWKTXS9 on 23-12-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,051/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 51/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no T217207, Amount: Rs.5,000/-, Date of Purchase: 16/12/2020, Vendor name: A Bhat

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/12/2020 1:25PM with Govt. Ref. No: 192020210177886181 on 23-12-2020, Amount Rs: 51/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AWKTXS9 on 23-12-2020, Head of Account 0030-02-103-003-02

Ayan Kumar Sinha

Ayan Kumar Sinha
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 0621-2020, Page from 145256 to 145291
being No 062104369 for the year 2020.



Digitally signed by AYAN KUMAR SINHA
Date: 2020.12.23 15:06:15 +05:30
Reason: Digital Signing of Deed.

Ayan Kumar Sinha

(Ayan Kumar Sinha) 2020/12/23 03:06:15 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. UTTARPARA
West Bengal.

(This document is digitally signed.)

Dated this the day of DECEMBER, 2020.

DEVELOPMENT AGREEMENT WITH
GENERAL POWER OF ATTORNEY

B E T W E E N

MISS SHILA DEY

OWNER

A N D

M/S. MAHA NEER NIRMAN

DEVELOPER

Drafted by:

SRI AMARNATH DHAR

Advocate.

72, M.K.T. Sarani,

P.O. - Bhadrakali, P.S. – Uttarpara,

District - Hooghly, Pin – 712232.

Ph.: 7044532487 (M).
