3725/21 I-3546/21

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL Q-21468209 F 918138

12-20 pm 16/08/21

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

Addl. Dist. Sub-Registrar UTTARPARA, HOOGHLY 16 AUG 2021

DEVELOPMENT AGREEMENT WITH GENERAL POWER OF ATTORNEY

THIS **DEVELOPMENT AGREEMENT WITH GENERAL POWER OF ATTORNEY** is made on this 16th day of August 2021

BETWEEN

Contd.....2

নং 2350
সন - 2021 / 30th July.
ক্রেতার নাম S. Pan. Advocate
সাং Serampore Court
মূল্য Five Thousand Only.
ষ্ট্যাম্প ভেন্ডার -
শ্রী অনিমেষ রক্ষিত
সাং. শ্রীরামপুর হুগলী

SDO Serampore Treasury II
সত্যমেব জয়তে
Serampore, Hooghly

Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

16 AUG 2021

SRI SHYAMAL ROY CHOWDHURY, (PAN-BIMPR1667K) son of Late Tarak Brambha Roy Chowdhury, by faith Hindu, by occupation-Business, by nationality Indian, residing at 122/3, Kabi Kirandhan Road, P.O. Bhadrakali P.S. Uttarpara, District- Hooghly, Pin- 712232, hereinafter called the **O W N E R** (which expression shall unless excl uded by or repugnant to the context be deemed to mean and include his legal heirs, executors, successors, administrators, legal representatives and assigns) of the **O N E - P A R T.**

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 **D E V E L O P E R** (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 **O T H E R - P A R T.**

WHEREAS A L L T H A T piece and portion of Bastu land Measuring more or less 09 Chittacks 11 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. 10358, in Mouza Bhadrakali, J.L. No. 9, being municipal holding No. 122/3, Kabi Kirandhan Road, P.O. Bhadrakali P.S. Uttarpara, District- Hooghly, Pin-

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The Additional District Sub Registrar Uttarpara District Hooghly

Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

16 AUG 2021

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

A N D W H E R E A S on 28th April, 2006 said Smt. Menika Roy Chowdhury had gifted the said property as described in the First schedule hereunder to her youngest son Sri Shyamal 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. 4, pages from 5865 to 5885, vide Deed No. 02880 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.

ANDWHEREAS said Smt. Menika 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 Menika Rani Roy Chowdhury alias Menoka 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 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 Second schedule hereunder written

A N D W H E R E A S the party of the first part decided to develop his property, as described in the schedule First & Second 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**

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Additional District Sub Registrar Uttarpara District Hooghly

Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

16 AUG 2021

following terms and conditions:-

1) That the owner has handed over all photocopy of 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 First and Second hereunder 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 measuring more or less 790 sq.ft. (including 25%Super built-up area) (covered area more or less 632 sq.ft.) on the First floor, details specifically mentioned in the Third schedule hereunder and besides that the developer has to pay a sum of Rs. 15,50,000/- (Rupees fifteen lac fifty thousand) only out of which a sum of Rs. 2,00,000/- is being paid at the time of execution of this Development Agreement-cum-General Power of Attorney and balance amount will be paid in the following manner:-

a) Rs. 3,00,000/- at the time of Vacating the schedule property.

b) Rs. 5,00,000/- at the time of roof casting of third floor of building.

c) Rs. 5,50,000/- at the time of handing over possession of owner's allocated flat (before 15 days).

4) That the owner shall deliver possession of schedule property as is

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Addl. Dist. Sub-Registrar
UTTARPARA HOOGHLY

16 AUG 2021

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 and relating cost and monthly rent will be beared by the developer.

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 i.e. Uttarpara-Kotrung 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 of multi-storied building 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

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Additional District Sub Registrar Uttarpara District Hooghly

Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

16 AUG 2021

within 36 (thirty six) 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 advance or full consideration money either full advance or full consideration and have the right to give consent to the intending 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(thirty six) months from the date of getting sanctioned building plan or from the date getting vacant possession of the schedule property from the owners, 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

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Additional District Sub Registrar Uttarpara District Hooghly

Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

16 AUG 2021

said plot of land described in the First and Second Schedule 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.

(16) That in case of demise of the Owner or developer 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 and in case of demise of any partner of developer's firm then the legal heirs of deceased partner and another partner shall complete the entire construction and final transaction.

(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.

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Office of the Additional District Sub Registrar Uttarpara District Hooghly

Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY
16 AUG 2021

(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 and owner shall be paid to the Developer.

(22) The Owner shall have right to mutate his name before the Municipality in respect of his owner's allocated flat 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.

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Seal of the Additional District Sub Registrar Uttarpara District Hooghly

Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

16 AUG 2021

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.

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.

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Additional District Sub Registrar Uttarpara District Hooghly

Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

16 AUG 2021

M) To appear before any court and sine, 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 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 FIRST SCHEDULE ABOVE REFERRED TO

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

ALL THAT piece and portion of 09 Chittacks 11 sq. ft. along with cement flooring one storied building measuring more or less 632 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. 10358, in Mouza Bhadrakali, J.L. No. 9, being municipal holding No.

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Addl. District Sub Registrar Uttarpara District Hooghly

Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

16 AUG 2021

122/3, Kabi Kirandhan Road, P.O. Bhadrakali P.S. Uttarpara, District-Hooghly Pin- 712232 under Uttarpara-Kotrung Municipality A.D.S.RO., Uttarpara.

THE SAID PROPERTY IS BUTTED AND BOUNDED BY:-

ON THE NORTH: - : 1'-6" wide common passage and then 10' wide Municipal Road;

ON THE SOUTH: - : Common stair and House of Amit Roy Chowdhury;

ON THE EAST: - : 8' wide common passage;

ON THE WEST: - : Property of Menoka Rani Roy Chowdhury;

THE SECOND SCHEDULE ABOVE REFERRED TO

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

THE THIRD SCHEDULE ABOVE REFERRED TO

(Description of owner's allocated flat)

Within First & Second Schedule properties one residential flat in Block "B" "D" type measuring more or less 790 sq.ft. (including 25% Super built-up area) (covered area more or less 632 sq.ft.) on the First Floor towards North-Western side consisting of 2 (two) Bed rooms, 1(one) kitchen-cum-dinning, 2 (two) toilets and 1(one) Varandah.

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Office of the Additional District Sub Registrar Uttarpara District Hooghly

Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

16 AUG 2021

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

WITNESSES

1) Prubanta Ghosh
2. N.S. Road, Uttarpara
Hooghly

Shyamal Roy Choudhury

SIGNATURE OF THE OWNER

2) Jayanta Ghosh
3NO, DHARMOTALA LANE
BHADRAKALI, HOOGHLY
PIN - 712232

MAHA NEER NIRMAN

Mithun Bandyopadhyay, Sulan Roy

Partner Partner

SIGNATURE OF THE DEVELOPER

Drafted by me:-

Somnath Das

Advocate, Serampore Court.
WB/1020/1983

Computer printed by me :

A. Chakraborty

Uttarpara, Hooghly.

Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

16 AUG 2021

FINGER PRINTS OF BOTH HANDS

Swynal Roychowdhury

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

Mithun Bandyopadhyay

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

Sulan Roy

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

Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

16 AUG 2021

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MAHA NEER NIRMAN

15/06/2012

Permanent Account Number

AAVFM4039L

Signature

MAHA NEER NIRMAN

Partner

Partner

Seal of the Additional District Sub Registrar Uttarpara District Hooghly

Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

16 AUG 2021

आयकर विभाग
INCOME TAX DEPARTMENT

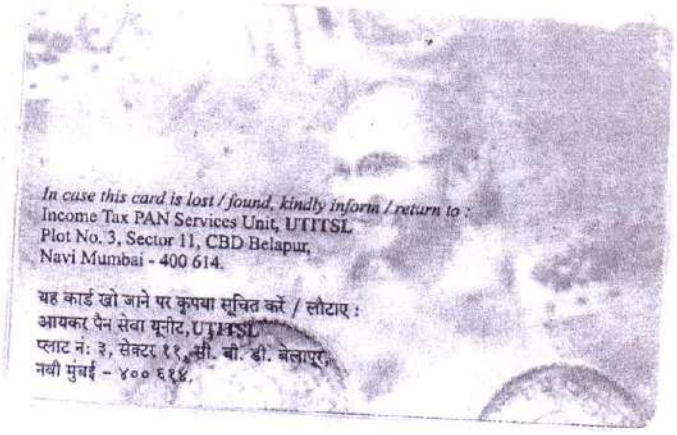
भारत सरकार
GOVT. OF INDIA

PULAK ROY

BASUDEB ROY

08/12/1977

AVXPR4456K



/PERMANENT ACCOUNT NUMBER

AGVPB3851B

/NAME

MITHUN BANDYOPADHYAY

/FATHER'S NAME

DHRUBESH BANDYOPADHYAY

/DATE OF BIRTH

26-04-1982

/SIGNATURE

Mithun Bandyopadhyay

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Mithun Bandyopadhyay.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHYMAL ROY CHOWDHURY

TARAKBRAMBHA ROY CHOWDHURY

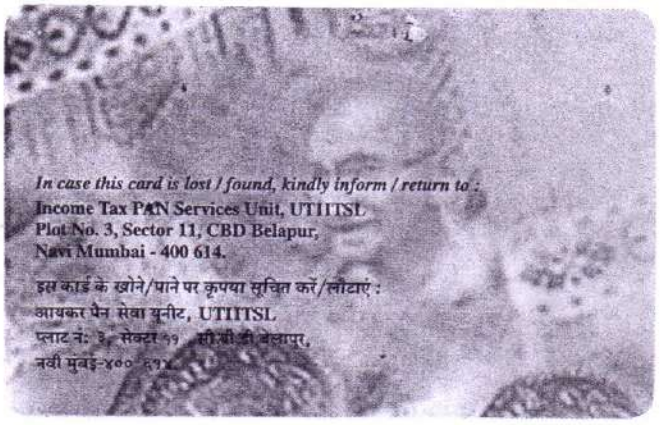
07/04/1958

Permanent Account Number

BIMPR1667K

Shymal Roy Chowdhury

Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, UTIITSL
प्लाट नं: 3, सेक्टर 11, सी.बी.डी. बेलापुर,
नवी मुंबई-४०० ६१४.

Shymal Roy Chowdhury

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

Details

GRN:	192021220052461161	**Payment Mode:**	Online Payment
GRN Date:	15/08/2021 09:51:56	**Bank/Gateway:**	State Bank of India
BRN :	IK0BFRXWI9	**BRN Date:**	15/08/2021 09:08:22
Payment Status:	Successful	**Payment Ref. No:**	2001468209/5/2021 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Suman Chatterjee
Address:	117, B. N. Road Uttarpara, Hooghly, 712258
Mobile:	9123054199
Depositor Status:	Others
Query No:	2001468209
Applicant's Name:	Mr Aloke Chatterjee
Identification No:	2001468209/5/2021
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001468209/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	71
2	2001468209/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	15528
			Total	**15599**

IN WORDS: FIFTEEN THOUSAND FIVE HUNDRED NINETY NINE ONLY.

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/26/179/756271

নির্বাচকের নাম	:	প্রশান্ত ঘোষ
Elector's Name	:	Prasanta Ghosh
পিতার নাম	:	নিমাই চন্দ্র ঘোষ
Father's Name	:	Nemai Chandra Ghosh
লিঙ্গ/Sex	:	পুং / M
জন্ম তারিখ Date of Birth	:	20/03/1972

WB/26/179/756271
ঠিকানা:
2, নেতাজী সুভাষ রোড, উত্তরপাড়া কোতরং,
উত্তরপাড়া, হুগলী-712258

Address:
2, NETAJI SUBHASH ROAD, UTTARPARA
KOTRUNG, UTTARPARA, HOOGHLY-71225

Date: 12/01/2017

185 - উত্তরপাড়া নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral Registration Officer for

185 - Uttarpara Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে 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

204 / 725

Major Information of the Deed

	I-0621-03546/2021	Date of Registration	16/08/2021
Year	0621-2001468209/2021	Office where deed is registered	
te	12/08/2021 11:07:18 AM	0621-2001468209/2021	
ant Name, Address er Details	Aloke Chatterjee 117, B. N. Road,Thana : Uttarpara, District : Hooghly, WEST BENGAL, PIN - 712258, Mobile No. : 9433649609, Status :Solicitor firm		
ransaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4002] Power of Attorney, General Power of Attorney [Rs : 2/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,50,000/-]	
Set Forth value		Market Value	
Rs. 300/-		Rs. 9,85,350/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,071/- (Article:48(g))		Rs. 15,528/- (Article:E, 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:122/3 Jl No: 9, Pin Code : 712232

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4734 (RS :-)	LR-10358	Bastu	Bastu	9 Chatak 11 Sq Ft	100/-	3,90,000/-	Property is on Road ,Last Reference Deed No :0605-I -02880-2006

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-4734 (RS :-)	LR-4470	Bastu	Bastu	4 Chatak	100/-	1,68,750/-	Property is on Road
	Grand Total :				**1.3658Dec**	**200 /-**	**5,58,750 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	632 Sq Ft.	100/-	4,26,600/-	Structure Type: Structure
	Gr. Floor, Area of floor :632 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	**632 sq ft**	**100 /-**	**4,26,600 /-**	

s :

ress,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
hyamal Roy owdhury son of Late Tarak Brambha Roy Chowdhury Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office	 16/08/2021	 LTI 16/08/2021	Shyamal Roy Chowdhury 16/08/2021
122/3, 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: Business, Citizen of: India, PAN No.:: BIxxxxxx7K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Maha Neer Nirman** 158, K.K.D. Road, 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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Mithun Bandyopadhyay (Presentant) Son of Mr Dhrubesh Banerjee Date of Execution - 16/08/2021, , Admitted by: Self, Date of Admission: 16/08/2021, Place of Admission of Execution: Office	 Aug 16 2021 2:43PM	 LTI 16/08/2021	Mithun Bandyopadhyay 16/08/2021
	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)			

me	Photo	Finger Print	Signature
y Basudeb Roy ecution - 021, , Admitted by: ate of Admission: 8/2021, Place of nission of Execution: Office			Sulan Roy
	Aug 16 2021 2:44PM	LTI 16/08/2021	16/08/2021
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)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Prasanta Ghosh Son of Mr Nemai Chandra Ghosh 2, Netaji Subhas Roa, City:- Uttarpara-kotrung, , P.O:- Uttarpara, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712258			Prosanta Ghosh
	16/08/2021	16/08/2021	16/08/2021
Identifier Of Mr Shyamal Roy Chowdhury, Mr Mithun Bandyopadhyay, Mr Pulak Roy			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr Shyamal Roy Chowdhury	Maha Neer Nirman-0.953333 Dec
Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr Shyamal Roy Chowdhury	Maha Neer Nirman-0.4125 Dec
Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr Shyamal Roy Chowdhury	Maha Neer Nirman-632.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Uttarpara, Municipality: UTTARPARA-KOTRUNG, Road: Kabi Kirandhan Road, Mouza: Bhadrakali, , Holding No:122/3 Jl 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:- 4734, LR Khatian No:- 10358	Owner:শ্যামল রায় চৌধুরী ., Gurdian:তারক ব্রহ্ম, Address:নিজ , Classification:বাস্তু, Area:0.00900000 Acre,	Mr Shyamal Roy Chowdhury

.- Uttarpara, Municipality: UTTARPARA-KOTRUNG, Road: Kabi Kirandhan Road, Mouza:
g No:122/4 JI No: 9, Pin Code : 712232

Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
Plot No:- 4734, LR Khatian :- 4470	Owner:মেনকারানী রায় চৌধুরী, Gurdian:তারকব্রকথ্ম , Address:41 কবিকিরন ধন রোড , Classification:বাস্তু, Area:0.01700000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 062103546 / 2021

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

under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 n Stamp Act 1899.

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

nted for registration at 12:20 hrs on 16-08-2021, at the Office of the A.D.S.R. UTTARPARA by Mr Mithun dyopadhyay ,.

ertificate 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 9,85,350/-

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

Execution is admitted on 16/08/2021 by Mr Shyamal Roy Chowdhury, Son of Late Tarak Brambha Roy Chowdhury, 122/3, Kabi Kirandhan Road, P.O: Bhadrakali, Thana: Uttarpara, , City/Town: UTTARPARA-KOTRUNG, Hooghly, WES BENGAL, India, PIN - 712232, by caste Hindu, by Profession Business

Indetified by Mr Prasanta Ghosh, , , Son of Mr Nemai Chandra Ghosh, 2, Netaji Subhas Roa, P.O: Uttarpara, Thana: Uttarpara, , City/Town: UTTARPARA-KOTRUNG, Hooghly, WEST BENGAL, India, PIN - 712258, by caste Hindu, by profession Business

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

Execution is admitted on 16-08-2021 by Mr Mithun Bandyopadhyay, Partner, Maha Neer Nirman (Partnership Firm), 158, K.K.D. Road, City:- Uttarpara-kotrung, , P.O:- Bhadrakali, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712232

Indetified by Mr Prasanta Ghosh, , , Son of Mr Nemai Chandra Ghosh, 2, Netaji Subhas Roa, P.O: Uttarpara, Thana: Uttarpara, , City/Town: UTTARPARA-KOTRUNG, Hooghly, WEST BENGAL, India, PIN - 712258, by caste Hindu, by profession Business

Execution is admitted on 16-08-2021 by Mr Pulak Roy, Partner, Maha Neer Nirman (Partnership Firm), 158, K.K.D. Road, City:- Uttarpara-kotrung, , P.O:- Bhadrakali, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712232

Indetified by Mr Prasanta Ghosh, , , Son of Mr Nemai Chandra Ghosh, 2, Netaji Subhas Roa, P.O: Uttarpara, Thana: Uttarpara, , City/Town: UTTARPARA-KOTRUNG, Hooghly, WEST BENGAL, India, PIN - 712258, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,528/- (B = Rs 15,500/- ,E = Rs 28/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,528/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/08/2021 9:53AM with Govt. Ref. No: 192021220052461161 on 15-08-2021, Amount Rs: 15,528/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BFRXWI9 on 15-08-2021, Head of Account 0030-03-104-001-16

uty

ed Stamp Duty payable for this document is Rs. 5,071/- and Stamp Duty paid by Stamp Rs 5,000/-,
/-
tamp
e: Court Fees, Amount: Rs.10/-
ype: Impressed, Serial no F918138, Amount: Rs.5,000/-, Date of Purchase: 30/07/2021, Vendor name: A

ion of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
e on 15/08/2021 9:53AM with Govt. Ref. No: 192021220052461161 on 15-08-2021, Amount Rs: 71/-, Bank:
e Bank of India (SBIN0000001), Ref. No. IK0BFRXWI9 on 15-08-2021, Head of Account 0030-02-103-003-02

Bhattacharya

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 146417 to 146443

being No 062103546 for the year 2021.

Seal of the Additional District Sub-Registrar, Uttarpara, District Hooghly

Digitally signed by Sraboni Bhattacharya
Date: 2021.09.02 11:51:38 +05:30
Reason: Digital Signing of Deed.

Bhattacharya

(Sravani Bhattacharya) 2021/09/02 11:51:38 AM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. UTTARPARA

West Bengal.

(This document is digitally signed.)