

SL- 5726

J- 5908/2023



पश्चिम बंगाल WEST BENGAL

H 875899

17-10-2023  
D 2/264 698/2023

certified that this document is  
admitted to registration  
The signature sheet and the  
endorsement sheet attached here  
with are the parts of the document

Registrar U/S 7 (2)  
of Registration Act  
1908 Paschim Medinipur  
17 OCT 2023

AGREEMENT FOR DEVELOPMENT OF LAND AND POWER OF ATTORNEY

THIS AGREEMENT ALONG WITH POWER OF ATTORNEY is made on this the

.....17.10.....day of October, 2023 (Two Thousand Twenty Three)

C SRISTY CONSTRUCTION

Atul Chandra  
PROPRIETOR

Singh Bora  
Kishali Bora  
Laxmi Bora  
Suman Bora

1589  
2023/13 on October

Surajit Basu & others

Inda, Kharagpur, Paschim Medinipur

Five Thousand Rupees

Sum Rs 5000



*[Signature]*

Registrar U/S 7 (2)  
of Registration Act  
1908 Paschim Medinipur

17 OCT 2023



BETWEEN

1. SRI SURAJIT BASU, PAN-ADIPB6157E, AADHAAR No-2009 7386 7433, son of Late Nirmal Kumar Bose, by Occupation:- Retired, residing at Nirmal Kutir, Near Old LIC Building, P.O.- Inda, P.S.- Kharagpur Town, Dist- Paschim Medinipur, West Bengal, Pin- 721 305
2. SMT KAKALI BOSE, PAN - BFKPB5600R, AADHAAR No - 2626 8621 2700, wife of Late Susobhan Bose, by Occupation:- House hold work, residing at S/17 Sebak Baidya Street, P.O. - Sarat Bose Road, P.S.- Bhawanipore, Kolkata - 700029
3. SRI SUMANTRA BOSE, PAN - DIHPB2681A, AADHAAR No - 3835 4990 9417, son of Late Susobhan Bose, by Occupation:- Service, residing at 5/17 Sebak Baidya Street, P.O. - Sarat Bose Road, P.S.- Bhawanipore, Kolkata - 700 029,
4. SRI SUSARATHI BOSE, PAN - CLGPB4003F, AADHAAR No - 8841 5948 9339, son of Late Susobhan Bose, by Occupation:- Service, residing at S/17 Sebak Baidya Street, P.O. - Sarat Bose Road, P.S. - Bhawanipore, Kolkata - 700029, all are by faith- Hindu, by Nationality- Indian, herein after referred to as "OWNERS / VENDORS" (which term or expression will unless excluded by or repugnant to the subject or context be deemed to include their respective heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

AND

C-SRISTY CONSTRUCTION, a proprietorship firm having registered office at 11/I, S. B. Ghosh Lane, Post Office - Mahesh, Police Station:- Serampur, Pin Code - 712 202, District:-Hooghly, represented by the proprietor SRI ABHIJIT CHAKI, PAN NO. AKPPC1027J, AADHAAR No- 8841 5948 8338, son of Late Saraj Ranjan Chaki, by Faith- Hindu, By Nationality- Indian, By occupation- Business, residing at 11/I, S.B. Ghosh Lane, Post Office - Mahesh, Police Station: - Serampur, District:-Hooghly, Pin Code - 712 202, hereinafter referred to and / or called as the "DEVELOPER / PROMOTER" (which term of expression shall unless excluded by or repugnant to the context to be deemed to mean and include its office of successors, executors, legal representatives and assigns) of the "SECOND PART".

C SRISTY CONSTRUCTION

Abhijit Chaki  
PROPRIETORSurajit Basu  
Kakali Bose  
Susobhan Bose  
Sumantra Bose

WHEREAS all that piece and parcel of land at Mouza- Panchberia, J.L. No. 233, comprised in R.S. Dag No. 1512 under R.S. Khatian No. 289, P.S.- Kharagpur, District- Paschim Medinipur, along with other properties originally belongs to Binay Krishna Bose but the same was purchased in the benami of his wife Radharani Bose.

AND WHEREAS the said Binay Krishna Bose died on 23.07.1946 leaving behind his wife Radharani Bose and five sons namely Nirmal Kumar Bose @ Basu, Nisith Kumar Basu, Nirod Kumar Basu, Nithin Kumar Basu and Nitish Kumar Basu as his only legal heirs and successors.

AND WHEREAS the said Radharani Basu died on 09.09.1959 leaving behind her five sons Nirmal Kumar Basu, Nisith Kumar Basu, Nirod Kumar Basu, Nithin Kumar Basu and Nitish Kumar Basu as her only legal heirs and successors.

AND WHEREAS the said Nirmal Kumar Basu, Nisith Kumar Basu, Nirod Kumar Basu, Nithin Kumar Basu and Nitish Kumar Basu became the owners of the aforesaid land.

AND WHEREAS the said Nirod Kumar Basu, died intestate leaving behind Smt. Renuka Basu (wife), Sri Anup Basu (son) and Smt. Shibani Sen (Daughter) as his only legal heirs and successors.

AND WHEREAS by way of aforesaid inheritance the said Sri Nirmal Kumar Basu, Sri Nisith Kumar Basu, Smt Renuka Basu, Sri Anup Basu and Smt Shibani Sen, Sri Nithin Kumar Basu and Sri Nitish Kumar Basu thus became the absolute owners of the aforesaid property.

AND WHEREAS the then owners of the property did not induct any non agricultural tenant on the property and the said property was not affected on introduction of the West Bengal Non Agricultural Tenancy Act;

Continued.....Page

CSRISTY CONSTRUCTION

ABINAV CHAKR

PROPRIETOR

Surajit Basu  
Kakali Bose  
Susanti Bose  
Kumanta Bose



AND WHEREAS the said property was never acquired or required by the Land Acquisition Act - II or Act - I;

AND WHEREAS on introduction of Urban land (Ceiling and Regulation) Act the said land was not affected.

AND WHEREAS the said Sri Nirmal Kumar Basu, Sri Nisith Kumar Basu, Smt Renuka Basu, Sri Anup Basu, Smt Shibani Sen, Sri Nithin Kumar Basu and Sri Nitish Kumar Basu while seized and possessed the same executed a partition deed among themselves through partition deed being no- 6454 for the year 1986 dated 18.11.1986, registered before the S.R. office at Kharagpur, recorded in Book No- I, Vol No- 108, Pages 110 to 121, whereby the said Nirmal Kumar Basu @ Bose was allotted the land measuring 0.0413 acre at R.S. Dag No. 1512 of Mouza- Panchberia, and Sri Nitish Kumar Basu was allotted the land measuring 0.0687 acre at R.S. Dag No. 1512 of Mouza - Panchberia.

CSRISTY CONSTRUCTION  
Abir Chakraborty  
PROPRIETOR

AND WHEREAS the said Nirmal Kumar Basu @ Bose mutated his respective land measuring 0.0413 acre at R.S. Dag No. 1512 of Mouza- Panchberia, before the municipal authority and the said authority allotted municipal holding no. 73/68, OT Road, Ward No. 01, within the ambit of Kharagpur Municipality.

AND WHEREAS the said Sri Nitish Kumar Basu sold his portion of the land measuring 6 Decimals at R.S. Dag No. 1512 of Mouza - Panchberia under municipal holding no. 74/69, OT Road, Ward No. 01, within the ambit of Kharagpur Municipality, details described in Schedule "A-1" to Sri Surajit Bose the owner no - 1 herein through sale deed being no. 3069 for the year 1996 registered before the A.D.S.R. Kharagpur.

Surajit Bose  
Sumitra Bose

AND WHEREAS the said Nirmal Kumar Basu @ Bose died on 03.06.1999 leaving behind his wife Smt Anima Bose and two sons named Sri Surajit Bose and Sri Susobhan Bose and three married daughters named Smt Sumita Dutta, Smt

Surajit Bose  
Kakali Bose

Sunanda Mitra, and Smt Sudipta Sen as his only legal heirs and successors as per provision of Hindu succession act 1956.

AND WHEREAS the said Anima Basu died on 06.10.1999 leaving behind her two sons named Sri Surajit Basu and Sri Susobhan Basu @ Bose and three married daughters named Smt Sumita Dutta, Smt Sunanda Mitra, and Smt Sudipta Sen as her only legal heirs and successors as per provision of Hindu succession act 1956.

AND WHEREAS the said Susobhan Basu @ Bose died on 22.07.2011 leaving behind his wife Smt Kakali Bose and two sons named Sri Susarathi Bose and Sri Sumantra Bose as his only legal heirs and successors as per provision of Hindu succession act 1956.

CSRISTY CONSTRUCTION  
Atmunt Chalan  
PROPRIETOR

AND WHEREAS by way of aforesaid inheritance the said Sri Surajit Basu, Smt Kakali Bose, Sri Susarathi Bose, Sri Sumantra Bose, Smt Sumita Dutta, Smt Sunanda Mitra, and Smt Sudipta Sen thus inherited the property left by said deceased Nirmal Kumar Bose.

AND WHEREAS the said Smt Sumita Dutta, Smt Sunanda Mitra, and Smt Sudipta Sen gifted their undivided portion i.e. 2.48 Decimal along with undivided share of structure in favour of Surajit Basu, Kakali Bose, Susarathi Bose and Sumantra Bose through Gift Deed Being No- 101008017 for the year 2019, dated 27.11.2019 registered before A.D.S.R. Kharagpur, recorded in Book No-I, Vol No- 1010-2019, Pages 168705 to 168738.

AND WHEREAS by way of aforesaid inheritance and aforesaid gift deed the said Sri Surajit Basu, Smt Kakali Bose, Susarathi Bose and Sumantra Bose thus became the absolute joint owners of the aforesaid entire property left by said deceased Nirmal Kumar Bose.

Susarathi Bose  
Sumantra Bose  
Surajit Basu  
Kakali Bose



AND WHEREAS the said Sri Surajit Basu..... being the 1<sup>st</sup> part and Smt Kakali Bose, Sri Susarathi Bose and Sri Sumantra Bose.....being the 2<sup>nd</sup> part mutually partitioned their aforesaid entire land through Partition Deed being no- 101008023 for the year 2019 dated 27.11.2019, registered before the A.D.S.R. Kharagpur, recorded in Book No- I, Vol No- 1010-2019, Pages 168429 to 168459 whereby Surajit Basu was allotted 436 sq. ft. structure on ground floor together with proportionate share of the land measuring 2.06 Decimals and the said Kakali Bose, Susarathi Bose and Sumantra Bose jointly allotted 436 sq. ft. structure on 1<sup>st</sup> floor together with proportionate share of the land measuring 2.06 Decimals.

AND WHEREAS the said Sri Surajit Basu mutated the aforesaid property measuring 436 sq. ft. structure on ground floor together with proportionate share of the land measuring 2.06 Decimals obtained through the partition deed in his name before the Municipal Authority and obtained the municipal holding no. 73/A/68, OT Road, Ward No. 01, within the ambit of Kharagpur Municipality details described in Schedule "A-2".

AND WHEREAS the said Smt Kakali Bose, Smt Susarathi Bose and Smt Sumantra Bose continued to enjoy the property measuring 436 sq. ft. structure on 1<sup>st</sup> floor together with proportionate share of the land measuring 2.06 Decimals obtained through the partition deed in their name before the Municipal Authority under municipal holding no. 73/68, O T Road, Ward No. 01, within the ambit of Kharagpur Municipality details described in SCHEDULE "A-3".

AND WHEREAS by way sale deed being no. 3069 for the year 1996 registered before the A.D.S.R. Kharagpur the said Surajit Basu had obtained 6 Decimal at municipal holding no. 74/69, OT Road, Ward No. 01, within the ambit of Kharagpur Municipality, details described in SCHEDULE "A-1" and by way of Partition Deed being no- 101008023 for the year 2019 the said Surajit Bose the owner no- 1 herein had obtained 436 sq. ft. structure on ground floor together with proportionate share of the land measuring 2.06 Decimals at municipal holding no. 73/A/68, OT Road,

Continued.....Page

CSRISTY CONSTRUCTION  
At present Chaudhary  
PROPRIETOR

Surajit Basu  
Kakali Bose  
Susarathi Bose  
Sumantra Bose

Ward No. 01, within the ambit of Kharagpur Municipality details described in SCHEDULE "A-2" i.e. total 8.06 Decimals as per deed but the same was recorded in the records of right as land measuring 7.06 Decimals.

AND WHEREAS the said Smt Kakali Bose, Sri Susarathi Bose and Sri Sumantra Bose the owners no- 2 to 4 jointly became the owners of 436 sq. ft. structure on 1<sup>st</sup> floor along with proportionate share of land measuring 2.06 Decimals and at municipal holding no. 73/68, O T Road, Ward No. 01, within the ambit of Kharagpur Municipality details described in Schedule "A-3" as per deed but the same was recorded in the record of rights as land measuring 2.07 Decimals.

AND WHEREAS on introduction of Land and Land Reforms Survey the aforesaid land was recorded as L.R. Dag No. 2655 under L.R. Khatian No. 2266, 4079, 4078 and 4080 of Mouza- Panchberia, J. L. No. 233, P.S.- Kharagpur, District- Paschim Medinipur.

AND WHEREAS the owners regularly paying the municipal taxes and land revenue against their respective property.

AND WHEREAS the Owners enjoying the peaceful possession of the said property without any disturbance from any corner, and there is no litigation pending against the aforesaid property. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Owners in respect of the said Land.

AND WHEREAS the said land was not subject matter of any pending suit, appeal, The Securitisation and Reconstruction of Financial Assets and Enforcement of Securities Interest Act, 2002, any proceeding for liquidation of the assets before the National Company Law Tribunal, Income Tax Tribunal, Sale Tax Tribunal and others and the said land is free from all encumbrances.

Continued.....Page

CSRISTY CONSTRUCTION  
Atwint Chaur  
PROPRIETOR

Susarathi Bose  
Kakali Bose  
Sumantra Bose



AND WHEREAS the owners herein considering for proper administration of their respective property decided to make multistoried building on the said land by appointing a developer, having much experience in construction of multistoried buildings at own cost and responsibility and having full financial strength and capability to construct multistoried building at various place.

AND WHEREAS the Second party being the DEVELOPER CUM PROMOTER and willing to construct Multi storied building of ownership flats and shopping complex in different places and other places and being aware of the intention of the first part, the second party approved the first party for construction of multi storied building over the "Schedule-A-1, A-2 and A-3" land by demolishing the existing old dilapidated building and removing the debris there from at their own cost and the Second party Developer/ Promoter has also agreed to make construction of Multi storied building over the "Schedule - A-1, A-2 and A-3" containing several residential flats, garages, shop rooms and other units and to sell the same to its intending purchaser/s.

AND WHEREAS the OWNERS in consideration of the proposal of the DEVELOPER herein, accepted the offer of the DEVELOPER for developing the "Schedule-A-1, A-2 and A-3" Property by erecting multi-storied building (Basement + Ground + Six Floor or more) over the "Schedule A-1, A-2 and A-3" property who at its own cost and responsibility shall complete the construction and as a consideration of the "Schedule-A-1, A-2 and A-3" land the Developer herein agrees with the owners that the owner no. 1 shall get 900 sq. ft. flat at any residential area of the proposed building and Rs. 1,00,00,000.00 (One Crore only) and Owners no 2 to 4 jointly get Rs. 32,00,000.00 (Thirty Two Lakhs only) which is totally described as OWNER'S ALLOCATION, details of which described in schedule "B", hereinafter mentioned on the terms and conditions as mentioned below and both the parties accept the said terms and conditions and for avoiding the future litigation and complication the parties named above have agreed to execute the Agreement for.

CSRISTY CONSTRUCTION

PROPRIETOR

Ats himint Chavan

Subashit Basu  
Kolkata BXL  
Susanto Das  
Sourav Das

Development along with power of attorney on the following terms and conditions as mentioned below:-

**NOW THIS AGREEMENT WITH POWER OF ATTORNEY WITNESSETH AS  
FOLLOWS:-**

1. That the OWNERS will deliver the said land with structure to the DEVELOPER and the OWNERS have already proved their right, title and interest in the said land having sixteen annas good marketable title to the said land with structure thereon without any claim, right, title or interest of any other person or persons and the OWNERS have the right, power and absolute authority to enter into this agreement with the developer and owners hereby undertake to indemnify and keep the developer indemnified against all second party claims, actions and demands whatsoever with regard to the owners title in the said property.
2. That with the execution of this agreement the OWNERS will hand over the Original copies of all relevant Deeds, Tax Receipt, Rent Receipts, Settlement record and other relevant documents in respect of the said land, and if necessary produce the original documents to the DEVELOPER herein for their proper verification. The DEVELOPER herein inspected all the relevant documents in respect of the said land with structure after being fully satisfied with the right, title and interest over the said land with structure of the owner herein, accepted the possession of the said land and structure from the owner herein.
3. That the DEVELOPER shall prepare the building plan in conformity with the provisions of the West Bengal Municipal Building Rules 2007 for construction of multi storied building on the "Schedule-A-1, A-2 and A-3" and the DEVELOPER will take steps to sanction the same by the Municipal Authority, and at any point of time if there is any necessity for revision of the sanction building plan, the DEVELOPER on consent and approved of the owners will take proper steps for revising the said plan and will deposit all the costs, which

Continued.....Page

CSRISTY CONSTRUCTION

ABUINAT CHALAN

PROPRIETOR

Surajit Basu  
Kakali Bose  
Susmita Das  
Sumanta Das



will be required for the purpose of revision of the sanction building plan from the Municipality.

4. That the OWNERS will sign all the lawful documents, Affidavit, Indemnity and others required for Sanction of Building Plan and construction of the Building and completion thereof in the "Schedule-A-1, A-2 and A-3" Property, at the request of the DEVELOPER/PROMOTER and on verification of the same the DEVELOPER have the right to amalgamate the Schedule-A-1, A-2 and A-3 land and with the adjacent land of lands for obtain the maximum benefit of the said land.
5. That the DEVELOPER shall make arrangement to demolish the existing old building entirely at its own cost and its own risk and responsibility and shall get all broken materials from the "Schedule-A-1, A-2 and A-3" property and has the liberty to sell of the same to the intending Purchaser/s and shall take the sale proceeds thereof.
6. That the name of the apartment will be determined by the DEVELOPER later on.
7. That in lieu of the said land and structure, the Developer herein agrees with the owners that in consideration of the "Schedule-A-1, A-2 and A-3" land owner no. 1 shall get 900 sq. ft. flat at any residential area of the proposed building and Rs. 1,00,00,000.00 (One Crore only) and Owners no 2 to 4 jointly get Rs. 32,00,000.00 (Thirty Two Lakhs only) both are payable by part payments starting from the date of execution of this agreement and shall complete within 36 months from the date of sanction building plan, which is totally described as OWNER'S ALLOCATION, details of which is described in schedule "B".

The income tax and other tax liabilities, if any shall be carry out by the respective parties.

CSRISTY CONSTRUCTION  
Abhinav Chaur  
PROPRIETOR

Surjit Bora  
Kakali Bora  
Sudip Bora  
Sumit Bora

Continued.....Page

8. That the developer shall get the rest portion except schedule "B" and the same is demarcated as the portion of DEVELOPER'S only and hereinafter called and referred to as the DEVELOPER'S ALLOCATION, more fully described in the SCHEDULE "C" hereunder written and the DEVELOPER shall have the liberty to deal with the DEVELOPER'S allocation in all lawful manner at its own choice and wishes and the OWNERS will not claim or demand any further cash amount or any other construction area for any reason whatsoever other than the area of OWNERS ALLOCATION. It is admitted by both the parties that the immediately on completion of the entire building in all respect the developer shall at the first instance deliver to the owners their allocation in the building. The developer shall take the Fire clearance on the proposed building.
9. That the OWNERS will pay and clear all the due rent and taxes to the Government and Municipality in respect of the 'A-1, A-2, A-3' Schedule property till the date of execution of this self same agreement and the developer shall pay the taxes and outgoings till completion of the building and for handing over possession to the prospective Purchasers and the owners.
10. That after completion of building and handing over the same to the proposed purchasers by way of sell the purchaser(s) will become the absolute owner(s) of their respective portion together with proportionate share of land underneath of 'A-1, A-2, A-3' Schedule land and shall be collectively liable to bear all costs of maintenance of building rent and taxes and other incidental cost or costs. The Transformer installation charges have to be borne by the proposed Purchaser and the owner who is taking allotment of the flat as demanded by the DEVELOPER. The proposed PURCHASER shall have to pay the service tax/GST/or any other tax/cess to the DEVELOPER and in default the flat will be attached for recovery of the said amount.
11. That all cost, responsibilities for construction of the said multistoried building shall be borne by the Developer only.

CSRISTY CONSTRUCTION  
 Abhinav Chavan  
 PROPRIETOR

Surajit Barua  
 Kakali Bose  
 Sumant Bose  
 Sumanta Bose



12. That all the legal formalities shall be done by the Developer's Advocate only.
13. That the Land Owners doth hereby agree that they shall not do anything in regard to the said property whereby the right of the Developer to undertake construction of the proposed building and disposal of its share of the said building is prejudicially effected and/or the construction be delayed or impeded in any manner whatsoever.
14. That the DEVELOPER shall pay all rent and taxes to the Government and Municipal authority of the building constructed on the 'A-1, A-2, A-3' Schedule property till the handing over to the prospective purchasers of the building.
15. That the time is the essence of this agreement.
16. That the Owners, party to the first part to this agreement, consents to the specification of construction in respect of the Owners allocated portion in the proposed new building hereinafter referred to as "Constructions Specifications"-for Owner's allocation as more fully and particularly described herein below. The delivery of possession of the Owner's allocation by the Developer of the building shall be completed within 36 (Thirty Six) months from the date of sanction building plan, SUBJECT TO "Force Majeure" condition, like flood, earthquake, water, stream, tempest, civil commotion, strike, riot or war, pandemic and other acts of God and, when the obligation of the Developer in regard to period of completion of construction shall remain suspended for the duration of the "Force Majeure". If the Developer fails to deliver the same within this period then the developer shall pay the compensation to the land owners.
17. That the Developer shall not alienate or transfer the allocated portions of the land owners or shall not take any earnest money from anybody for the land owner's allocation.

CSRISTY CONSTRUCTION

Abhinav Chavari

PROPRIETOR

Continued.....Page

Surajit Basu  
Kakali Bora  
Sumantra Bora  
Sumantra Bora

18. That the Builder/Developer shall appoint competent Architect, Engineer, Masons, Carpenters and Workmen and discharge them and make fresh appointment on such terms and conditions as the Builder/Developer shall think fit and proper for which the Land Owners shall have no objection.
19. That the party to the first part and their respective transferees shall not demolish or permit to demolish of any wall or other structure in their respective allocation or any portion thereof or make any structural addition or alternation therein without the previous consent of the Developer, Management / Society / Association hereinafter in this behalf.
20. That after the formation of the Body of Occupiers and the right of control and management in respect of the said constructed building shall be handed over to the said Body by the Developer.
21. That the Developer shall be exclusively entitled to transfer or dispose-of the Developer's allocation in the said building without disturbing the common facilities available thereon with the exclusive right to deal with, enter into agreement for sale and transfer the same without any right, claim, demand, interest whatsoever or howsoever of the Owners and the Owners or any person or persons claiming through them shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation or any person or persons claiming through the Developer or nominee or nominees of the Developer.
22. The DEVELOPER shall be liable to pay the labor cess, income tax, service tax, wealth tax, Rera Registration etc if any for construction of the building and the profit generated out of the construction and sales of the multi-storied building over the "A-1, A-2, A-3" Schedule Land and in any condition the land owners (party to the first part) shall not be liable to pay the same and if any dues on

Continued.....Page

CSRISTY CONSTRUCTION

Abhinav Chauhan

PROPRIETOR

Anurag Bhatnagar

Kakoli Bose

Suman Bora

Suman Bora



account of the same is outstanding against the owners after completion and handover the building to the respective purchasers the same shall have to be paid by the Developer.

23. That if any dispute arises between the parties herein the same shall be adjudicated by way of arbitration arbitrator appointed by the DEVELOPER as per provision of Arbitration and Conciliation Act, and subject matter of Kolkata Jurisdiction.

24. That the OWNERS herein executing GENERAL POWER OF ATTORNEY in favour of the DEVELOPER's firm by conferring all powers together with the right of development and sale of the units / flats/ shop of the developers' allocation together with proportionate share of land underneath of the proposed multi storied building on behalf of the owner, SO KNOW ALL WOMEN & MEN BY this Power - of - attorney executed on today, the OWNERS herein do hereby nominate constitute and appoint C-SRISTY CONSTRUCTION, a proprietorship firm having registered office at 11/I, S. B. Ghosh Lane, Post Office - Mahesh, Police Station:- Serampur, Pin Code - 712 202, District:-Hooghly, represented by the proprietor SRI ABHIJIT CHAKI, PAN NO. AKPPC1027J, AADHAAR No- 9501 2533 4909, son of Sri Saraj Ranjan Chaki, residing at 11/I, S.B. Ghosh Lane, Post Office - Mahesh, Police Station: - Serampur, District:- Hooghly, Pin Code - 712 202, AS OUR TRUE AND LAWFUL ATTORNEY, FOR OUR NAME AND ON OUR BEHALVES, to do and execute and perform or cause to be done, executed and performed all or any of the following acts, deeds and things:-

I) To work, manage, control and supervise the management and administration of the properties fully described in the schedule below and protect them from fraudulent or others.

C SRISTY CONSTRUCTION  
Abhijit Chaki  
PROPRIETOR

Susanta Das  
Sumanta Bose

Kunjali Basu  
Kakali Bose

II) To enter into contract, covenant and arrangement of any kind whatsoever in relation thereto and to modify, revoke and cancel the same as they will think fit and proper.

III) To sign and give notice or notices to any tenant or tenants and other occupiers of the lands and buildings belonging to our estate and to negotiate with them, to quit and vacate or to repair any damage or to abate any nuisance or to remedy a breach of covenant or contract or for any other purpose or purposes whatsoever and to avail of and enforce all remedies open to us in respect thereof and to enter into any such property or properties with a view to inspecting the same or exercising any right vested to us.

IV) To make, sign and verify all applications before the Court of Law, Tribunals, or such other places for conducting court cases or any other required by law in connection with the management of our property or properties.

V) To appear for and represent us before the Board of Revenue, Collector of the District, Sub-Divisional Officer, any Magistrate, Judge, Munsiff, and in all Government Offices, Commissioners, in all matters and things relating to our estate or its affairs.

VI) To appoint, engage on our behalf pleaders, advocates or solicitors whenever my said attorney shall think proper to do so and to discharge and/or terminate his or their appointment.

VII) To compromise, compound or withdraw cases, or be non suited to refer to Reference Court or arbitration all dispute and differences.

VIII) To amalgamate the Schedule-A-1, A-2 and A-3 and to sign in the amalgamation plan and application relating thereto and to sign in the sanction building plan and to develop our property as per this developers agreement and to enter in the agreement for sale of flats, units of the multistoried building on our behalves.

CSRISTY CONSTRUCTION  
ABINANT CHAIR  
PROPRIETOR

Surajit Bose  
Kakali Bose  
Sushanta Bose  
Sumanta Bose



IX) GENERALLY TO ACT as Attorney or agent in relation to the matter aforesaid and all other matters in which we may be interested or concerned and on our behalf to execute and to do all deed, acts or things as fully and effectual in all respect as ourselves to do if personally present.

X) AND GENERALLY to act as our Attorney or Agent in India in relation to all matters in respect of our schedule land and building which we are now or may hereafter be interested or concerned and on our behalf to execute and do all instruments, acts, matters and things as fully and effectually as we would do it personally present and We hereby agree to ratify and confirm whatsoever our said attorney shall lawfully do or purport to do by virtue of these presents.

XI) TO EXECUTE AND REGISTER PROPER INSTRUMENT FOR DEED FOR SALE ON DULY STAMP CONVEYANCE FOR THE DEVELOPER'S ALLOTMENT AS PER THIS SELF SAME DEVELOPER AGREEMENT ON OUR BEHALVES AND SHALL PRESENT THE SAME BEFORE THE REGISTERING AUTHORITY AND SHALL ADMIT EXECUTION AND REGISTRATION and also shall complete and observe all formalities in respect of our schedule land for deed for sale and shall take all money and consideration and to grant receipt for acknowledge of payment.

XII) AND WE HEREBY AGREE TO RATIFY AND CONFIRM all and whatsoever our said attorney shall lawfully do or cause to be done, under the power in that behalf herein before contained, execute or perform in exercise of the power, authorities and liberties hereby conferred upon under and by virtue of this deed.

CSRISTY CONSTRUCTION  
ABHIRAM CHAKRA  
PROPRIETOR

#### SPECIFICATION

- I. That the construction of the building generally of R.C.C. framed structure as per the design of the architect and structural Engineer. Each work in filling of foundation trenches, plinths, etc. with good

Sanjit Barua  
Kakali Bose  
Sourabh Das  
Sumanta Das

Continued.....Page

earth in layers including watering and reaming etc. layer by layer as completed.

- II. **R.C.C. Work:** All R.C.C. Works in foundation plinth, beams, lintel, columns, floor beam, floor slab, staircase, etc. are concrete mix (1:2:4) with necessary reinforcement as per design.
- III. **BRICK WORK:** All outer wall are 8" thick and interior brick work is 5"/3" thick with 1<sup>st</sup> class brick in C.M. (1:5).
- IV. **FLOORING:** The floor of the residential space will be Floor tiles finish and six inch high dado as required.
- V. **WALL FINISH:** Inside wall was plastered with cement sand mortar (1:5) outside wall was plastered with cement sand mortar (1:5) and inside wall be finished with Plaster of paris.
- VI. **MAIN DOOR** is with Sal wooden frame and Plywood panel door and internal doors are with Wooden frame and plywood panel commercial flash door, Bath room is with synthetic door.
- VII. **WINDOWS** with steel, silver channel and glass.
- VIII. **KITCHEN:-** Black stone cooking table, provision for fitting Steel sink, glaze tiles over the black stone and steel sink, one tap connection for steel sink and one tap connection on the kitchen.
- IX. **BATHROOM:-** ENGLISH PATTERN with One Shower, Two Tap Connections, Glaze Tiles.

**WATER ARRANGEMENT:**

CSRISTY CONSTRUCTION  
Atliant Chaw  
PROPRIETOR

Surya / Bala  
Kakali Bose  
Susanti Dose  
Sumanta Bose...

Continued.....Page



Submersible water connection in the building and that will be shared in each Bathroom and kitchen. And all plumbing works will be done with iron and P.V. C. properly.

#### ELECTRIFICATION:

##### (I) Conceal wiring fully within the building.

###### Bed Room

- a) Ceiling Fan Point
- b) Tube Point
- c) Light Points
- d) 5Amp. 5 Pin Point

###### Kitchen

- a) Light Point
- b) 5Amp. 5 Pin Point

###### Dinning

- a) Light Point
- b) Ceiling fan point
- c) 5 Amp. 5 Pin Point

###### Bathroom

- a) Single Bracket light point

C SRISTY CONSTRUCTION  
 Abigail Chari  
 PROPRIETOR

#### COMMON AREA SPECIFICATION

(i) FLOORING: The floor with Mosaic finish and four inch high dado as required.

(ii) WALL FINISH: Inside wall was plastered with cement sand mortar (1:5) coated with best quality parish finish, outside wall was plastered with cement sand mortar (1:5).

Continued.....Page

Surajit Bisen  
 Kakali Bish  
 Susanti Bise  
 Sumit Bise

(iii) STAIRCASE: R.C.C. framed stair with Marble steps with milled railing on top.

THE SCHEDULE "A-1" ABOVE REFERRED TO

(LAND OF OWNER No- 1)

ALL THAT piece and parcel of land measuring about 6 Decimals together with 1048 old dilapidated cement flooring building at Mouza- Panchberia, J.L. No. 232, comprised in R.S. Dag No. 1512 under R.S. Khatian No. 289 corresponding to L.R. Dag No. 2655 under L.R. Khatian No. 2266, at Municipal Holding no. 74/69, OT Road, Ward No. 01, within the ambit of Kharagpur Municipality, P.S.- Kharagpur Town, District- Paschim Medinipur, S.R. & A.D.S.R. office at Kharagpur.

CSRISTY CONSTRUCTION  
Abhinav Chatterjee  
PROPRIETOR

THE SCHEDULE "A-2" ABOVE REFERRED TO

(PROPERTY OF OWNER No- 1)

ALL THAT piece and parcel of 436 sq. ft. cement flooring structure on ground floor of two storied building together with proportionate share of the land measuring about 2.06 Decimals of Mouza- Panchberia, J.L. No. 233, comprised in R.S. Dag No. 1512 under R.S. Khatian No. 289 corresponding to L.R. Dag No. 2655 under L.R. Khatian No. 2266, at Municipal Holding no. 73/A/68, O T Road, Ward No. 01, within the ambit of Kharagpur Municipality, P.S.- Kharagpur Town, District- Paschim Medinipur, S.R. & A.D.S.R. office at Kharagpur.

Susanta Das  
Somnath Bose

THE SCHEDULE "A-3" ABOVE REFERRED TO

(PROPERTY OF OWNER No- 2 to 4)

ALL THAT piece and parcel of 436 sq. ft. cement flooring structure on first floor of two storied building together with proportionate share of the land measuring about 2.06 Decimals of Mouza- Panchberia, J.L. No. 233, comprised in following ways:-

R.S. Dag No	R.S. Khatian No	L.R. Dag No	L.R. Khatian No	Area Measurement (In Decimal)

Susanta Das  
Kakali Bose



1512	289	2655	4078	0.69
			4079	0.69
			4080	0.69
Total				2.07

lying and situated at Municipal Holding no. 73/68, OT Road, Ward No. 01, within the ambit of Kharagpur Municipality, P.S.- Kharagpur Town, District- Paschim Medinipur, S.R. & A.D.S.R. office at Kharagpur.

**THE SCHEDULE "A" ABOVE REFERRED TO**  
**(TOTAL LAND)**

ALL THAT piece and parcel of land measuring about 9.13 Decimals together with 1920 Sq. ft two storied building thereon of Mouza- Panchberia, J.L. No. 233, comprised in following ways:-

R.S. Dag No	R.S. Khatian No	L.R. Dag No	L.R. Khatian No	Area Measurement (In Decimal)
1512	289	2655	2266	8.06 as per deed but as per Record of rights 7.06 Acre
			4078	0.69
			4079	0.69
			4080	0.69
Total				9.13 Decimals

Presently lying and situated at Municipal Holding no. 74/69, 73/A/68 and 73/68 O. T. Road, Ward No. 01, within the ambit of Kharagpur Municipality, P.S.- Kharagpur Town, District- Paschim Medinipur, S.R. & A.D.S.R. office at Kharagpur, D.S.R. Midnapur, P.O. - Inda, Pin Code- 721305, West Bengal.

(Zone Name:- S.D.O. Quarter Road---Inda Traffic More)

C S RISTY CONSTRUCTION  
Abhinav Chatterjee  
PROPRIETOR

Sunderi Dasa  
Sumanta Borge.

Sundari Dasa  
Kakali Borge.

The entire land and building is butted and bounded as follows:-

ON NORTH:- Property of Others

ON SOUTH:- 10'-0" Municipal Road

ON EAST :- O T Road

ON WEST :- Property of others

**THE SCHEDULE "B" ABOVE REFERRED TO**  
**(OWNER'S ALLOCATION)**

Within the proposed Basement, Ground to Sixth Floor of the multi storied building constructed over the "Schedule-A-1, A-2 and A-3" land, LAND OWNER no. 1 shall get 900 sq. ft. flat at any residential area of the proposed building and Rs. 1,00,00,000.00 (One Crore only) and Owners no 2 to 4 jointly get Rs. 32,00,000.00 (Thirty Two Lakhs only) both are payable by part payments starting from the date of execution of this agreement and shall complete within 36 months from the date of sanction building plan.

**THE SCHEDULE "C" ABOVE REFERRED TO**  
**(DEVELOPER'S ALLOCATION)**

Within the proposed Basement, Ground to Sixth Floor of the multi storied building constructed over the "Schedule-A-1, A-2 and A-3" land entire area of the proposed multi storied building except the effect of Schedule "B" with proportionate share of land of "A- Schedule".

IN WITNESSES WHEREOF THE PARTIES hereto have set and subscribed their respective hands and seals the .....17<sup>th</sup>..... day of October, 2023 first above written.

THE AGREEMENT FOR DEVELOPMENT  
ALONG WITH POWER OF ATTORNEY IS  
EXPLAINED OVER US AND  
UNDERSTANDING ALL THE MEANING  
OF THE EXPRESSION USED IN THE  
AGREEMENT FOR DEVELOPMENT

CSRISTY CONSTRUCTION  
Abhinav Chaur  
PROPRIETOR

Continued.....Page

Surajit Ban  
Kakali Bose  
Sousik Bose  
Sumitra Bose



ALONG WITH POWER OF ATTORNEY  
AND KNOWING FULLY WELL THE  
EFFECT OF THE SAME, WITHOUT ANY  
INSTRUCTION AND FEAR OF ANYONE  
SIGNED, SEALED & DELIVERED

In presence of the WITNESS:-

WITNESSES:

1. *Bustamatta Ratta.*  
*S/O Mr. Narayana Prasad Ratta.*  
*Ena, Kharagpur*

2. *Heindam Chakraborty*  
*S/O Mr. A. B. Chakraborty*  
*Ingit Gole, 1 and 2*  
*Kharagpur - 721305*

*Subroto K. Bar*  
*Nutan K. Bar*  
*in charge*

Drafted by me

PRAGNYA CHATTERJEE

*Pragnya Chatterjee*  
Pragnya Chatterjee

Advocate, High Court Calcutta  
Enrollment no F-1768/1319 of 2021

Typed by me

*Debdip Chakraborty*  
Debdip Chakraborty, Serampore, Hooghly

*Surajit Barua*  
*Kakali Bose.*  
*Susanta Bose*  
*Sumantra Bose.*

SIGNATURE OF THE FIRST  
PART / LAND OWNERS

CSRISTY CONSTRUCTION  
*Abhijit Chakraborty*  
PROPRIETOR

SIGNATURE OF THE DEVELOPER/  
PROMOTER



# SPECIMEN FORM FOR TEN FINGERPRINTS



Surajit Barua

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Kakali Bose

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Susarathi Bose  
SUSARATHI BOSE

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



SUMANTRA BOSE

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

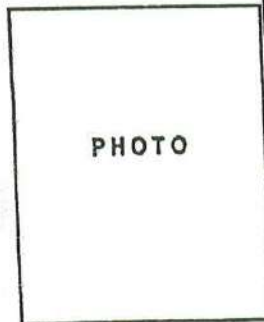


# SPECIMEN FORM FOR TEN FINGERPRINTS

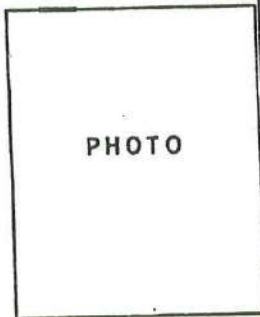


Abhimat Chauri

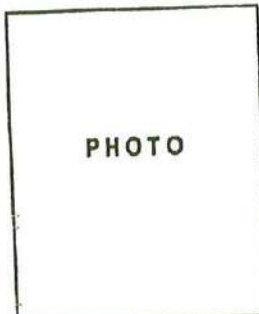
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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



192023240262774401

GRN Details

GRN:	192023240262774401	Payment Mode:	Online Payment
GRN Date:	17/10/2023 11:14:33	Bank/Gateway:	ICICI Bank
BRN :	2008816967	BRN Date:	17/10/2023 11:16:35
GRIPS Payment ID:	171020232026277438	Payment Init. Date:	17/10/2023 11:14:33
Payment Status:	Successful	Payment Ref. No:	2002646918/3/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Koushik Chatterjee
Address:	High Court Calcutta
Mobile:	9330973481
Email:	koushikvision1@gmail.com
Contact No:	9831097130
Depositor Status:	Advocate
Query No:	2002646918
Applicant's Name:	Mr Debdeep Chakraborty
Identification No:	2002646918/3/2023
Remarks:	Sale, Development Power of Attorney
Period From (dd/mm/yyyy):	17/10/2023
Period To (dd/mm/yyyy):	17/10/2023

Payment Details

Sl. No.	Payment Ref. No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2002646918/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	15051
2	2002646918/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	132014
Total				147065

IN WORDS: ONE LAKH FORTY SEVEN THOUSAND SIXTY FIVE ONLY.



### Major Information of the Deed

No :	I-1001-05908/2023	Date of Registration	17/10/2023
Deed No / Year	1001-2002646918/2023	Office where deed is registered	
Deed Date	15/10/2023 1:54:34 PM	D.S.R. - I PASCIM MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address Other Details	Debdip Chakraborty Serampore, Hooghly, Thana : Serampur, District : Hooghly, WEST BENGAL, PIN - 700001, Mobile No. : 9330973481, Status :Deed Writer		
Transaction	Additional Transaction		
[139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 50/-], [4311] Other than Immovable Property, Receipt [Rs : 1,32,00,000/-]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 1,29,97,688/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 20,051/- (Article:48(g))	Rs. 1,32,046/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### and Details :

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: O.T. Road, Road Zone : Chowrangee -- Ford Show Room), Mouza: PANCHBERIA, , Holding No:74/69 JI No: 233, Pin Code : 721127

Sl. No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1512	RS-289	Commercial	Commercial	5 Dec	1/-	53,43,750/-	Property is on Road

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: O.T. Road, Road Zone : Chowrangee -- Ford Show Room), Mouza: PANCHBERIA, , Holding No:73/A/68 JI No: 233, Pin Code : 721127

Sl. No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-1512	RS-289	Commercial	Commercial	2.06 Dec	1/-	22,01,625/-	Property is on Road

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: O.T. Road, Road Zone : Chowrangee -- Ford Show Room), Mouza: PANCHBERIA, , Holding No:73/68 JI No: 233, Pin Code : 721127



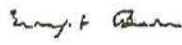



Sl. No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	RS-1512	RS-289	Commercial	Commercial	2.07 Dec	1/-	22,12,313/-	Property is on Road
Grand Total :					9.13Dec	3 /-	97,57,688 /-	



**Details :**

Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
On Land L1	1920 Sq Ft.	1/-	32,40,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 960 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 960 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>				
<b>Total :</b>	<b>1920 sq ft</b>	<b>1 /-</b>	<b>32,40,000 /-</b>	

**Principal Details :**

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Shri Surajit Basu</b> Son of Late Nirmal Kumar Bose Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 17/10/2023 ,Place : Office	 17/10/2023	 LTI 17/10/2023	 17/10/2023
Nirmal Kutir, Near Old LIC Building, City:- , P.O:- Inda, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: adxxxxxx7e, Aadhaar No: 20xxxxxxxx7433, Status :Individual, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 17/10/2023 ,Place : Office				
2	<b>Smt Kakali Bose</b> Wife of Late Susabhan Bose Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 17/10/2023 ,Place : Office	 17/10/2023	 LTI 17/10/2023	 17/10/2023
S/17, Sebak Baidya Street, City:- , P.O:- Sarat Bose Road, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: bfxxxxxx0r, Aadhaar No: 26xxxxxxxx2700, Status :Individual, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 17/10/2023 ,Place : Office				



Name	Photo	Finger Print	Signature
<b>Shri Sumantra Bose</b> Son of Late Susabhan Bose Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 17/10/2023 ,Place : Office	 17/10/2023	 LTI 17/10/2023	 17/10/2023

5/17, Sebak Baidya Street, City:- , P.O:- Sarat Bose Road, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: dixxxxxx1a, Aadhaar No: 38xxxxxxxx9417, Status :Individual, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 17/10/2023 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Shri Susarathi Bose (Presentant)</b> Son of Late Susabhan Bose Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 17/10/2023 ,Place : Office	 17/10/2023	 LTI 17/10/2023	 17/10/2023

S/17, Sebak Baidya Street, City:- , P.O:- Sarat Bose Road, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: clxxxxxx3f, Aadhaar No: 88xxxxxxxx9339, Status :Individual, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 17/10/2023 ,Place : Office




#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>C SRISTY CONSTRUCTION</b> 11/I, S. B. Ghosh Lane, City:- , P.O:- Mahesh, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712202 , PAN No.:: AKxxxxxx7J, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Abhijit Chaki</b> Son of Late Suraj Ranjan Chaki Date of Execution - 17/10/2023, , Admitted by: Self, Date of Admission: 17/10/2023, Place of Admission of Execution: Office	 Oct 17 2023 1:02PM	 Captured LTI 17/10/2023	 17/10/2023
11/I, S. B. Ghosh Lane, City:- , P.O:- Mahesh, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712202, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: akxxxxxx7J, Aadhaar No: 88xxxxxxxx8338 Status : Representative, Representative of : C SRISTY CONSTRUCTION (as Proprietor ( Developer))				

ar Details :

	Photo	Finger Print	Signature
<b>Subrata Kumar Basu</b> of Late Kanai Lal Basu atun Bazar, City:- , P.O:- Medinipur, S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 21101			
	17/10/2023	17/10/2023	17/10/2023
Identifier Of Shri Surajit Basu, Smt Kakali Bose, Shri Sumantra Bose, Shri Susarathi Bose, Shri Abhijit Chaki			



**Endorsement For Deed Number : I - 100105908 / 2023**

10-2023

**Statement 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 of Indian Stamp Act 1899.

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

Presented for registration at 12:54 hrs on 17-10-2023, at the Office of the D.S.R. - I PASCIM MIDNAPORE by Shri Susarathi Bose , 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 1,29,97,688/-

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

Execution is admitted on 17/10/2023 by 1. Shri Surajit Basu, Son of Late Nirma! Kumar Bose, Nirmal Kutir, Near Old LIC Building, P.O: Inda, Thana: Kharagpur Town, , Paschim Midnapore, WEST BENGAL, India, PIN - 721305, by caste Hindu, by Profession Retired Person, 2. Smt Kakali Bose, Wife of Late Susabhan Bose, S/17, Sebak Baidya Street, P.O: Sarat Bose Road, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 3. Shri Sumantra Bose, Son of Late Susabhan Bose, S/17, Sebak Baidya Street, P.O: Sarat Bose Road, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service, 4. Shri Susarathi Bose, Son of Late Susabhan Bose, S/17, Sebak Baidya Street, P.O: Sarat Bose Road, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service

Indetified by Shri Subrata Kumar Basu, , , Son of Late Kanai Lal Basu, Natun Bazar, P.O: Medinipur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 17-10-2023 by Shri Abhijit Chaki, Proprietor ( Developer), C SRISTY CONSTRUCTION (Sole Proprietorship), 11/I, S. B. Ghosh Lane, City:- , P.O:- Mahesh, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712202

Indetified by Shri Subrata Kumar Basu, , , Son of Late Kanai Lal Basu, Natun Bazar, P.O: Medinipur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,32,046.00/- ( B = Rs 1,32,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,32,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/10/2023 11:16AM with Govt. Ref. No: 192023240262774401 on 17-10-2023, Amount Rs: 1,32,014/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 2008816967 on 17-10-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**


Certified that required Stamp Duty payable for this document is Rs. 20,051/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,051/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1589, Amount: Rs.5,000.00/-, Date of Purchase: 13/10/2023, Vendor name: Animesh Rakhit

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/10/2023 11:16AM with Govt. Ref. No: 192023240262774401 on 17-10-2023, Amount Rs: 15,051/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 2008816967 on 17-10-2023, Head of Account 0030-02-103-003-02

  
**AMIT BANDYOPADHYAY**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I PASCIM**  
**MIDNAPORE**  
**Paschim Midnapore, West Bengal**

ate of Registration under section 60 and Rule 69.  
tered in Book - I  
ume number 1001-2023, Page from 120435 to 120466  
ing No 100105908 for the year 2023.



Amit

Digitally signed by AMIT BANDYOPADHYAY  
Date: 2023.11.02 15:29:36 +05:30  
Reason: Digital Signing of Deed.

(AMIT BANDYOPADHYAY) 02/11/2023  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I PASCIM MIDNAPORE  
West Bengal.