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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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16/01/23

Address: District Sub-Registrar
BURDWAN

16 JAN 2023

This Deed of Agreement for Development alongwith Development Power of Attorney is made on this 16 th day of January 2023 at Burdwan BETWEEN

- 1) SRI SWAPAN KUMAR SAHA (Aadhaar Card No. 6035 0817 2313) (PAN - AWJPS1839C) son of Late Amulya Ranjan Saha, nationality Indian, by caste Hindu, by profession Retired person, resident of Deshbandhu Nagar, Kalna gate, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101,
- 2) SRI TAPAN SAHA (Aadhaar Card No. 4625 3637 9929) (PAN - AJDPS3027P) son of Late Amulya Ranjan Saha, nationality Indian, by caste Hindu, by profession Business, resident of Deshbandhu Nagar, Kalna gate, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101,

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ସ୍ଥାନ Burdwan
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Sanjay Acharyya.



Additional District Sub-Registrar
BURDWAN

16 JAN 2023

- 3) **SRI ARABINDA SAHA** (Aadhaar Card No. 8112 2246 9755) (PAN - DYDPS4825K) son of Late Amulya Ranjan Saha, nationality Indian, by caste Hindu, by profession Business, resident of Deshbandhu Nagar, Kalna gate, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101.
- 4) **SRI GOURI SHANKAR SAHA** (Aadhaar Card No. 2538 5034 5716) (PAN - BWTPS0097J) son of Late Amulya Ranjan Saha, nationality Indian, by caste Hindu, by profession Business, resident of Deshbandhu Nagar, Kalna gate, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101.
- 5) **SRI GOBINDA SAHA** (Aadhaar Card No. 3365 7300 9624) (PAN - CZLRS2376D) son of Late Amulya Ranjan Saha, nationality Indian, by caste Hindu, by profession Business, resident of Deshbandhu Nagar, Kalna gate, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101.
- 6) **SMT. KANAN GANGULY** (Aadhaar Card No. 3080 8014 9778) (PAN - BSTPG4383C) daughter of Late Amulya Ranjan Saha, wife of Shantanu Ganguly, nationality Indian, by caste Hindu, by profession Housewife, resident of Deshbandhu Nagar, Kalna gate, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101.
- 7) **SMT. KAJAL CHATTERJEE** (Aadhaar Card No. 6097 0298 2953) (PAN - BTTPC2816R) daughter of Late Amulya Ranjan Saha, wife of Sukanta Chatterjee, nationality Indian, by caste Hindu, by profession Housewife, resident of Deshbandhu Nagar, Kalna gate, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101, presently residing at Vill & P.O. Baikanthapur, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101.
- 8) **SMT. LINA SAHA** (Aadhaar Card No. 4253 4275 9750) (PAN - BFEPS2976F) wife of Late Ratan Saha, nationality Indian, by caste Hindu, by profession Housewife, resident of Deshbandhu Nagar, Kalna gate, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101, presently residing at 4/1A, Shivmandir Road, Brahmapur, Kolkata, West Bengal - 700096.
- 9) **SRI AYAN SAHA** (Aadhaar Card No. 6001 7021 6755) (PAN - MJQPS6169B) son of Late Ratan Saha, nationality Indian, by caste Hindu, by profession Business, resident of Deshbandhu Nagar, Kalna gate, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101, presently residing at 4/1A, Shivmandir Road, Brahmapur, Kolkata, West Bengal - 700096.

- 10) **SMT. SNIGDHA SAHA** (Aadhaar Card No. 7190 3172 1036) (PAN - MTYPS0167D) daughter of Late Ratan Saha, nationality Indian, by caste Hindu, by profession Housewife, resident of Deshbandhu Nagar, Kalnagate, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101, presently residing at 4/1A, Shivmandir Road, Brahmapur, Kolkata, West Bengal - 700096

hereinafter called the **OWNERS / EXECUTENTS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/their heirs, executors, administrators, legal representatives, assigns, nominee or nominees) of the **FIRST PART**.

AND

"M/S SRISHTI CONSTRUCTION" (Pan - ACOFS4364B) (a Partnership Firm) having its registered office at Baranilpur, Shurid Para (Near Milan Sangha Club), P.O. Sripally, P.S Burdwan Sadar, Dist- Purba Bardhaman, West Bengal - 713103,

Represented by its Partners -

1. **SRI PRASANTA BOSE** (Pan- AIXPB3506H) S/o Late Hemendra Narayan Bose, nationality Indian, by caste Hindu, by profession Business, resident of Baranilpur, Shurid Para, P.O. Sripally, P.S Burdwan Sadar, Dist- Purba Bardhaman, West Bengal - 713103
2. **SRI AYAN BANERJEE** (Pan- AJUPB7325C) S/o Late Ramen Chandra Banerjee, nationality Indian, by caste Hindu, by profession Business, resident of Saral Chandra Banerjee Road, Telmanui Para, P.O. Burdwan, P.S Burdwan Sadar, Dist- Purba Bardhaman, West Bengal - 713101

hereinafter called the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the Partners for the time being of the said partnership firm and/or their respective heirs, executors, administrators, legal representatives, successors and assigns) of the **OTHER PART**.

WHEREAS the **OWNERS** i.e. the First Part is absolutely seized and possessed of the property described in the "A" Schedule below and have acquired a good & absolute right title interest & possession over the "A" schedule property.

AND WHEREAS the "A" Schedule property was belong to Amulya Ranjan Saha who got the same by dint of a Indenture of lease being no 3580 for 1955 registered at the office of U.S.R Burdwan.

AND WHEREAS the said Amulya Ranjan Saha had six sons namely Swapan kumar Saha, Tapan Saha, Arabinda Saha, Gouri Shankar Saha, Ratan Saha &

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Gobinda Saha and two daughters namely Kanan Ganguly & Kajal Chatterjee. Be it mentioned here that one of his son namely Ratan Saha died prior to the death of Amulya Ranjan Saha.

AND WHEREAS after the demise of Amulya Ranjan Saha, his "A" schedule property was devolved upon his five sons namely Swapn kumar Saha, Tapan Saha, Arabinda saha, Gouri Shankar Saha, Gobinda Saha and two daughters namely Kanan Ganguly & Kajal Chatterjee and Lina Saha i.e. the wife of his predeceased son Ratan Saha, Ayan Saha i.e. the son of his predeceased son Ratan Saha & Snigdha Saha i.e. the daughter of his predeceased son Ratan Saha.

AND WHEREAS the present OWNERS have mutated their names in the office of B.L. & L.R.O Burdwan and also in the office of Burdwan Municipality and their names are duly recorded in the L.R.O.R being Khatian nos. 45979, 45981, 45983, 45982, 45980, 45984, 45985, 45986, 45987 & 45988 of mouza Nari.

AND WHEREAS the present OWNERS have obtained a G+V storied residential building plan containing several self contained Flats/Units/Parkings etc. from the Burdwan Municipality. But for want of time, experience and fund they are unable to proceed with such a project.

AND WHEREAS the OWNERS is in need of a firm/person/company, who will take up the G+V storied residential building project and complete the same by taking all sorts of steps for development & construction by providing fund from her/his/its/their own source

AND WHEREAS the DEVELOPER FIRM is engaged in civil construction & development of immovable properties. The OWNERS approach the DEVELOPER FIRM represented by its Partners to take up the G+V storied residential building project and complete the same by providing fund from its own source.

AND WHEREAS the DEVELOPER FIRM represented by its Partners has agreed to take up the project and to construct the G+V storied residential building over the "A" schedule property by providing its own fund as per sanctioned building plan issued by Burdwan Municipality.

AND WHEREAS the OWNERS and DEVELOPER FIRM represented by its Partners after due discussion over the modus operandi and the terms & conditions of the development, have mutually agreed on condition that the DEVELOPER FIRM would make construction of the G+V storied residential building as per sanctioned plan issued by Burdwan Municipality and with the authority & power to procure intending purchaser/purchasers of flats/units/parking spaces comprising in the G+V storied residential building and would make as an agent for the intending purchaser/purchasers to be secured by the DEVELOPER FIRM and would also realize the cost of construction of the flats/units/parking spaces and common parts from the intending purchaser/purchasers directly for self and also the cost of the

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Handwritten signature and text:
Sd/- H. J. Saha

proportionate share of interest in the land described in the "A" schedule mentioned hereunder and as would be proportionate to each such flat/unit/parking space and common parts for and on behalf of the OWNERS and upon receipt of such payment from the intending purchaser/purchasers the DEVELOPER FIRM shall nominate the intending purchaser/purchasers for purchase of the undivided, proportionate, impartible and indivisible share or interest in the said land as would be proportionate to each such flat/unit/parking spaces agreed to be acquired by the intending purchaser/purchasers to the said OWNERS, who would execute proper sale deed/conveyance deed in respect of the said undivided, impartible and indivisible interest in the land together with flats/units/parking spaces.

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

ARTICLE - I

Definitions Unless in these presents there is something in the subject of context inconsistent with.

- 1.1. **PREMISES** shall mean ALL THAT piece and parcel of the Bastu class of land a little more or less 0.080 Acres out of which 0.010 Acres of land comprising in C.S. Plot No. 546, R.S. Plot No. 546, L.R. Plot No. 1326 under R.S. Khatian No. 680 and 0.070 Acres of land comprising in C.S. Plot No. 547, R.S. Plot No. 547/4258, L.R. Plot No. 1327, under R.S. Khatian No. 656, appertaining to L.R. Khatian Nos. 45979, 45981, 45983, 45982, 45980, 45984, 45985, 45986, 45987 & 45988 lying and situate at Mouza Nari, J.L. No. 70, Ward No. 08, Holding No. 383, Haffijulla Berh Mahalla, within the jurisdiction of Burdwan Municipality, A.D.S.R. Office Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, in the State of West Bengal.
- 1.2. **OWNERS** shall means 1) SRI SWAPAN KUMAR SAHA son of Late Amulya Ranjan Saha, nationality Indian, by caste Hindu, by profession Retired Person, resident of Deshbandhu Nagar, Kalna gate, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101, 2) SRI TAPAN SAHA son of Late Amulya Ranjan Saha, nationality Indian, by caste Hindu, by profession Business, resident of Deshbandhu Nagar, Kalna gate, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101, 3) SRI ARABINDA SAHA son of Late Amulya Ranjan Saha, nationality Indian, by caste Hindu, by profession Business, resident of Deshbandhu Nagar, Kalna gate, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101, 4) SRI GOURI SHANKAR SAHA son of Late Amulya Ranjan Saha, nationality Indian, by caste Hindu, by profession Business, resident of Deshbandhu Nagar, Kalna gate, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101,

Signature

6) **SRI GOBINDA SAHA** son of Late Amulya Ranjan Saha, nationality Indian, by caste Hindu, by profession Business, resident of Deshbandhu Nagar, Kalna gate, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101. 6) **SMT. KANAN GANGULY** daughter of Late Amulya Ranjan Saha, wife of Shantanu Ganguly, nationality Indian, by caste Hindu, by profession Housewife, resident of Deshbandhu Nagar, Kalna gate, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101. 7) **SMT. KAJAL CHATTERJEE** daughter of Late Amulya Ranjan Saha, wife of Sukanta Chatterjee, nationality Indian, by caste Hindu, by profession Housewife, resident of Deshbandhu Nagar, Kalna gate, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101, presently residing at Vill & P.O. Baikanthapur, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101. 8) **SMT. LINA SAHA** wife of Late Ratan Saha, nationality Indian, by caste Hindu, by profession Housewife, resident of Deshbandhu Nagar, Kalna gate, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101, presently residing at 4/1A, Shivmandir Road, Brahmapur, Kolkata, West Bengal - 700096. 9) **SRI AYAN SAHA** son of Late Ratan Saha, nationality Indian, by caste Hindu, by profession Business, resident of Deshbandhu Nagar, Kalna gate, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101, presently residing at 4/1A, Shivmandir Road, Brahmapur, Kolkata, West Bengal - 700096. 10) **SMT. SNIGDHA SAHA** daughter of Late Ratan Saha, nationality Indian, by caste Hindu, by profession Housewife, resident of Deshbandhu Nagar, Kalna gate, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101, presently residing at 4/1A, Shivmandir Road, Brahmapur, Kolkata, West Bengal - 700096 (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/their heirs, executors, administrators, legal representatives, assigns, nominee or nominees)

- 1.3 **DEVELOPER** shall mean "M/S SRISHTI CONSTRUCTION" (a Partnership Firm) having its registered office at Baranilpur, Shurid Para (Near Milan Sangha Club), P.O. Sripally, P.S. Burdwan Sadar, Dist- Purba Bardhaman, West Bengal - 713103. **Represented by its Partners - 1. SRI PRASANTA BOSE** S/o Late Hemendra Narayan Bose, nationality Indian, by caste Hindu, by profession Business, resident of Baranilpur, Shurid Para, P.O. Sripally, P.S. Burdwan Sadar, Dist- Purba Bardhaman, West Bengal - 713103. **2. SRI AYAN BANERJEE** S/o Late Ramen Chandra Banerjee, nationality Indian, by caste Hindu, by profession Business, resident of Sarat Chandra Banerjee Road, Telmarui Para, P.O. Burdwan, P.S. Burdwan Sadar, Dist- Purba Bardhaman, West Bengal - 713101, hereinafter called the **DEVELOPER**,



(which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the Partners for the time being of the said partnership firm and/or their respective heirs, executors, administrators, legal representatives, successors and assigns)

- 1.4 **BUILDING** shall mean G+V storied residential building to be constructed over the "A" schedule property with such necessary additional structures in accordance with the plan/plans sanctioned by Burdwan Municipality and other authorities for construction of flats/units/car parking spaces over the "A" schedule property.
- 1.5 **ARCHITECT** shall mean any technically experienced qualified person/ persons of the firm to be appointed by the Developer as Architect for construction of G+V storied residential building to be constructed over the "A" schedule.
- 1.6 **BUILDING PLAN** shall mean the plan/drawings of the G+V storied residential building prepared by the Architect and submitted by the Owners to the Burdwan Municipality for construction of the G+V storied residential building over the "A" schedule property with such variation or modification and/or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned.
- 1.7 **COMMON FACILITIES/PORTIONS** shall includes paths, passages, lift, roofs, foundations, columns, beams, supports, main wall, corridors, lobbies, entrances & exits, tanks, motors, pump and such other spaces and facilities whatsoever required for the establishment, location, common enjoyment, provision, management and/or maintenance of the buildings as shall be determined by the Developer and the owners of the building or otherwise required and the Developer shall continue to manage and control all affairs until an Association or Society is formed and take charge of the same.
- 1.8 **CONSTRUCTED SPACE** shall mean the space in the Building available for independent use and the occupation including the space demarcated for common facilities.
- 1.9 **OWNERS' ALLOCATION** shall mean and include undivided 34% of the Flat Area and undivided 30% of the Car parking space on the Ground Floor of the G+V storied building as per sanctioned building plan issued by Burdwan Municipality over the "A" schedule property TOGETHER WITH undivided proportionate share in the common parts and facilities and the same shall be constructed with sufficient modern fittings and fixtures subject to sanction of total F.A.R. The Owners will get the Flat nos. 1B on the First Floor, the Flat no. 3B & 3C on the Third Floor, Flat nos. 4B & 4C on the Forth Floor and

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the Flat no. 5B on the Fifth Floor to the extend of their 34% share of the Flats area with 30% share of the Car Parking Spaces on the Ground Floor of the G+V storied building over the "A" schedule property, . Be it mentioned here that if any deviation occurs then the same will be mutually adjusted as on this day by executing separate supplementary agreement.

- 1.10 **DEVELOPER'S ALLOCATION** shall means and include undivided 66% of the Flat Area and undivided 70% of the Car parking space on the Ground Floor of the G+V storied building as per sanctioned building plan issued by Burdwan Municipality over the "A" schedule property TOGETHER WITH undivided proportionate share in the common parts and facilities and the same shall be constructed with sufficient modern fittings and fixtures subject to sanction of total F.A.R. The Developer will get the Flat nos. 1A & 1C on the First Floor, the Flat nos. 2A, 2B & 2C on the Second Floor, the Flat nos. 3A on the Third Floor, Flat no. 4A on the Forth Floor and the Flat nos. 5A & 5C on the Fifth Floor to the extend of its 66% share of the Flats area with rest 70% share of the Car Parking Spaces on the Ground Floor of the G+V storied residential building over the "A" schedule property, . Be it mentioned here that if any deviation occurs then the same will be mutually adjusted as on this day by executing separate supplementary agreement.
- 1.11 **SALEABLE SPACE** means the space in the entire building, which will be available for independent use and occupation after making due provision for common facilities and the spaces required therefore.
- 1.12 **COVERED AREA** shall mean the plinth area of the said unit/flat/parking space including the bathrooms and balconies and also thickness of the walls and pillars which includes proportionate share of the plinth area of the common portions PROVIDED THAT if any wall be common between two units/flats/ parking space then one - half of the area under such wall shall be included in each Unit/Flat.
- 1.13 **UNDIVIDED SHARE** shall mean the undivided proportionate share in the land attributable to the each flat/unit/parking space comprised in the said property and the common portions held by and/or here in agreed to be sold to the respective purchaser/s and also wherever the context permits.
- 1.14 **TRANSFeree** shall mean the person to whom any may space in the building has been transferred or is proposed to be transferred.
- 1.15 **TRANSFER** with its grammatical, variations shall mean and include transfer by possession and by other means adopted for effecting what is understood as a transfer of space in G+V storied building to purchaser/s thereof and will

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include the meaning of the said terms as defined in the Income Tax Act, 1961 and the Transfer of property Act.

- 1.16 **CO - OWNER** shall according to its context mean and include all persons who acquire or agree to acquire Units/Flats/Parking Spaces in the Building, including the Developer for the Units/Flats/Parking Spaces not alienated or agreed to be alienated.
- 1.17 **COMMON EXPENSES** shall include all expenses to be incurred by the co-owners for the maintenance, management and upkeep of the building over the schedule property for common purposes.
- 1.18 **COMMON FACILITIES AND AMENITIES** shall mean the Corridors, Ways, Stair, Stair Passage Ways, Drive Ways, Lift, Roof, Pump Under ground and Overhead tank, Meter Space, Septic Tank, Boundary Wall and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment, maintenance and/or management of the Building in common.
- 1.19 **COMMON PURPOSES** shall mean the purpose of managing and maintaining the building over the schedule property and in particular the common portions, collection and disbursement of common expenses for common portion and dealing with the matter of common interest of the co-owners relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective units exclusively and the common perorations in common.
- 1.20 **SUPER BUILT-UP AREA** shall mean in context to a Unit/Flat as the area of a Unit/Flat computed by adding an agreed fixed percentage of **25% (Twenty Five Percent)** of the built-up and/or the covered area of the Unit/Flat.
- 1.21 **UNIT/FLAT** shall according to the context, mean all Purchaser/Purchasers and/or intending Purchaser/s of different Unit/s/Flat/s in the Building and shall also include the Developer herein and the Owners herein in respect of such Unit/s/Flat/s which are retained and/or not alienated and/or not agreed to be alienated of the time being.
- 1.22 **DEVELOPER'S ADVOCATE** shall mean SRI SURAJIT HAZRA of Burdwan District Judges' Court Burdwan, who have prepared these presents and who shall prepare all legal documentations regarding the development, construction, building, promotion and erection and sale, transfer, grant, conveyance, demised, devise and provide of the premise, its parts and parcels and the Building/s and the Unit/s/Flat/s therein, including the Deed of Conveyance/s thereof.

ARTICLE - II

THE OWNERS HAVE REPRESENTED TO THE DEVELOPER AS FOLLOWS

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Sri H. Hazra

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- 2.1 That the Owners are the absolute owners of the said property and lawfully entitled to the same and no dispute or proceedings is pending in respect thereof any part or portion thereof.
- 2.2 That there is no arrear of taxes and/or other levies of impositions of the said property due and payable to any statutory authority.
- 2.3 That no proceeding for acquisition of the said property or any portion thereof is pending nor has any notice been received in respect thereof.
- 2.4 That the said land is not a Debottor or Pirotor property or Vested to the State of West Bengal.
- 2.5 That no proceeding of Income Tax Act, Wealth Tax Act or any other enactment or law in any way concerning or relating to the said property or any portion thereof is pending nor any notice has been received under the Public Demand Recovery Act.
- 2.6 That there is absolutely no impediment or bar in matter of this agreement/ understanding or sale of the said property as contemplated in these present.
- 2.7 That the said property hereunder given for development does not in any way attract the mischief of the Urban Land (Ceiling and Regulation) Act. However, in case of necessity the Owners undertake to procure and produce proper permission or No-Objection from the competent authority under the said Act.
- 2.8 The Owners shall supply all original documentary evidences in respect of the property to the Developer.
- 2.9 The Owners shall extend all co-operation and take all steps lawfully & reasonably necessary for speedy construction of the multi- storied building and pay all arrears of taxes and/or enhancement including penalty, interest etc. on the said property till the date of proper documentary evidence.
- 2.10 The Owners shall vacate the said property/premises on the date of execution of the present agreement.

ARTICLE - III

THE DEVELOPER FIRM ASSURANCES, REPRESENTS AND CONFIRM AS FOLLOWS

- 3.1 The Developer has vast experience relating to construction and sufficient fund and enough competence to complete the building as per terms of this agreement within the stipulated period.
- 3.2 The Developer on good faith is satisfied with regard to the Owners' title over the schedule property according to the oral assurance and representations made by the Owners.

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- 3.3 In case there is any damage to the building or unforeseen situation happens to any workmen, labourers in course of construction, the Developer will personally liable for the same and shall indemnify the Owners from all costs, consequences and damages arising thereof.
- 3.4 The Owners will not be liable for any act, deeds and things on the part of the Developer regarding construction & development of the property.
- 3.5 The Developer shall at it's own costs & expenses apply and obtain all necessary permission certificates from all appropriate authority or authorities as may be required for the purpose of completion of the said building in the said premises.
- 3.6 The Developer shall at its own costs complete the G+V storied residential building over the schedule property by amalgamating the entire property into one holding.
- 3.7 The Developer acting on behalf of the Owners as Attorney and shall from time to time submit all further plans and/or applications and other documents and papers with the consent of the Architect and the Owners and do all further acts, deeds and things as may be required or otherwise relevant for the purpose and/or otherwise to obtain all such clearance, sanctions, permissions and/or authorities as shall be necessary for the construction of the building expeditiously and without delay.
- 3.8 The applications, plans and other papers and documents referred to hereinabove shall be submitted by or in the name of the Owners. Be it mentioned here that the Developer can take any loan by mortgaging the "A" schedule property for the purpose of the Construction & Development. The intending purchaser/purchasers can also take loan by mortgaging his/her/their own proposed Flats/units/car parking spaces. All fees and other expenses incurred and/or to be incurred relating to the preparation of the plans by the Architect, Sanction fee charged or to be charged by the competent authority and supervision in the course of construction of the Building by the Architect shall be borne and paid by the Developer. All other costs and charges and expenses related to the construction of the building shall also be borne and paid by the Developer.
- 3.9 The Owners shall be entitled to periodically supervise the progress of construction of the Building over the property at the sweet will of the OWNERS.
- 3.10 That the Developer has every right to amalgamate and/or to modify and/or to alter the building plan and also have right to submit supplementary Building Plan for the purpose of completion of construction of the G+V storied residential building over the "A" schedule property mentioned

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hereunder after due discussion of the Owners and if in any case any consent in writing or signature of the Owners is required for the said purpose the Owners shall sign the same and also shall co-operate in all matters in respect of getting supplementary sanction of Building Plan.

ARTICLE - IV

OCCUPANT

- 4.1 All the areas to be vacated by the Owners in all respect and give permission to the Developer for the purpose of construction of G+V storied building as per sanctioned of building plan issued by Burdwan Municipality.

ARTICLE - V

COST OF CONSTRUCTION / COMPLETION

- 5.1 The entire cost of construction of the building or whatsoever nature shall be borne by the Developer and such costs shall include the cost of all service amenities, fittings and fixtures, all over heads regarding construction, price rise in the cost of materials used for construction, fee payable to the Architect and Engineers in respect of the construction costs for the purpose of obtaining all other permissions and approvals. The Owners shall not be required to contribute any amount in that regard.
- 5.2 The Developer shall complete the construction within Thirty Six months from the date of execution of the present agreement.

ARTICLE - VI

POSSESSION AND PAYMENT

- 6.1 The Owners shall put the Developer in the exclusive possession to the said property as agreed upon on the date of execution of the present agreement.
- 6.2 That the Developer shall be entitled to collect and realize consideration money for and on behalf of the Owners from the intending purchaser/s for flats/units/parking spaces, price of the undivided proportionate and impartible share and interest in the land as would be proportionate to the Developer's allocation only of the constructed area with common parts and common areas.
- 6.3 That the Developer shall be entitled to collect the price of the undivided proportionate and impartible share or interest in the said land and cost of construction so far it relates to its allocation.
- 6.4 The Flats will not be considered as complete unless the Developer has given notice to this effect to the Flat Owners and the said building shall be

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deemed to be completed in all regards on receipt of possession by each owners of the flats/units/car parking spaces.

ARTICLE - VII

DEVELOPER'S OBLIGATION

- 7.1 The Developer shall complete the G+V storied residential building 36 (Thirty Six) months from the date of execution of the present agreement and deliver the possession after completing in all respect.
- 7.2 The Developer shall have power to make any deviation of sanctioned plan of the said building over the "A" schedule property after obtaining permission from the concerned authority and the Owners will personally be responsible to give consent of the Developer.

ARTICLE - VIII

SPACE ALLOCATION

- 8.1 That The Owners will get the Flat nos. 1B on the First Floor, the Flat no. 3B & 3C on the Third Floor, Flat nos. 4B & 4C on the Forth Floor and the Flat no. 5B on the Fifth Floor to the extend of their 34% share share of the Flats area TOGETHER WITH undivided proportionate share in the common parts and facilities and the same shall be constructed with sufficient modern fittings and fixtures with 30% share of the Car Parking Spaces on the Ground Floor of the G+V storied building over the "A" schedule property and the Developer will get the Flat nos. 1A & 1C on the First Floor, the Flat nos. 2A, 2B & 2C on the Second Floor, the Flat nos. 3A on the Third Floor, Flat no. 4A on the Forth Floor and the Flat nos. 5A & 5C on the Fifth Floor to the extend of its 66% share of the Flats area TOGETHER WITH undivided proportionate share in the common parts and facilities and the same shall be constructed with sufficient modern fittings and fixtures with rest 70% share of the Car Parking Spaces on the Ground Floor of the G+V storied building over the "A" schedule property. That if any deviation occurs then the same will be mutually done by executing separate supplementary agreement.
- 8.2 The Developer shall be entitled to deal with sale, transfer, grant lease and/ or in any way dispose of the proposed flats/parking spaces/units including the Owners' allocation and to receive, realize and collect all sale proceeds, rents, issues and profits arising there from and for which no further consent of the other party shall be required and shall deposit the share of the owners of the consideration amount to their bank account.

For the Flat

- 8.3 That during pendency of the work if and when the local authority permits to extend any further floor over the existing G+V storied residential building, the ratio of the allocation of the Owners & the Developer will be same as on this day.

ARTICLE - IX

DELIVERY OF POSSESSION

- 9.1 The Developer hereby agrees to give possession after completing the G+V storied residential building in all respect within **Thirty Six** months from the date of execution of the present agreement. The Developer shall not incur any liability for any delay in the delivery of possession by reason of civil commotion or for any Act of God or due to any injunction or Prohibitory of any Court or any matter relating to construction of the Building. In any of the aforesaid event, the Developer shall be entitled to corresponding extension of further time of 12 months from the date of withdrawal of restriction order.
- 9.2 That the Owners shall execute deed/deeds in respect of their undivided share of interest on the land with building as may be required by the Developer in its favour or in favour of its prospective Buyer/s as nominated by the Developer.

ARTICLE - X

ARCHITECTS, ENGINEERS ETC.

- 10.1 That for the purpose of the development of the schedule property, the Developer shall be alone responsible to appoint Architect for the proposed building and the certificate given by the Architect regarding the materials to be used for construction, erection and completion of the building and also specification for the purpose of construction and/or workmanship and completion of the building shall be final, conclusive and binding on the parties.
- 10.2 The decision of the Architect regarding the quality of the materials and also the specifications of the purpose of construction will be final, conclusive and binding on the parties.
- 10.3 The Developer shall be solely liable for ensuring safety and strength of the structural, masonry, fittings & fixtures used in the construction of the building and the consequences of any deviation/breach/default in complying with any statutory/engineering requirements shall be to their account and they shall keep the Owners wholly indemnified against any claims/demands on this account.

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ARTICLE-XI

INDEMNITY

- 11.1 The Developer shall be fully responsible for any deviation or unauthorized construction or accident or mishap while making any construction and in no event the Owners shall incur any liability in respect thereof. The Developer shall indemnify and keep indemnified the Owners against all losses, liabilities, costs or claims, actions or proceedings thus arising.
- 11.2 The Stamp Duty, Registration Charges and other expenses in connection with the preparation and execution of the Deeds of Conveyance and/or other documents relating to transfer of the Flats/Units/Car Parking spaces, shall be entirely borne by the Developer or its nominee or nominees.
- 11.3 That during pendency of the project if any party dies, her/his/their legal heirs/successors/administrators will be bound to obey the terms & conditions of the present agreement and will be bound to execute supplementary agreement with the other party.
- 11.4 The Owners shall not be liable to pay any Tax in respect of the Developer's Allocation and likewise the Developer shall not be liable to pay any Tax in respect of the Owners' Allocation.
- 11.5 The Owners agrees and undertakes not to cause any interference or hindrances in the work of construction of the building over the schedule property and shall vacate the possession free from all sorts of encumbrances. If the Owners commit any breach of terms & conditions of the agreement, the Owners shall be bound to pay compensation & interest as per banking rate.
- 11.6 The Owners shall personally bear all costs relating to the ownership of her property and if any dispute arises regarding their ownership of the property at that time the Owners will bear all costs of the suit/case/proceeding. If the Owners fails to conduct the said suit/case/proceeding at that time the Developer as Attorney will conduct the same and the costs of the suit/case along with related expenses will be deducted from the share of the Owner.
- 11.7 That The Owners will get the Flat nos. 1B on the First Floor, the Flat no. 3B & 3C on the Third Floor, Flat nos. 4B & 4C on the Forth Floor and the Flat no. 5B on the Fifth Floor to the extend of their 34% share share of the Flats area TOGETHER WITH undivided proportionate share in the common parts and facilities and the same shall be constructed with sufficient modern fittings and fixtures with 30% share of the Car Parking Spaces on the Ground Floor of the G+V storied building over the "A"

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schedule property and the Developer will get the Flat nos. 1A & 1C on the First Floor, the Flat nos. 2A , 2B & 2C on the Second Floor, the Flat nos. 3A on the Third Floor, Flat no. 4A on the Forth Floor and the Flat nos. 5A & 5C on the Fifth Floor to the extend of its 66% share of the Flats area TOGETHER WITH undivided proportionate share in the common parts and facilities and the same shall be constructed with sufficient modern fittings and fixtures with rest 70% share of the Car Parking Spaces on the Ground Floor of the G+V storied building over the "A" schedule property. That if any deviation occurs then the same will be mutually done by executing separate supplementary agreement. That if and when the local authority permits to extend any further floor over the existing G+V storied residential building, the ratio of the allocation of the Owners and the Developer will be same as on this day and the procedure to transfer their proposed allocation will be same as on this day and the same will be done by executing separate supplementary Agreement.

ARTICLE-XII

MAINTENANCE

- 12.1 The Developer shall be liable to pay and bear all current taxes, rates and other outgoing payable in respect of the property from the date of handing over possession by the Owner till completion of the building in all respect.
- 12.2 The Owners and the Developer and/or the Purchaser/s will maintain their portion at their own costs in good condition and shall not do or suffer to be done anything in or to the said property and/or common areas and passages of the said building which may be against law or which will cause obstruction or interference to the user of such common areas.
- 12.3 That after the said building is completed, the Developer will form an Association with the occupants of the various flats and form such rules & regulations as the Developer shall think fit and proper for the maintenance of the said building .
- 12.4 That until such Association is formed, the Developer shall continue to remain responsible for the maintenance and rendition of the common services and all other outgoing payable in respect thereof.

ARTICLE - XIII

OBLIGATIONS OF THE OWNERS

- 13.1 The Owners shall grant a Power of Attorney in favour of the Developer for applying to the competent authority for grant of permission to develop the said property and to construct proposed building in its place as per

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sanctioned plan and to make & sign all necessary applications & papers before any competent authority regarding development & amalgamation of the property, sanction of building plan, permission for water supply, electricity supply, laying down drainage and for other amenities before the Burdwan Municipality and all other statutory authorities and to appoint Architects, Contractors, Structural Engineers, Surveyors, Advocate, Agent or any other professionals as may be required for proposed the project and to enter into, make, sign, seal, execute, deliver, acknowledge, perform all engagements, contracts, agreements, deeds, declarations, bonds, assurances and other documents, papers, writings and things that may be necessary.

- 13.2 The Owners shall sign and execute necessary applications, papers, deeds, documents and do all acts, deeds and things as may be required in order to legally and effectively devolve to the Developer or its nominee title to the Developer's Allocation over the schedule property and for completing the construction work of the building.
- 13.3 The Owners shall also execute Power of Attorney to empower the Developer to negotiate for sale of the proposed flats/units/car parking space and other units at the best price available excluding Owners' allocation and to enter into an agreement for sale with the intending purchasers in the prescribed form and to execute the sale deed in favour of the prospective purchasers and to receive consideration from them and to present for registration all such documents as may be necessary in favour of prospective purchaser/s and admit execution thereof on behalf of the Owners and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority.
- 13.4 The Owners shall also execute Power of Attorney to empower the Developer to get a co-operative housing society/Association of the flat purchasers in the said new building registered under the Co-operative Societies Act or Societies Registration Act or any other acts and for that purpose to get necessary forms, applications signed by all the purchasers of flats and other premises and to file the same with the Registrar and to do all other acts and things necessary for registration of the society and to obtain registration certificate and to engage any advocate or solicitor for the purpose of taking advice and for preparation and execution of documents required to be executed and to pay their fees.
- 13.5 That the Owners shall sign all papers and execute necessary documents for the purpose of completion of the proposed project.

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- 13.6 The Owners shall execute Supplementary Agreement with the Developer for any further amendments, alterations or modifications, which are not possible to be stated at present.
- 13.7 The Owners hereby agree and undertake not to let out, grant lease, part with possession, mortgage and/or charge the said property or any portion thereof at any time hereafter during the continuance of this agreement without the written consent of the Developer.
- 13.8 The Owners hereby further agree and undertake not do any act, deed, thing whereby the Developer may be prevented from constructing the proposed building and completing the same.
- 13.9 The Owners hereby further agree and undertake not to cause any interference or hindrances in the work of construction of the building over the schedule property and shall vacate the possession free from all sorts of encumbrances. If the Owners commit any breach, the Owners shall be bound to pay compensation & interest as per banking rate.
- 13.10 That if and when the local authority permits to extend any further floor over the existing G+V storied residential building, the ratio of the allocation of the Owners and the Developer will be same as on this day and the same will be done by executing separate supplementary Agreement
- 13.11 The Owners will personally bear all costs relating to the ownership of their property and if any dispute arises relating to their ownership regarding the schedule property at that time the Owners will bear all costs of the suit/ case.
- 13.12 The Owners may advise the Developer regarding the qualitative perfection of the construction work. In the event the Owners have any allegations, complaints about the quality of the construction, they will immediately lodged such complaint in writing before the Arbitrator nominated on consent of both the parties whose decision shall be final and binding upon both the parties. At no stage the Owners shall have any right to direct for stopping the construction or interfering into the construction work in any manner. If the Owners have no complaint at the time of construction it will be presumed that all construction up to such has been done satisfactorily and the Owners shall have no right to complain regarding construction at a subsequent stage. The Owners shall also be bound to certify the developer for having made construction at per the declared quality. If any construction work is hampered due to intervention of Owners, such intervention shall be deemed to be motivated and mala fide and the Owners shall be liable to compensate the developer with interest for all the loss and damages.

Signature

- 13.13 The Developer shall have right to construct Guest Room, Common Room, Association's Office Room, Security Room, Generator Room (If necessary) etc. on the open space in the Ground Floor. Such space/room may also be used by the Developer/Flat Owners for any other purpose as and when necessity arises. The Owners shall not interfere or raise any objection or make any claim over such left over space or any construction made thereon by the Developer

ARTICLE - XIV

BREACH AND CONSEQUENCE

- 14.1 In the event of either party to this 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 from the party committing the breach. On the other hand if the Owners fail to remove the encumbrances regarding the schedule property, the Owner will solely be responsible & liable for all financial loss & injury of the Developer.
- 14.2 If the Developer fails to commence the proposed construction within the stipulated period, the time may be extended for another twelve months subject to payment of damages.
- 14.3 If the Developer fails to carry-on the proposed work within the stipulated period, by reason of civil commotion or for any Act of God or due to any injunction or Prohibitory of any Court or any matter relating to construction of the Building, the time will be extended and the the Owners will be bound to execute supplementary agreement in favour of the Developer.

ARTICLE-XV

JURISDICTION

- 15.1 Court at Burdwan shall have the jurisdiction to try and entertain all actions, suits and proceedings arising out of this Agreement.

ARTICLE - XVI

DEVELOPMENT POWER OF ATTORNEY

- 16.1 The Developer shall have and will enjoy all the direct, collateral and ancillary power in regard to negotiate for sale of the Flats/Units/Car parking Spaces of the G+V storied residential building on and over the "A" schedule mentioned property excluding the Executants' allocation and to enter into an agreement for sale by receiving the advanced amount and it required, to appear before the registering authority and presenting the same and shall admit execution and registration and to receive the consideration amount of the G+V storied building on and over the "A" Schedule mentioned property and to deposit the

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said amount in the account and to execute the sale deed in favour of the prospective purchaser/s and to receive consideration from them and to present for registration all such documents as may be necessary in favour of prospective purchaser/s and admit execution thereof on behalf of the Owners/ Executants and to do all things, act and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount of the multi-storied building on and over the "A" Schedule mentioned property and to deposit the said amount in the Bank Accounts and to receive the entire amount of the consideration amount from the all purchaser/s and to receive the consideration amount of the multi-storied building on and over the "A" Schedule mentioned property and to deposit the said amount in the bank account and flat and parking spaces are to be adjusted by the Developer being the Power of Attorney Holder in lieu of the expenses investment of the Developer incurred and made as per the terms and condition of this agreement, to delivered the possession in favour of the buyer in respect of the proposed G+V storied residential building on and over the "A" Schedule mentioned property.

- 16.2 In pursuance of this agreement since one Power of Attorney for development and also for selling the flats/units/car parking spaces etc. of the Developer's allocated portion on behalf of the Owners are required, hence for the said reason the Owners hereby by decided to execute Power of Attorney by virtue of this agreement , So that the Developer may smoothly and uninterruptedly carry on and continue its work, the Developer will be able to absolutely transfer and sale the residential units etc. in favour of the purchaser and execute all required deed which are necessary for the purpose as the Power of Attorney Holder of the present Land Owners. Hence the Power of attorney for the development purpose, for selling purpose as well as for other associated and ancillary purpose is being executed on the following effects:-

TO ALL TO WHOM THESE PRESENTS SHALL COME, THE OWNERS. 1) SRI SWAPAN KUMAR SAHA son of Late Amulya Ranjan Saha, nationality Indian, by caste Hindu, by profession Retired person, resident of Deshbandhu Nagar, Kalna gate, P.O. Burdwan, P.S. Burdwan-Sadar, Dist. Purba Bardhaman, West Bengal - 713101, 2) **SRI TAPAN SAHA** son of Late Amulya Ranjan Saha, nationality Indian, by caste Hindu, by profession Business, resident of Deshbandhu Nagar, Kalna gate, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101, 3) **SRI ARABINDA SAHA** son of Late Amulya Ranjan Saha, nationality Indian, by caste Hindu, by profession Business, resident of Deshbandhu Nagar, Kalna gate, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101, 4) **SRI GOURI SHANKAR SAHA** son of Late Amulya Ranjan Saha, nationality Indian, by caste Hindu, by profession Business, resident of Deshbandhu Nagar, Kalna gate,

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P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101, 5) **SRI GOBINDA SAHA** son of Late Amulya Ranjan Saha, nationality Indian, by caste Hindu, by profession Business, resident of Deshbandhu Nagar, Kalna gate, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101, 6) **SMT. KANAN GANGULY** daughter of Late Amulya Ranjan Saha, wife of Shantanu Ganguly, nationality Indian, by caste Hindu, by profession Housewife, resident of Deshbandhu Nagar, Kalna gate, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101, 7) **SMT. KAJAL CHATTERJEE** daughter of Late Amulya Ranjan Saha, wife of Sukanta Chatterjee, nationality Indian, by caste Hindu, by profession Housewife, resident of Deshbandhu Nagar, Kalna gate, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101, presently residing at Vill & P.O. Baikanthapur, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101, 8) **SMT. LINA SAHA** wife of Late Ratan Saha, nationality Indian, by caste Hindu, by profession Housewife, resident of Deshbandhu Nagar, Kalna gate, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101, presently residing at 4/1A, Shivmandir Road, Brahmapur, Kolkata, West Bengal - 700096, 9) **SRI AYAN SAHA** son of Late Ratan Saha, nationality Indian, by caste Hindu, by profession Business, resident of Deshbandhu Nagar, Kalna gate, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101, presently residing at 4/1A, Shivmandir Road, Brahmapur, Kolkata, West Bengal - 700096, 10) **SMT. SNIGDHA SAHA** daughter of Late Ratan Saha, nationality Indian, by caste Hindu, by profession Housewife, resident of Deshbandhu Nagar, Kalnagate, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal 713101, presently residing at 4/1A, Shivmandir Road, Brahmapur, Kolkata, West Bengal - 700096, **SEND GREETINGS:-**

WHEREAS the Executants of this Power of Attorney are the Owners of the immovable property consisting of a plot of land, which is more particularly described in "A" schedule hereunder written.

AND WHEREAS the Executants of this Power of Attorney desirous of construction of the G+V storied residential building containing several self contained Flats/Parkings etc. But for want of time, experience and fund they are is unable to proceed with such a project.

AND WHEREAS the Executants of this Power of Attorney is in need of an firm/person/company, who will take up the project and start and compete the G+V storied residential building project containing several self contained Flats/Parkings etc. by taking all sorts of steps for developing the said property and will start and completing the proposed multi-storied building project by providing its own fund.

AND WHEREAS in connection to such proposal, the Executants of this Power of Attorney being the Land Owners hereby executed this Development Agreement

Smt. Homi Patel

being this Indenture in favour of the Developer Firm for Development and construction of the said building over the Schedule mentioned property and in the said Agreement the Executants of this Power of Attorney being the Owners of the "A" Schedule property unable to attend the various office work and which frequently disable from appending the signature to various deeds, documents, consents and other instruments therefore the Executants of this Power of Attorney propose to appoint **"M/S SRISHTI CONSTRUCTION"** (a Partnership Firm) having its registered office at Baranilpur, Shurid Para (Near Milan Sangha Club), P.O. Sripally, P.S Burdwan Sadar, Dist- Purba Bardhaman, West Bengal - 713103, **represented by its Partners - 1. SRI PRASANTA BOSE** S/o Late Hemendra Narayan Bose, nationality Indian, by caste Hindu, by profession Business, resident of Baranilpur, Shurid Para, P.O. Sripally, P.S Burdwan Sadar, Dist- Purba Bardhaman, West Bengal - 713103, **2. SRI AYAN BANERJEE** S/o Late Ramen Chandra Banerjee, nationality Indian, by caste Hindu, by profession Business, resident of Sarat Chandra Banerjee Road, Telmarul Para, P.O. Burdwan, P.S Burdwan Sadar, Dist- Purba Bardhaman, West Bengal - 713101, as the attorney or agent with full power to construct proposed building/apartment on the behalf of the Executants of this Power of Attorney and in their names and which the said Attorney have agreed to do.

NOW KNOW ALL MEN BY THESE PRESENTS THAT THE LAND OWNERS, do hereby nominate constitute and appoint **"M/S SRISHTI CONSTRUCTION"** to be the true & lawful Attorney with full authority to sell the flats/parking space/units of the schedule mentioned property and received any consideration amount on behalf of the Executants of this Power of Attorney i.e. the land owners and power to do and execute all acts, deeds, agreement, conveyance, and all others things mentioned below from and on behalf of the Executants of this Power of Attorney.

1. To look after, work, manage, control, develop, supervise and administer the property mentioned in schedule below.
2. To appear before any Courts, Revenue Office, Block Land and Land Reform Office, Sub-Divisional Land and Land Reform Office, District Land and Land Reform Office, District Registrar office, Additional District Sub- Registrar Office, District Magistrate's Office, Sub-Divisional Office, District Board, Office of B. D. A, Burdwan Municipality and any other office of local authorities.
3. To apply in writing to the competent authority for grant of permission to develop the said property and to construct multi-storied building consisting of several flats/rooms/units/car parking spaces and other units thereon in its place and for that purpose to sign all applications and other papers and to appear before the competent authority and to give all the papers and information as required and to do all acts and things necessary for the purpose of obtaining permission.

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4. To appoint architect/architects and to get the plan of the proposed multi-storied building sanctioned by the competent authority of Burdwan Municipality and other authorities concerned in respect of the building proposed to be constructed thereon, under the present development rules, provided the plans, before they are submitted to the local appropriate authorities and/or Burdwan Development Authority and any other authorities concerned for approval, is also approved by the Executants.
5. To make necessary applications and sign all papers, to appear before the competent authorities and to pay necessary fees & premium required for getting the additional-alteration building plan and to do all other acts & things as may be necessary for getting the plans of the proposed multi-storied building sanctioned by the competent authorities and other authorities.
6. To apply for and obtain I.O.D. and Commencement Certificate for construction of the building from the competent authorities and for that purpose to sign applications and other papers and to pay necessary fees and all other acts and things necessary for that purpose and in that behalf.
7. To construct proposed apartment/building consisting of several flats/rooms/ units/car parking spaces and other units on the said plot as per the sanctioned plan/s and according to specifications and other requirements of the competent authority or any other competent authorities and for that purpose to employ Contractors, Architects, Structural Engineers, Surveyors and other professionals as may be required in the construction of the building.
8. To enter into and sign contract with the Contractor/s relating to construction & development of the property.
9. To enter upon the said property as licensee for the purpose of carrying on the construction work.
10. To apply for and obtain permission for water supply, electricity supply, laying down drainage and for other amenities as are generally required for a building.
11. To obtain occupation & completion certificate from the competent authorities after the multi-storied building is completed in all respects.
12. To enter into, make, sign, seal, execute, deliver, acknowledge, perform all engagements, contracts, agreements, deeds, declarations, bonds, assurances and other documents, papers, writings and things that may be necessary or proper to be entered into, made, signed, sealed, executed, delivered, acknowledged and performed for any of the purposes of this present or to or in which the Executants may be party or any way interested.
13. To negotiate for sale of the proposed flats/units/parking space of Developer allocation at the best price available and to settle the consideration amount with the intending purchasers.

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14. To enter into an agreement for sale of the flats/rooms/units/parking space of Developer's allocation on behalf of the Executants with the intending purchaser/s in the prescribed form, if any, under the Ownership Flats Act, or otherwise with such modifications therein as may be necessary and to execute the agreement for sale by receiving the advance amount and if required, to appear before the registering authority and presenting the same & shall admit execution and registration.
15. To execute the sale deed of the flats/rooms/units/parking space of Developer's allocation on behalf of the Executants and to receive consideration amount from the intending purchaser/s and to present for registration all such documents as may be necessary in favour of prospective purchaser/s and admit execution thereof on behalf of the Executants and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority.
16. To file or defend any suit on behalf of the Executants regarding the schedule property and sign, verify plaints, written statements, petitions, objections, memorandum of appeal and petitions, objection and application of all kinds and to file it in any Court of law such as any Civil Court, Criminal Court, Tribunal or any of the office or offices and to depose on behalf of the Executants.
17. To appoint any Advocate, Agent or any other legal practitioner or any person legally authorized to do any act.
18. To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.
19. To file and receive back any documents and to deposit money by challan or receipt and to withdraw money from any Court, cases or from any office or offices and to grant proper acknowledgment receipt.
20. To accept service of any summons, notice, writ issued by any court and to represent in any Court or Tribunal or before any office whatsoever.
21. To apply for the inspection of and to inspect any Judicial records any records of any office or offices.
22. To form Association of the purchasers in the said new building registered under the Societies Registration Act or any other acts and for that purpose to get necessary forms, applications signed by all the purchasers of flats and other premises and to file the same with the Registrar and to do all other acts and things necessary for registration of the society and to obtain registration certificate.

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23. To engage any advocate or solicitor for the purpose of taking advice and for preparation and execution of different documents required to be executed pursuant to these powers and to pay their fees.
24. To pay all the municipal taxes and other taxes relating to the said property payable until the completion of the building and transfer thereof to the proposed Housing Society/ Association.

That no restriction has been imposed by the State Government of West Bengal or any other Semi Government regarding the property and no consideration money is paid to the Executants by the Attorney till today.

Generally to Act as the Executants/Executors attorney or agent in relation to the matter aforesaid and all other matters in which the Executants may be interested or concerned and on behalf of the Executants to execute and to do all deeds, acts or things as fully and effectual in all respect as the Executants to do if they personally present.

The Executants agree to ratify and confirm whatsoever the said attorney shall lawfully do or cause to be done and by virtue of this presents.

THE "A" SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the Bastu class of land a little more or less 0.080 Acres out of which 0.010 Acres of land comprising in C.S. Plot No. 546, R.S. Plot No. 546, L.R. Plot No. 1326 under R.S. Khatian No. 080 and 0.070 Acres of land comprising in C.S. Plot No. 547, R.S. Plot No. 547/4258, L.R. Plot No. 1327, under R.S. Khatian No. 656, appertaining to L.R. Khatian Nos. 45979, 45981, 45983, 45982, 45980, 45984, 45985, 45986, 45987 & 45988 lying and situate at Mouza Nari, J.L. No. 70, Ward No. 08, Holding No 380, Haffijulla Berh Mahalla, within the jurisdiction of Burdwan Municipality, A.D.S.R. Office Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, in the State of West Bengal.

Butted & Bounded by -

In the North : II - storied building of others

In the East : Open Land of Others

In the South : 12 Feet wide un-named Municipal Road (UMR-8)

In the West : House of Sanat Kumar Saha

(COMMON INSTALLATIONS FOR WHICH THE PROPORTIONATE ADDITIONAL SEPARATE COSTS ARE TO BE PAID BY THE FLAT OWNERS)

Electrical installations relating to meter, installation of transformer for receiving electricity from the Electricity Authority with proportionate cost for installation of Lift &

Sanat Kumar Saha

Generator and other installations, if any provided for the common use of the Units/ Flats of the premises and not covered by Section A hereinabove.

THE SPECIFICATION OF CONSTRUCTION OF THE FLATS

1. Foundation: R.C.C. Foundation.
2. Floor : Marble/Vitrified.
3. Walls : 8" Outside Wall, 5" flat to flat Partition, 3" Internal Partition, Stair Case wall 5"
4. Doors : All doors will be Flush doors excluding toilet and kitchen which will be PVC door
5. Kitchen : One Kitchen with Black stone marble cooking Slab, 2 ft. High glaze tiles above Black stone, Steel Sink, One fan-hole. One bib cock
6. Toilet : Marble finished flooring, Glazed tiles upto 5' height from floor. 2 bib cock, One Shower, One Geyser point
7. Dining : One Tap point
8. Window : Aluminium channel glass fitting window.
9. Plumbing : Outside pipe P.V.C., Conceal pipe P.V.C. (Water connection pipe), P.V.C. Shower (Bathroom), Deep tube well connected to overhead water tank (for water supply to each flat) S.W. Line with P.V.C. man hole, Septic tank R.C.C. casting
10. Sanitary : 1 Pan / Comode in each toilet.
11. Electricity : Total Conceal wiring P.V.C. Electricity Board with Switch D.P. Box (one P.V.C. main with indicators) Ground one iron main switch.
12. Interior Wall: Wall Putty.
13. Balcony : Vitrified-tiles or KG finished flooring.
14. Electricity point : 15 Electric point in each Flat out of which One AC point & One Geyser point
15. Stair : Marble finished.

That the Government Assessment Value is Rs. 49,74,545/- (Rupees Forty Nine Lacs Seventy Four Thousand Five Hundred Forty Five Only), hence the stamp duty paid Rs. 1000/- (Rupee One Thousand Only) and the deficit stamp duty and Regd fees have been paid through net-banking stamp duty and Regd. fees have been paid through net-banking.

The photos, finger prints, signatures of the parties are annexed herewith in separate sheets, which will be treated as the part of this deed.

Contd. next page

Jointly Signed

IN WITNESS WHEREOF the parties have put their respective hands on the the day, month and year as written above.

SIGNED, SEALED AND DELIVERED

WITNESSES :

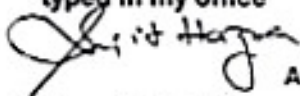
1. Udaynarayan Saha.
S/o Late Udaynarayan Prasad Saha.
vill- Kishorepura.
P.O. Khana Junction
P.S. Falga
Dist. Burdwan
Pin - 713141
2. Anirban Saha.
S/o Gouri Sankar Saha.
Deshbandhu, Nagar,
Kalmoyfate, Burdwan.

- 1) Sanjivan Kr. Saha.
- 2) Tapam Saha
- 3) Aravindan Saha
- 4) Gouri Sankar Saha.
- 5) Gobinda Saha
- 6) Kanan Ganguly
- 7) Kajal Chatterjee
- 8) Lina Saha.
- 9) Nyon Saha.
- 10) Linydha Saha.

Signature of the OWNERS /
EXECUTANTS i.e. the FIRST PART.

- 1) M/s. Srihiti Construction
Prananta Banerjee
Partner
- 2) M/s. Srihiti Construction
Ayan Banerjee
Partner

Drafted by me &
typed in my office



Advocate

(Surajit Hazra)

Regd.No. WB- 1260 of 2001

Burdwan Dist Judges' Court.

Signature of the DEVELOPER /
POWER OF ATTORNEY HOLDER
i.e. the SECOND PART

Major Information of the Deed

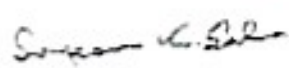
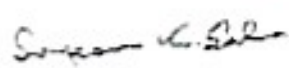
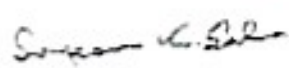
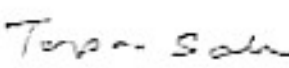
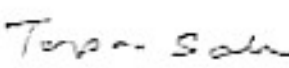
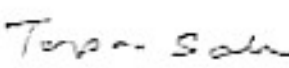
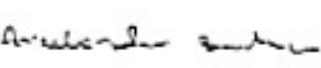
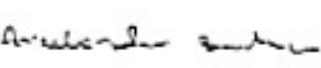
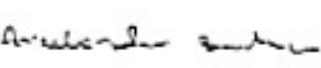
Deed No :	I-0203-00282/2023	Date of Registration	16/01/2023
Query No / Year	0203-2000093155/2023	Office where deed is registered	
Query Date	11/01/2023 12:34:15 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	Surajit Hazra Thana : Bardhaman District : Purba Bardhaman, WEST BENGAL, Mobile No. : 6295175323, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 49,74,545/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,060/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

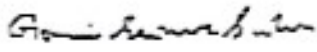
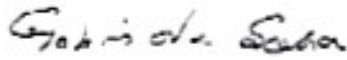
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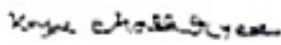
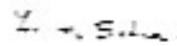
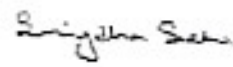
District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: UMR W8, Mouza: Nari, Ward No: 8, Holding No:381 JI No: 70, Haffijullah Berh Pin Code - 713101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-546	RS-680	Bastu	Bastu	0.01 Acre	1/-	6,21,818/-	Width of Approach Road: 12 Ft.,
L2	RS-547/4258	RS-656	Bastu	Bastu	0.07 Acre	1/-	43,52,727/-	Width of Approach Road: 12 Ft.,
		TOTAL :			8Dec	2 1/-	49,74,545 1/-	
	Grand Total :				8Dec	2 1/-	49,74,545 1/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SWAPAN KUMAR SAHA (Presentant) Son of Late AMULYA RANJAN SAHA Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>16/01/2023</td> <td>16/01/2023</td> <td>16/01/2023</td> <td>16/01/2023</td> </tr> </tbody> </table> Deshbandhu Nagar Kalna Gate, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AWxxxxxxx9C, Aadhaar No: 60xxxxxxxxx2313, Status :Individual, Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Mr SWAPAN KUMAR SAHA (Presentant) Son of Late AMULYA RANJAN SAHA Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office				16/01/2023	16/01/2023	16/01/2023	16/01/2023
Name	Photo	Finger Print	Signature										
Mr SWAPAN KUMAR SAHA (Presentant) Son of Late AMULYA RANJAN SAHA Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office													
16/01/2023	16/01/2023	16/01/2023	16/01/2023										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr TAPAN SAHA Son of Late AMULYA RANJAN SAHA Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>16/01/2023</td> <td>16/01/2023</td> <td>16/01/2023</td> <td>16/01/2023</td> </tr> </tbody> </table> Deshbandhu Nagar Kalna Gate, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AXxxxxxxx7P, Aadhaar No: 46xxxxxxxxx9929, Status :Individual, Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Mr TAPAN SAHA Son of Late AMULYA RANJAN SAHA Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office				16/01/2023	16/01/2023	16/01/2023	16/01/2023
Name	Photo	Finger Print	Signature										
Mr TAPAN SAHA Son of Late AMULYA RANJAN SAHA Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office													
16/01/2023	16/01/2023	16/01/2023	16/01/2023										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ARABINDA SAHA Son of Late AMULYA RANJAN SAHA Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>16/01/2023</td> <td>16/01/2023</td> <td>16/01/2023</td> <td>16/01/2023</td> </tr> </tbody> </table> Deshbandhu Nagar Kalna Gate, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: DYxxxxxxx5K, Aadhaar No: 81xxxxxxxxx9755, Status :Individual, Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Mr ARABINDA SAHA Son of Late AMULYA RANJAN SAHA Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office				16/01/2023	16/01/2023	16/01/2023	16/01/2023
Name	Photo	Finger Print	Signature										
Mr ARABINDA SAHA Son of Late AMULYA RANJAN SAHA Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office													
16/01/2023	16/01/2023	16/01/2023	16/01/2023										

4	Name Mr GOURISHANKAR SAHA Son of Late AMULYARANJAN SAHA Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office	Photo  16/01/2023	Finger Print  LTI 16/01/2023	Signature  16/01/2023
Deshbandhunagar Kalna Gate, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BWxxxxxx7J, Aadhaar No: 25xxxxxxxx5716, Status :Individual, Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office				
5	Name Mr GOBINDA SAHA Son of Late AMULYA RANJAN SAHA Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office	Photo  16/01/2023	Finger Print  LTI 16/01/2023	Signature  16/01/2023
Deshbandhunagar Kalna Gate, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: C7xxxxxx6D, Aadhaar No: 33xxxxxxxx9624, Status :Individual, Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office				
6	Name Smt KANAN GANGULY Wife of Mr SHANTANU GANGULY Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office	Photo  16/01/2023	Finger Print  LTI 16/01/2023	Signature  16/01/2023
Deshbandhunagar Kalna Gate, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District: Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BSxxxxxx3C, Aadhaar No: 30xxxxxxxx9778, Status :Individual, Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office				

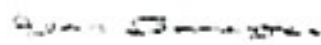
7	Name	Photo	Finger Print	Signature
	Smt KAJAL CHATTERJEE Wife of Mr UKANTA CHATTERJEE Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office			
	16/01/2023	LT 16/01/2023	16/01/2023	
Deshbandhunagar Kalnagate, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BTxxxxxxx6R, Aadhaar No: 60xxxxxxxxx2953, Status :Individual, Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office				
8	Name	Photo	Finger Print	Signature
	Smt LINA SAHA Wife of Late RATAN SAHA Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office			
	16/01/2023	LT 16/01/2023	16/01/2023	
Deshbandhu Nagar Kalnagate, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN: 713101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BFxxxxxxx6F, Aadhaar No: 42xxxxxxxxx9/50, Status :Individual, Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office				
9	Name	Photo	Finger Print	Signature
	Mr AYAN SAHA Son of Late RATAN SAHA Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office			
	16/01/2023	LT 16/01/2023	16/01/2023	
Deshbandhunagar Kalna Gate, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: MJxxxxxxx9B, Aadhaar No: 60xxxxxxxxx6755, Status :Individual, Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office				
10	Name	Photo	Finger Print	Signature
	Smt SNIGDHA SAHA Daughter of Late RATAN SAHA Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office			
	16/01/2023	LT 16/01/2023	16/01/2023	

Deshbandhu Nagar Kalna Gate, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman
 , District:- Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Female, By Caste: Hindu,
 Occupation: House wife, Citizen of: India, PAN No.:: M1xxxxxx7D, Aadhaar No: 71xxxxxxxx1036,
 Status :Individual, Executed by: Self, Date of Execution: 16/01/2023
 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office

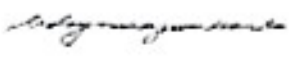
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SRIшти CONSTRUCTION BARANILPUR, SHURID PARA, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 , PAN No.:: ACxxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr PRASANTA BOSE Son of Late HEMENDRA NARAYAN BOSE Date of Execution 16/01/2023, , Admitted by: Self, Date of Admission: 16/01/2023, Place of Admission of Execution: Office	Photo  Jan 16 2023 2:37PM	Finger Print  LTI 16/01/2023	Signature  16/01/2023
	Baranilpur Shurid Para, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxxx6H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SRIшти CONSTRUCTION (as PARTNER)			
2	Name Mr AYAN BANERJEE Son of Late REMEN CHANDRA BANERJEE Date of Execution - 16/01/2023, , Admitted by: Self, Date of Admission: 16/01/2023, Place of Admission of Execution: Office	Photo  Jan 16 2023 2:37PM	Finger Print  LTI 16/01/2023	Signature  16/01/2023
	SARAT CHANDRA BANERJEE ROAD TELM ROADARUI, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx5C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SRIшти CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr UDAY NARAYAN HAZRA Son of Late SANKAR PRASAD HAZRA KISHOREKONA KHANA JUNCTION, Village:- KISHOREKONA, P.O:- KHANA JUNCTION, P.S:-Galsi, District-Purba Bardhaman, West Bengal, India, PIN - 713141			
	16/01/2023	16/01/2023	16/01/2023

Identifier Of Mr SWAPAN KUMAR SAHA, Mr TAPAN SAHA, Mr ARABINDA SAHA, Mr GOURISHANKAR SAHA, Mr GOBINDA SAHA, Smt KANAN GANGULY, Smt KAJAL CHATTERJEE, Smt LINA SAHA, Mr AYAN SAHA, Smt SNIGDHA SAHA, Mr PRASANTA BOSE, Mr AYAN BANERJEE

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN KUMAR SAHA	SRISHTI CONSTRUCTION-0.1 Dec
2	Mr TAPAN SAHA	SRISHTI CONSTRUCTION-0.1 Dec
3	Mr ARABINDA SAHA	SRISHTI CONSTRUCTION-0.1 Dec
4	Mr GOURISHANKAR SAHA	SRISHTI CONSTRUCTION-0.1 Dec
5	Mr GOBINDA SAHA	SRISHTI CONSTRUCTION-0.1 Dec
6	Smt KANAN GANGULY	SRISHTI CONSTRUCTION-0.1 Dec
7	Smt KAJAL CHATTERJEE	SRISHTI CONSTRUCTION-0.1 Dec
8	Smt LINA SAHA	SRISHTI CONSTRUCTION 0.1 Dec
9	Mr AYAN SAHA	SRISHTI CONSTRUCTION-0.1 Dec
10	Smt SNIGDHA SAHA	SRISHTI CONSTRUCTION-0.1 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN KUMAR SAHA	SRISHTI CONSTRUCTION-0.7 Dec
2	Mr TAPAN SAHA	SRISHTI CONSTRUCTION-0.7 Dec
3	Mr ARABINDA SAHA	SRISHTI CONSTRUCTION-0.7 Dec
4	Mr GOURISHANKAR SAHA	SRISHTI CONSTRUCTION-0.7 Dec
5	Mr GOBINDA SAHA	SRISHTI CONSTRUCTION-0.7 Dec
6	Smt KANAN GANGULY	SRISHTI CONSTRUCTION 0.7 Dec
7	Smt KAJAL CHATTERJEE	SRISHTI CONSTRUCTION-0.7 Dec
8	Smt LINA SAHA	SRISHTI CONSTRUCTION 0.7 Dec
9	Mr AYAN SAHA	SRISHTI CONSTRUCTION-0.7 Dec
10	Smt SNIGDHA SAHA	SRISHTI CONSTRUCTION-0.7 Dec

On 16-01-2023

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

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

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

Presented for registration at 13:50 hrs on 16-01-2023, at the Office of the A.D.S.R. Bardhaman by Mr SWAPAN KUMAR SAHA, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 49,74,545/-

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

Execution is admitted on 16/01/2023 by 1. Mr SWAPAN KUMAR SAHA, Son of Late AMULYA RANJAN SAHA, Deshbandhu Nagar Kalna Gate, P.O: BURDWAN, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Retired Person, 2. Mr TAPAN SAHA, Son of Late AMULYA RANJAN SAHA, Deshbandhu Nagar Kalna Gate, P.O: BURDWAN, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 3. Mr ARABINDA SAHA, Son of Late AMULYA RANJAN SAHA, Deshbandhu Nagar Kalna Gate, P.O: BURDWAN, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 4. Mr GOURISHANKAR SAHA, Son of Late AMULYARANJAN SAHA, Deshbandhunagar Kalna Gate, P.O: BURDWAN, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 5. Mr GOBINDA SAHA, Son of Late AMULYA RANJAN SAHA, Deshbandhunagar Kalna Gate, P.O: BURDWAN, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 6. Smt KANAN GANGULY, Wife of Mr SHANTANU GANGULY, Deshbandhunagar Kalna Gate, P.O: BURDWAN, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession House wife, 7. Smt KAJAL CHATTERJEE, Wife of Mr UKANTA CHATTERJEE, Deshbandhunagar Kalnagata, P.O: BURDWAN, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession House wife, 8. Smt LINA SAHA, Wife of Late RATAN SAHA, Deshbandhu Nagar Kalnagata, P.O: BURDWAN, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession House wife, 9. Mr AYAN SAHA, Son of Late RATAN SAHA, Deshbandhunagar Kalna Gate, P.O: BURDWAN, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 10. Smt SNIGDHA SAHA, Daughter of Late RATAN SAHA, Deshbandhu Nagar Kalna Gate, P.O: BURDWAN, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession House wife

Indetified by Mr UDAY NARAYAN HAZRA, , Son of Late SANKAR PRASAD HAZRA, KISHOREKONA KHANA JUNCTION, P.O: KHANA JUNCTION, Thana: Galsi, , Purba Bardhaman, WEST BENGAL, India, PIN - 713141, by caste Hindu, by profession Others

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

Execution is admitted on 16-01-2023 by Mr PRASANTA BOSE, PARTNER, SRISHTI CONSTRUCTION (Others), BARANILPUR, SHURID PARA, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman
.. District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by Mr UDAY NARAYAN HAZRA, , Son of Late SANKAR PRASAD HAZRA, KISHOREKONA KHANA JUNCTION, P.O: KHANA JUNCTION, Thana: Galsi, , Purba Bardhaman, WEST BENGAL, India, PIN - 713141, by caste Hindu, by profession Others

Execution is admitted on 16-01-2023 by Mr AYAN BANERJEE, PARTNER, SRISHTI CONSTRUCTION (Others), BARANILPUR, SHURID PARA, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman
.. District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Identified by Mr UDAY NARAYAN HAZRA, , Son of Late SANKAR PRASAD HAZRA, KISHOREKONA KHANA JUNCTION, P.O: KHANA JUNCTION, Thana: Galsi, , Purba Bardhaman, WEST BENGAL, India, PIN - 713141, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (L = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 16/01/2023 10:44AM with Govt. Ref. No: 192022230254746101 on 16-01-2023, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CBGYOE2 on 16-01-2023, Head of Account 0030-03-104-001-16

Online on 16/01/2023 2:43PM with Govt. Ref. No: 192022230255222141 on 16-01-2023, Amount Rs: 7/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 325962164 on 16-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,060/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 6,060/-

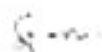
Description of Stamp

1 Stamp: Type: Impressed, Serial no 12800, Amount: Rs.1,000.00/-, Date of Purchase: 30/12/2022, Vendor name: Sanjay Acharyya

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 16/01/2023 10:44AM with Govt. Ref. No: 192022230254746101 on 16-01-2023, Amount Rs: 6,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CBGYOE2 on 16-01-2023, Head of Account 0030-02-103-003-02

Online on 16/01/2023 2:43PM with Govt. Ref. No: 192022230255222141 on 16-01-2023, Amount Rs: 50/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 325962164 on 16-01-2023, Head of Account 0030-02-103-003-02



Sanjit Sardar

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2023, Page from 11398 to 11453

being No 020300282 for the year 2023.



Digitally signed by SANJIT SARDAR
Date: 2023.01.16 17:03:43 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 2023/01/16 05:03:43 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.

(This document is digitally signed.)