

Sl. No.: 100200 6263/2024

D-6165/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that this document is registered
registration The Signature Sheet and
endorsement sheets attached here with all
parts of this document

L 201074

১৯/১১/২৪
৩০/৭/২৪
১১/১০/২৪
১১/১০/২৪

District Sub-Registrar-II
Paschim Medinipur

30 JUL 2024

MIA TARA CONSTRUCTION
Joumen West
Proprietor

**DEVELOPMENT AGREEMENT
CUM POWER OF ATTORNEY**

This Agreement for Development Agreement cum
Power of Attorney made on 30th July, 2024

১১/১০/২৪
Mina Sarkar

30 JUL 2024 30 JUL 2024

2844
30/07/2024
Anil Baran Datta
Rangamali
Midnapur

Pranta Kundu
স্বাক্ষরিত
সহকারী অফিসার

30 JUL 2024

5000.00 X 1 = 5000.00



District Sub Registrar
Paschim Medinipur

30 JUL 2024

30 JUL 2024



BETWEEN

(1) **ANIL BARAN DUTTA** (Aadhar Card No. 398105809073, PAN Card No. IODPD5312B) Son of Late Gour Hari Dutta, by religion - Hindu, by occupation - Business, (2) **MINU SARKAR** (Aadhar Card No. 979036958946, PAN Card No. AJGPD2226C) Wife of Samar Sakrar, by religion - Hindu, by occupation - Service, Both are residing at Rangamati, P.O.- Vidyasagar University, P.S.- Midnapour, Dist- Paschim Medinipur, Pin.-721102, herein after called the '**OWNERS**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, represent atives and assigns) of the **FIRST PART**.

AND

MAA TARA CONSTRUCTION (Income Tax Pan- AAUPD6810B), office at Holding Premises No. 394, Swastika Apartment, Madhya Para, Rangamati, Ward No. 24 under Midnapore Municipality, P.O.- Vidyasagar University, P.S.- Kotwali, District- Paschim Medinipur, Pin.-721102, represented by its proprietor **SOUMEN DEY** (Aadhar Card No. 387215534697. PAN Card No. AAUPD6810B) Son of

MAA TARA CONSTRUCTION

Soumen Dey
Proprietor

anil and his
Minu Sarkar

Late Ramesh Chandra Dey, by religion - Hindu, by occupation - Business, residing at 64, Durgacharan, Doctor Road, Kolkata - 700014, P.O.- Entally, P.S.- Taltalla, Kolkata, hereinafter called the 'DEVELOPER' (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor - in-office legal representatives, administrators, executors and assigns) of the **SECOND PART**.

Whereas the First Part as land owners are is in possession of land measuring about 0.12 acre of land lying and situated in District - Paschim Medinipur, P.O. + P.S. + A.D.S.R.O. - Midnapur, Mouza - Rangamati, J.L. No. 150, R.S. Khatian no. 70, L.R. Khatian No. 12 & 1270, C.S. Plot No. 223, R.S. Plot no. 223/270, L.R. Plot No. 638 duly recorded is record of rights thereof.

Whereas the schedule property previously belonged to Purna Krishna Basu. During possession said Purna Krishna Basu transferred 10 dec. out of 12 dec. to Anil Baran Dutta & Amiya Kumar Dutta by Regd. Deed of sale dt. 21.05.1958 being No. 2884 registered at SRO Midnapore and delivered possession in their favour. During possession the rest portion meaksuring 02 dec. out of 12 dec. of C.S. Plot No. 223 said Purna Krishna Basu died leaving behind his two daughters PurabiBasu and Kaberi Basu and wife ShantilataBasu they inherited the same equally i.e. 1/3rd share each. During possession said Purabi Basu and others transferred the rest portion of property measuring 02dec.

MAA TARA CONSTRUCTION

foramen way
Proprietor

with by ng
minu Sarkar

(little more or less) with well demarcation to Anil Baran Dutta and Amiya Kumar Dutta by two regd. Deed of Sale dt. 04.05.1967 being No. 2304 and dt. 07.10.1967 being No. 5705 and delivered possession in their favour. The R.S. record of rights are prepared in their names in Khatian No. 70. Thereafter said Amiya Kumar Dutta transferred his $\frac{1}{2}$ share i.e. 06 dec. to Anil Baran Dutta by regd. Deed of Sale dt. 17.01.1970 final regd. 28.03.1970 being No. 1980 registered at Sadar Jt. SRO Midnapore and delivered possession in his favour. It is pertinent to mention herein that the C.S. Plot No. 223 is converted to as batta as R.S. Plot No. 223/270 and thereafter L.R. Plot No. 638. The attested L.R. Parcha was prepared in his name in Khatian No.12. During possession said Anil Baran Dutta transferred 2.41 dec. to Minu Sarkar by Deed of Gift dt. 21.12.1990 being No. 3728 and delivered possession her favour. During possession due to urgent need of money said Anil Baran Dutta applied before the Netaji Co-operative Housing Society Limited. As per Society's Rule said Anil Baran Dutta became the member of the Society and he made a Sale Deed in favour of Netaji Co-operative Housing Society Ltd. dt. 05.11.1984 being No. 4761 and dtd.20.02.1985 being no. 764. Thereafter said Netaji Co-operative Society as per their Rules mortgaged the said property before West Bengal State Co-operative Housing Federation Limited by Regd. Deed of Mortgage dt. 21.06.1986 being No. 2590. Thereafter Debashis Dutta the son of Anil Baran Dutta became the

ANANTA CONSTRUCTION
Ananta Dutta
Proprietor

Minu Sarkar

member of Society and paid the loan amount to Netaji Co-operative Housing Society and as such the said West Bengal state co-operative Housing Federation Limited released the Schedule property in favour of Debashis Dutta by regd. Deed of Release dt. 11.07.2023 being No. 6113 and release the schedule property from mortgage. Thereafter Debashis Dutta the Secretary of Netaji Co-operative Housing Society Ltd. transferred 4.55 dec. along with 669 sq.ft. one storied building to Anil Baran Dutta by Regd. of Deed of Reconvenience dt. 25.06.2024 being No. 4499.

MAA TARA CONSTRUCTION
Deven Debi
Registrar

Now Anil Baran Dutta, Minu Sarkar are in peaceful possession in the said property.

Whereas the First Party desires to develop the first schedule property by construction of a multi storied Residential complex consisting of so many flats and parking space etc. but the owner has not the sufficient fund for the said development works.

Whereas the first part herein has approached the second part and the second part has accepted and decided to construct multi storied residential flat complex thereon with the object of selling such flats/ apartments to the intending purchasers.

Minu Sarkar

Now this Agreement witnessed and it is mutually agreed by and between the parties hereto as follows:

✓

ARTICLE - I

1. **Owner** shall mean the owners above named persons residing at Rangamati, P.O.-Vidyasagar University, P.S.- Midnapour, Dist- Paschim Medinipur, Pin.-721102.
2. **Developer** shall mean **MAA TARA CONSTRUCTION**, having its Office at Holding Premises No. 394, Swastika Apartment, Madhya Para, Rangamati, Ward No. 24 under Midnapore Municipality, P.O.- Vidyasagar University, P.S.- Kotwali, District- Paschim Medinipur, Pin.-721102, represented by its partners **SOUMEN DEY** Son of Late Ramesh Chandra Dey, by religion - Hindu, by occupation - Business, residing at 64, Durgacharan, Doctor Road, Kolkata - 700014, P.O.- Entally, P.S.- Taltalla, Kolkata.
3. **Building Plan** shall mean the plan as sanctioned by the concerned Midnapore Municipality upon the land as mentioned below.
4. **Building** shall mean the buildings to be constructed, erected, promoted, developed and built over the said land by the Developer herein in the land mentioned in the first schedule.
5. **"New Building"** shall mean **NIDHIRA APARTMENT** of G + 6 and above flats being (2 BHK + 3BHK) including car parking space (Residential and/or Residential cum commercial complex) upon the 12 dec. land and which is fully described in the above noted paras Development

MAA TARA CONSTRUCTION
Soumen Dey
Proprietor

Minu Sarkar

✓

Agreement cum POA as also described in the first schedule mentioned below.

6. **"Owner's Allocation"** shall mean the allocation as laid down in the column of owner's allocation mentioned below, together with undivided proportionate share of the land and the proportionate common area including roof and the rest area shall belong to the "Developer" except the roof, staircase which shall be common to other occupiers/owner subject to the sanction of plan by the Midnapore Municipality.

MAA TARA CONSTRUCTION
for owner's def.

7. **"Developer's" Allocation :** shall mean rest floors/flats in the floor and the rest common parking area in the ground floor of the premises of the constructed area and / or built up area/ or super built up area excluding the owner's allocation together with undivided proportionate share of the land and the proportionate common areas including roof, staircase which shall be common to other occupiers/ owner in the said building.

8. **"Common expenses"**- shall mean and include all expenses to be incurred by the unit owner for the management and maintenance of the building after obtaining completion / occupancy certificate from the Midnapore Municipality, which is to be obtained at the cost and effort of the Developer.

34/4/2016
Minu Sarkar

9. **"Project"** : Shall mean the entire work of development including the completion of essential services like water,

✓

sewerage and electricity and handing over possession to the owner, which shall be of the entire cost of the Developer save and except which are specifically agreed herein.

10. **"Unit Owner"** : Shall mean any person who acquires holds and / or owns any unit in the new building as per agreed terms primarily and shall include the owner and the Developer, for the units held by them.

ARTICLE -II

COMMENCEMENT :

1. This agreement shall be in force from the date of signing hereof.
2. This Agreement shall continue till full performance hereof by the Owner and the Developer. However, in case of any dispute, termination, non-performance, or substantial breach of this contract, the parties will go for Arbitration as given hereunder.

ARTICLE -II

DEVELOPER'S PRIMARY OBLIGATION

1. The Developer will incur all expenses and other outgoings relating to the land for setting right the paper.

ARTICLE -IV

DEVELOPER'S RIGHT & REPRESENTATION

1. The Owner hereby grant, subject to what has been hereunder provided, exclusive right to the Developer to develop the said premises and construct the new building at the said premises in accordance with the new plan or plans as to be sanctioned by the Medinipur Municipality and / or

MAA TARA CONSTRUCTION
Domeni Dey

with
Minu Sarkar

by any other appropriate authority with or without any amendment and / or modification in the manner stated above.

2. The Owner hereby empowers and authorizes the Developer to do this project in connection with the said property as described in the schedule hereunder written such as to sell or any kind of transfer of the Developer's Allocation through registered deeds and to make agreement for sale, to make agreement for sale, to advertise the project through any media, to appoint different persons for the project, to get sanction of the building plan as well sewerage plan and to take water or electric connection therein and also to execute any document, declaration or affidavit the interest of the project etc. to appoint different type of professional men, to appoint advocate, to receive part or full consideration money on the Developer's Allocation, to negotiate any matter for the said property etc. and for the same The Owner shall execute and register a separate General Power of Attorney in favour of the Developer and this power shall remain in force till the completion of registration only in respect of the Developer's Allocation in favour of the intending Purchasers.

3. All applications, plans and other papers and documents as may be required by the Developer for obtaining necessary sanction of plan / revised plan from the Medinipur Municipality, shall be prepared and submitted by the Developer on behalf of the Owner at the cost and

MAA SARA CONSTRUCTION
Saurabh Dey

Minu Sarkar

expenses of the Developer and the Owner shall sign and execute all such plans and applications, other papers and documents as and when necessary, and the Developer shall pay and bear all fees charges and expenses as required to be paid or deposited for obtaining sanction of plan and development of the said premises including Architect's fees / any other statutory fees etc. and the Owner shall have no responsibilities to bear any cost whatsoever.

MAATIRA CONSTRUCTION
former def.

4. Save and except the Owner allotted portion, the Developer shall have full right to execute any agreement for sale in respect of the Developer's allocation. However, in the agreements for sale, this Development Agreement shall be recited and there shall also be a clause stating that the Owner shall not be responsible for any money received by the Developer either himself or through Power of Attorney pursuant to the Agreement for sale, as the same shall be realized by the Developer without reference to the Owner.

5. The Developer shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the said property in order to make it perfect in all respects for construction of NIDHIRA APARTMENT flats being (2BHK + 3BHK) thereon in accordance with the building plan sanctioned by the concerned Medinipore Municipality & Midnapore Kharagpur Development Authority and/or other appropriate authority as may be.

get out - 1.6
- mine sank

6. That the Developer shall install in the said building at its own costs pump operated water connection through water lines in each floors / flats, water storage tanks, overhead water reservoir with suitable pump, electric wiring and installations, other electrical things and also other facilities as are required to be provided in the new building constructed for sale of the flats therein on Ownership basis and as mutually agreed upon.

MANJARA CONSTRUCTION
Daman Dey

ARTICLE -V

DEVELOPER'S OBLIGATIONS

1. Immediately after the execution of this Agreement, the Developer shall at its own costs and expenses prepare or cause to be prepared a plan for construction and erection of a new building at the said premises, and the Developer shall submit the same before the Medinipur Municipality for sanction with prior consent of the Owner.
2. The Developer shall use and / or cause to be used good building materials as shall be specified by the licensed building surveyor or registered Architect of the Building PROVIDED HOWEVER proportion and quality of such materials shall confirm to the accepted standard of Specification and the building rules regulations and / or orders in force for the time being.
3. The building shall be erected, constructed and completed by the Developer as per the specification provided in Second Schedule hereunder written and all flats / units

with on 16
Minu Sarkar

✓

as well as common areas and facilities shall consist of and be provided with such materials, fixtures, fittings and facilities, under any circumstances, irrespective of any ground of whatsoever, the Developer shall not be entitled to claim or demand any payment of whatsoever nature from the Owner in respect of erection, construction and completion of the said Owner allocated portion / portions or for any part of the building as the entire building as also the entire project shall be at the cost and expenses of the Developer.

MANTRA CONSTRUCTION

Jaumei Dey

4. The Developer shall construct and complete the Building under its direct supervision and control as per the sanctioned plan and with the best workmanship and like manner and shall comply with all statutory provisions, regulations, building rules and statutory stipulations from time to time to be imposed or as would be made applicable.

5. All costs, charges, fees levies, impositions, statutory payments, taxes and expenses of whatever name called for erections, construction and completion of the said building its materials, fittings and fixtures in all respect, including connections of water, sewerage, electricity in accordance with law and other amenities for the building shall be paid and borne by the Developer. It is made clear that the costs, deposit and charges for individual and separate electricity meters for the respective flat / unit to be borne by the respective unit Owner.

*with or in
Minu Sarkar*

✓

6. The Developer shall be responsible and liable for payment of and / or meeting all costs, charges, fees, levies and expenses of the building materials, workmen, labours contractors and all permission, license, quota as and other requirements for erections, construction and completion of the building in totality. The Developer shall at its own costs and expenses cause for supply of good building materials, so as to ensure the progress of erection, construction and ultimate completion of the Building within the time specified hereinabove.

7. While dealing with and / or entering into any Agreements and / or dealing with commitments relating to the Developer's allocated portion or any part thereof, the Developer shall fully comply with observe, fulfill and perform the requirements under the law and ensure fulfillment and compliance of all restrictive conditions and covenants contained herein, save and provided hereinafter.

8. In the event of any loss or injury or damages being caused of any nature or in any manner whatsoever, including injury and / or damage to any person or persons or property of or any loss of life, the Developer shall be solely liable and responsible for the same and the consequences arising therefore in all respect and shall at all point of time keep the Owner indemnified for the same and all consequences. It is specifically agreed and understood that the Owner shall not be responsible and / or liable either for any act of negligence or mode and manner of

CHARTER CONSTRUCTION
Sourav Dey

with or to
Minu Sarkar

required or put on site for the erections, construction and completion of the said newly proposed building and every part thereof and the Owner shall under no circumstances be deemed to be the employer and no responsibility and / or liability will shift upon the Owner and the Developer shall keep the Owner indemnified from all or any claim, damages, payments, costs and consequences suffered or incurred there from.

MAA TARA CONSTRUCTION
Shuman Bhat

11. The Developer shall be duty bound to complete the Owner allocated portion in all respect with all fixtures fittings and installations including domestic water and sewerage, electricity connections as well as common areas and facilities and make the same fully habitable for use within the said 24 months from the date of execution of this Development Agreement-cum-Power of Attorney and also after taking vacant possession of the said premises from the Owner which ever will be later unless prevented by Force Majeure.

12. That the Developer shall make correspondence or negotiation or advertise for sale of the residential / commercial units of developer's allocation to any third party / parties at such price to be determined by the Developer at its own discretion.

with a/c viz
Minu Sarker

✓

ARTICLE -VI

OWNER OBLIGATIONS :

1. The Owner shall sign and execute all plans, drawings, specifications, elevations, forms, applications and all other papers and verify and affirm required affidavits and declarations as may be required from time to time for all or any permissions, consent, sanction or licenses required under the law in connection with or relating to or arising out of construction, erection and completion of the said building or as may be required from time to time in accordance with law in order to expedite / facilitate the process for obtaining necessary clearances with all spending cost involved whatsoever. In case any liability arises to the Owner on account of execution of such documents, the Developer shall sufficiently reimburse and / or indemnifies the Owner within one month from the knowledge of such.

2. The owner shall deliver vacant peaceful possession of the land / premises to the Developer on signing of this agreement and prepare the plan of the proposed building to be sanctioned by the Midnapore Municipality authorities.

3. The Owner shall provide the Developer with appropriate Power of Attorney to develop the property, out of which one to be registered and another to be Notarized, which relate to couple of interest and as are or may be required in connection with sanction, construction, erection completion of the newly proposed building and to appear for

RECEIVED CONSTRUCTION

Owner's

with out it
Minnu Sarkar

and represent the Owner before all authorities concerned and to make sign and execute applications, declarations and other relevant papers and documents to appropriate authorities for obtaining all quotas, entitlements, permits, licenses, and other allocations of building materials and / or for temporary and permanent connections of water, sewerage and electricity or as may be required from time to time, in accordance with law concerning negotiations for transfer of flats to the intending purchasers thereof and all cost and expenses in that respect shall be borne by the Developer and in this respect the Owner shall appoint **MAA TARA CONSTRUCTION**, at Holding Premises No. 394, Swastika Apartment, Madhya Para, Rangamati, Ward No. 24 under Midnapore Municipality, P.O.- Vidyasagar University, P.S.- Kotwali, District- Paschim Medinipur, Pin.- 721102, West Bengal, the Developer herein, as their Attorney to do all the acts, deeds and things for completion of the newly proposed building at the aforesaid premises. It is clarified that the Owner will be obliged to transfer proportionate share of land to the intending purchasers.

4. The Developer shall be entitled to transfer of Developer's Allocation but cannot give possession to any flat purchasers till full performance of the agreement on the part of the Developer is made and will give possession to the flat purchasers only upon full completion of the Owner Allocation with the Occupancy Certificate.

MAA TARA CONSTRUCTION
Joumen Ray

20/11/24
Minu Sarkar

W

5. The Owner will not raise any objection for the ingress to and egress out from the premises and for the car parking spaces and for use of the common passage, common areas, staircase, roof and all other common facilities by the Co-Owner of the proposed building.

6. The Owner will not enter into any contract for sale, lease or tenancy or any construction agreement of the land or the said premises or charges or in favour of or with any person or persons after execution of these presents.

7. The Owner will pay the proportionate maintenance charges, electricity, charges for use of electricity for lighting of the common areas, for payment of the watch and wards staffs and other incidental relating to the benefits of the said new building and such charges will be mutually agreed upon until an association / society is formed by all the Co-Owner of the flats / units in the new building.

8. During construction of building in the said premises the Developer will use the electric meters of the Owner in the said premises and will pay all bills of WBSEDC limited, but will not pay any previous arrears charges, if there by any of the Owner and will also install one main meter for their own use.

MAHATMA CONSTRUCTION
Dharmaraj

with
Mina Sarkar

ARTICLE -VII

OTHER PROVISIONS

1. In the event the Owner is desirous of having any additional or special type of fittings other than that provided hereunder written in their allocated portion or any part thereof, the Developer will shall have the same duly provided subject to the costs, charges and expenses for the said fittings and fixtures shall be separately paid and borne by the Owner immediately on demand by the Developer. However to be more specific at Developer's cost the Owner shall be entitled to the items mentioned in the specification morefully described in the Second Schedule hereunder written along with other necessary amenities.

MANTRA CONSTRUCTION
for owner
10/10/2020

2. The land upon which the said building shall be erected and constructed and appurtenant thereto as also the common areas facilities to be provided for and / or at the said building shall always remain common, impartible and undivided whereas the Owner shall be at liberty to deal with their allocated portions together with the undivided proportionate part or share of the land as well as the common areas and facilities as stated above. The Developer shall similarly be entitled to deal with its allocated portion together with the undivided proportionate part or share of the land as well as common areas and facilities in accordance with law. The roof of the building will be common to all the Co-Owner of the flats / units.

with on 1/6
Mina Sarkar

MAA TARA CONSTRUCTION
Joumou Day

Minu Sarkar

3. The Owner shall be entitled to deal with sell transfer and grant, lease and / or in any manner dispose of the Owner allocation for which no further consent of the Developer shall be required and the Owner will be entitled to receive, realize and collect all sale proceeds, issues and profits arising there from. The Developer shall be liable to deliver the allocation to the Owner or his transferee or nominee or nominees.

4. The format of the Draft Indenture of Conveyance, that may be required to be executed and registered by the Owner unto and in favour of the Developer and / or its nominees in respect of and / or relating to the Developer's allocated portions and / or any part thereof shall be prepared by the Developer's Advocate and to be approved / revised by the Owner and the Owner shall only execute Indenture of Conveyance(s) unto and in favour of the Developer and / or its nominee or nominees at Developer's or nominees cost as the case may be subject to the terms and conditions provided herein. All cost and expenses including stamp duty, incidentals, registration cost therefore shall be borne and paid by the Developer and / or its nominees and not by the Owner.

5. Subject to the above restrictions and conditions contained herein the Developer shall be entitled to enter into any contract or agreement relating to its allocated portions or any part thereof on such terms and conditions and stipulations as it may deem fit and proper in

✓

accordance with law and in term of this contract and the owner shall confirm the agreement unto and in favour of the said nominee or nominees of the Developer and cause the same to be registered in accordance with law and admit such execution registration provided however all costs, charges and expenses of the required value of stamp duty, registration costs or incidental thereto be paid and borne by the Developer and / or its nominee or nominees as the case may be. it is clarified that the Owner will only be liable to transfer proportionate impartible share in the land in respect of Developers Allocation.

FOR THE CONSTRUCTION
Owner Def.

ARTICLE - VII

COMMON OR RESPECTIVE OBLIGATIONS :

1. On and from the date of handing over the Owner allocated portion in the new building in accordance with law, the Owner as well as the Developer shall comply with and / or ensure compliance with the under mentioned requirements and restrictions, without any default :-

(a) To pay punctually and regularly for their respective allocations all rates, taxes, levies, fees, charges, impositions and outgoing to the concerned authorities or to otherwise as may be payable.

Minu Sarkar

(b) To pay punctually and regularly their respective proportionate part or share of service charges for the common areas and facilities and until formation and

registration of the said premises under provisions of the West Bengal Apartment Ownership Act and the rules framed there under or any other Act as desired and decided by the co-owner, the Developer shall be entitled to collect service charges, Maintenance charges and provide the required services thereof.

MAN TEE CONSTRUCTION
Joumen Day

(c) To abide by all laws, rules and regulations and orders or the enactments of the Government and / or local bodies or otherwise issued and / or imposed upon in accordance with law, as the case may be and shall attend to an answer and be responsible for any deviation, violation and / or breach thereof in any manner for their work and obligations keeping the Owner fully indemnified from all respect.

ARTICLE -IX

MISCELLANEOUS:

1. This Agreement shall always be treated as an agreement of joint development by and between the parties. The Owner and the Developer have entered into this Agreement purely as a CONTRACT and nothing contained therein shall be deemed to construe or constitute as Partnership between the Owner and the Developer or an Association of persons or an agency agreement. Nothing in these presents, shall be construed as a sale, demise or assignment to conveyance in lieu of the said premises or any part thereof to the Developer by the Owner or as creating any right, title or interest in respect thereof in favour of the Developer other than an exclusive permission

with or without
Minu sarkar

and right in favour of the Developer to develop the said property subject to the terms and conditions of these presents.

2. The Owner shall handover possession to the Developer along with the rights of the Development in respect of the said premises by virtue of this presents and / or in pursuance thereof shall not be obstructed or disputed or challenged or disturbed by the Owner provided the Developer is carrying on with the project in terms of this agreement.

3. It is understood that from time to time to facilitate the construction of the building by the Developer various acts, deeds, matters and things not herein specified may be required to be lawfully done, executed and performed and for which the Developer shall require adequate powers and authorities from the Owner and for such lawful matters, the Owner shall provide all required power and authorities unto and in favour of the Developer as and when the same is or are required and called upon and to execute, sign all such additional applications and other papers and documents as may be required from time to time in accordance with law provided that those acts, deeds, matters and things do not in any way infringe or prejudice the right of the Owner and / or be contrary to the terms and stipulations contained in these presents or against the spirit thereof, keeping the Owner fully indemnified in all respect.

MASTOR CONSTRUCTION
OWNER
Signature

WITNESSES
Name Sarker

4. Handing over possession of the specified flats and car parking space, if any to the Owner shall be deemed to have been made after connection of new water supply, electricity and sewer line of the Owner allocation are completed in all respects as per specification and after obtained completion / occupancy certificate from the Medinipur Municipality or any other authority or authorities by the Developer upon a notice to the Owner by registered post along with communication by telephone. The date of occupation by the Owner shall be after a fortnight of the letter deemed to have reached the Owner.

MAA TEE CONSTRUCTION
Joumen But

5. That after handing over possession of the Owner allocation the Developer shall remain liable for rectifying all defects and work of proper construction in the Owner allocation or in respect of any fittings, fixtures connections services or otherwise therein for a period of 3 months from the date of handing over such possession of the Owner allocation but subject to natural wear and tear as applicable.

6. It is clarified that all work of development of both the Developer's and Owner Allocation shall be done by the Developer at Developer's own costs and expenses. The consideration towards the Owner for the project herein shall be the construction costs of the owner area to be incurred by the Developer.

Joint on W/P
Minu Sarkar

✓

7. All current taxes with arrears and other outgoings in respect of the said premises upto this date shall be borne and paid by the Developer on behalf of the Owner which will be adjusted on / before completion of the project. At the expiry of 30 (thirty) days from the date of service to the Owner a notice of the Developer regarding completion and handing over to the Owner of the Owner allocation under the terms of this agreement the liability of the Developer to pay the municipal taxes and other liabilities in respect of the Owner allocation would cease.

REMARKS
CONSTRUCTION
Document by
[Signature]

8. Within six months from the date of the completion of the project, the Developer will assist and co-operate the Owner and the other unit Owner to form an association or body of flat Owner to be formed for the upkeep, maintenance and management of the premises and the cost of such formation and incidentals thereto shall be borne by the individual flat Owner and the Developer or their respective nominees (unit Owner) according to their proportionate right.

9. Till such time the association or body is not formed, the premises shall be managed and maintained jointly by the Owner & Developer and the cost thereof as mutually agreed upon by the Developer and Owner would be borne and paid by the Developer or their nominees in proportionate share. The Owner herein and the Developer shall as such as may be duly agree upon the rules and regulations for such management and maintenance.

checked and
Minu Sarkar

✓

10. Each party shall be responsible and liable for their respective share of taxes and impositions relating to their respective allocations.

11. The certificate of the Architect relating to completion of construction / development shall be final after obtaining Midnapur Municipality's completion / occupancy certificate.

12. The notice of completion issued by the Developer along with Midnapur Municipality's occupancy certificate shall be sent to the Owner by hand service intimating that the Owner area is completed in the manner stated hereinabove and is ready for delivery after obtaining the completion or occupancy certificate of the concerned or municipal authorities and new water & sewerage connections, shall completely absolve the Developer of its obligation to deliver the Owner area to the Owner under this agreement.

13. For the purpose of sale and / or transfer of allocation of the Developer or the Owner no further consent of the other party shall be required and this Agreement by itself shall be treated as such consent provided the terms of the agreement are fully complied with.

14. The Original Title deeds and other documents relating to the aforesaid property shall be delivered to the Developer and can be mortgaged and Xerox / certified copy of such documents shall be made available for inspection to the intending purchasers of the Developer's Allocation at all reasonable time during the continuance of this project and

MAA YOUNG CONSTRUCTION
Jouner Day

31.12.2020
Minu Sarkar

✓

also thereafter. Upon completion of the project the title deeds and other documents shall be delivered to the Association that shall be formed for the management of the new building.

15. If required Developer shall execute and register all documents to perfect the title of the Owner of the Owner allocation Registration fees and stamp Duty, in this case shall be borne and paid by the Owner.

REMARK: CONSTRUCTION
Stamp Duty

16. Time is the essence of this contract.

17. If the project is delayed owing to any order or injunction of any Court or statutory body or authority, the Developer shall be liable for such delay. Cost and expenses of all litigations and proceedings shall be borne and paid by the Developer. However, for any suit or proceeding relating to title of the land, the Owner shall be responsible. In such an event the time frame for completion of the project would be suitably extended.

18. It is further clarified that the Developer shall have no right, title, or interest in the Owner allocation.

not in no
minu sarker

ARTICLE - X

FORCE MAJEURE:

1. The parties thereto shall not be considered to be liable for any obligations herein to the extent that the performance of the relative obligations prevented by the existence of the FORCE MAJEURE which shall mean and include flood,

✓

earth quake, riot, war, storm, tempest, civil commotion, strike, lock out, general labour unrest and / or any other acts or commission inquiry beyond the control of the Developer affected thereby and also non-availability of essential materials like cement, steel, etc. and shall be suspended from the obligation during the duration of the 'FORCE MAJEURE'. Financial constraint shall not be considered a force majeure. Any incapacity on the Developer's part shall also not be considered force majeure. In case of occurrence of force majeure, the Developer within seven days shall give a notice of delay thereof in order to obtain the benefit of such delay.

ARTICLE - XI

ARBITRATION :

1. All disputes and differences between the parties arising out of and / or the meaning construction or import of this agreement or their respective rights and liabilities as per this agreement shall be referred to the Arbitration of two Arbitrators each to be appointed by the parties. The Arbitrators must be selected within the Midnapur Town. In case of disagreement between the Arbitrators it shall be referred to an umpire who shall be appointed before the start of the proceeding and whose decision shall be final and binding on the parties and this clause shall be deemed to be a submission within the meaning of the Arbitration and Conciliation Act, 1996 and its statutory modifications and / or enactments thereof in force from time to time.

RECEIVED CONSTRUCTION
JOURNAL DEPT.

20/12/16
Minu Sarkar

ARTICLE -XII

DEFAULT CLAUSE :

1. In the event the Developer fails to complete the said proposed building within the said stipulated period of 24 (twenty four) months from the date execution of this Development Agreement-Cum-Power of Attorney whichever will be later for reason beyond the control of the Developer or on account of force majeure as per Force Majeure clause mentioned above in that event a further extension of time for a period as may be agreed to mutually unless the Developer is prevented to carry on and / or complete the construction at the said premises by any act of God or state, litigation or by any circumstances beyond the control of the Developer.

RECEIVED
10/10/2019
Joumen Ref

OWNER'S ALLOCATION :-

That the Land owner of the said project shall be entitled to get 40% flats 1st. floor to 6th. floor and there after on the next floor get 20% flat, along with 2 car parking space on the Ground Floor at the said Apartment 120 per sq.ft. each along with proportionate share of land and common area.

DEVELOPER'S ALLOCATION :

That save & except aforesaid owner's allocation the 60% Rest Portion of the said Apartment be entitled to get by the Developer along with common portion and proportionate. share of land and Rest car Parking area together with rights to develop and sale the same as the Developer will think fit & proper.

with and 20
Minu Sarkar

DEVELOPMENT POWER OF ATTORNEY :

If any legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is taken against me i.e. the Land Owner in connection with the same project, to prosecute and defend such legal proceedings and for that purpose to sign, declare and file all pleadings, affidavit, application etc. as may be required. To engage advocate and to do all acts and things required to be done on my behalf and,

FOR THE CONSTRUCTION
Lawyer's Sign

(a) To settle all disputes, whatsoever arising out of the construction project on the schedule mentioned land and,

(b) To appear before any office or authority of the Government or Municipal Corporation or Labour Department or B.L. & L.R.O. Midnapore or Income Tax Department or any other act, to represent the matter regarding the proposed project AND I do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising powers given to him, and

(c) To appoint from time to time Architects, R.C.C. consultants, contractors and other personnel and work men for carrying out the development of the said property as also construction of building there on and to pay their fees, consideration moneys, salaries and / or wages, and

with of 20
minu sarkar

(d) To give necessary letters, writings and undertakings to the Panchayet, Fire Brigade Department or other such department as may be necessary for occupancy in the said

building and / or obtaining necessary "No Objection" certificate (N.O.C) from the said departments in connection with the said building, and

(e) To execute Agreement for sale of the said Flats or any part thereof, in respect of the Developer's allocation only, and

(f) To sell or dispose of Flat or Flats of Developer's allocation and parking space that may be constructed on the said land and to collect and receive from the purchase / purchasers the amount that may be payable by them and to give proper receipt and discharge for the same.

(g) To execute the conveyance or conveyances in respect of Developer's allocation in favour of the intending purchasers.

(h) To present the said deed / deeds of conveyance, Declaration for the registration to the proper registration authority to admit the receipt of the consideration money and to have the said deed / deeds registered and to do all acts, deeds and things which may be necessary for conveying the flats and undivided share of land and registering the said deed as fully and effectually in all respects as I could do the same if I were personally present.

(i) To sign all applications and forms as may be required for the purpose of registration of flats / shop / rooms / parking area etc.

(j) To engage or appoint any advocate to file / conduct any suit in connection with my said property.

REMARKS: CONSTRUCTION
youner Def.

with in 15
minu sarkar

(k) To sign, verify and file any Complaint / Application / Written Statement / Written Objection etc. in court in connection with my said property and to swear any affidavit in this regard.

AND the said Land Owners & **MAA TARA CONSTRUCTION** hereby agree to ratify and confirm all acts and things lawfully done by the said Developer / Attorney by exercising Power given to him in connection with the development and sale of the said Flats / Apartments and Parking Space in respect of Developer's allocation only. That by virtue of this General Power of Attorney, the said Attorney shall not acquire any right, title and interest over and above the schedule mentioned land.

MAA TARA CONSTRUCTION
for owner
Bharat

DESCRIPTION OF SCHEDULE PROPERTY

District - Paschim Medinipur, P.O. + P.S. + A.D.S.R.O. - Midnapur, Mouza - Rangamati, J.L. No. 150, R.S. Khatian no. 70, L.R. Khatian No. 12 & 1270 Raity Jot.

L.R. Khatian No. 12 (Twelve), which is Owner No.1

R.S. Plot no. 223/270, L.R. Plot No. 638, area 9.59 dec.

L.R. Khatian No. 1270 (One thousand Two hundred Seventy), which is owner No.2

R.S. Plot no. 223/270, L.R. Plot No. 638, area 2.41dec.

Two Khatian total area - 0.12 acre. Or 12 dec. Bastu land.

Which is shown in attach sketch map.

only in 120
Minu Sarkar

✓

Butted & Bounded by:

North: Chaya Rani Patra and Sital Saha

South: Late Mritunjay Hazra and Late Nimai Hazra

East: Municipality Road.

West: Municipality Road.

MANTRA CONSTRUCTION
Joumen Day
Proprietor

IN WITNESS WHEREOF THE LAND OWNERS AND
THE DEVELOPERS have put their respective signature on
this 30th July, 2024 at Midnapore after understanding the
contents of the above.

WITNESSES:-

1. *Jagan Kumar Saha.*
S/o Late Subal Chandra Saha.
at Mirabazar.
P.O.-P.S. Midnapore.
Dist Paschim Medinipur.

Joint owner
- Minu Sarkar

SIGNATURE OF THE LAND OWNERS

2. *Smt. Sita Datta.*
Kunjamun, 24th Ward
Medinipur, Paschim Medinipur
PIN- 721102. P.O.- Y.U.
A DHAR- 7018 5206 0950
Ph.No.- 9832329981

MANTRA CONSTRUCTION

Joumen Day

Joint owner
- Minu Sarkar

3. *Santamu Konar.*
S/o. Smt. Pulinch. Konar
Habibpur, Midnapore.
Pin: 721101.
AADHAR:
MOB. 82500-81629

SIGNATURE OF THE DEVELOPERS

Drafted by me:

Harekrishna Manna.
Advocate
KBF 935/917/87
Judge's Court, Midnapore

Documentary
Joumen Dey

Type by

Pradip Sen.

(Pradip Sen), M/s Medini Infotech, Old LIC More.

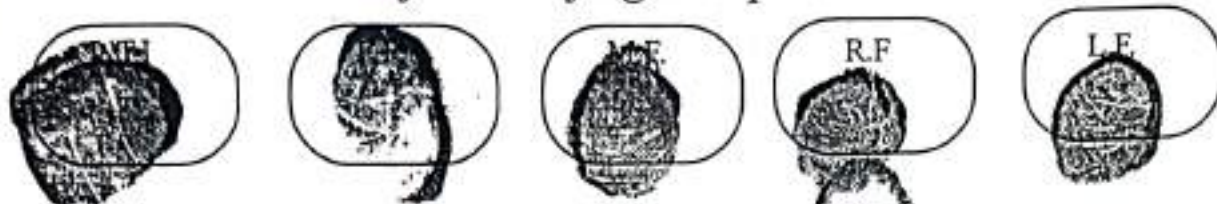
This deed of Development Agreement cum power of attorney is completed in 34 pages including one stamp paper and there are 03 nos. of witnesses. additional pages containing finger prints of the Land owners and the Developer and one Hand Sketch Map have been annexed here to, forming part of the deed.

was on 10
Minu Sarkar

Documentary
Joumen Dey.

was on 10
Minu Sarkar

Left Hand finger Impression

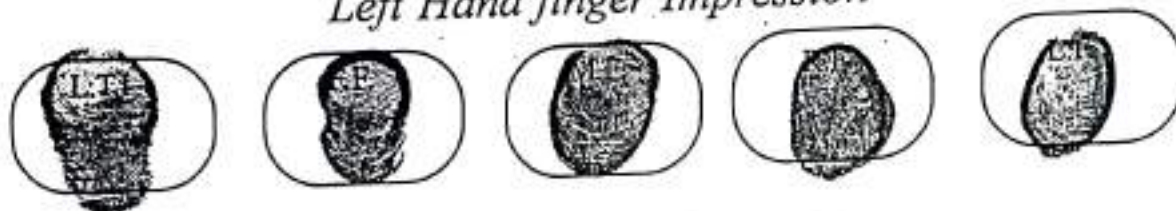


Right Hand finger Impression



W.M.H. on 26
Signature

Left Hand finger Impression



Right Hand finger Impression

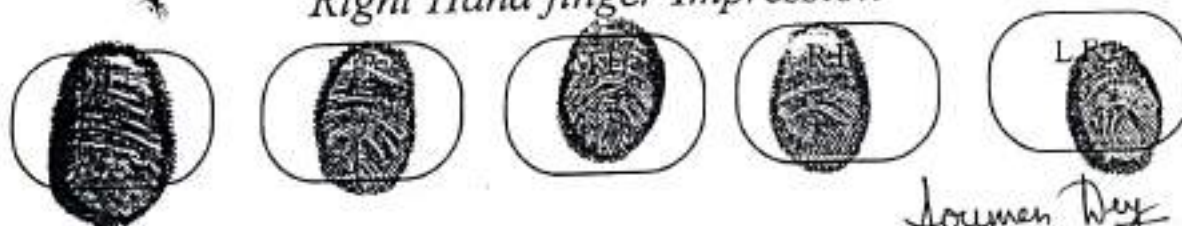


minu sarkar
Signature

Left Hand finger Impression

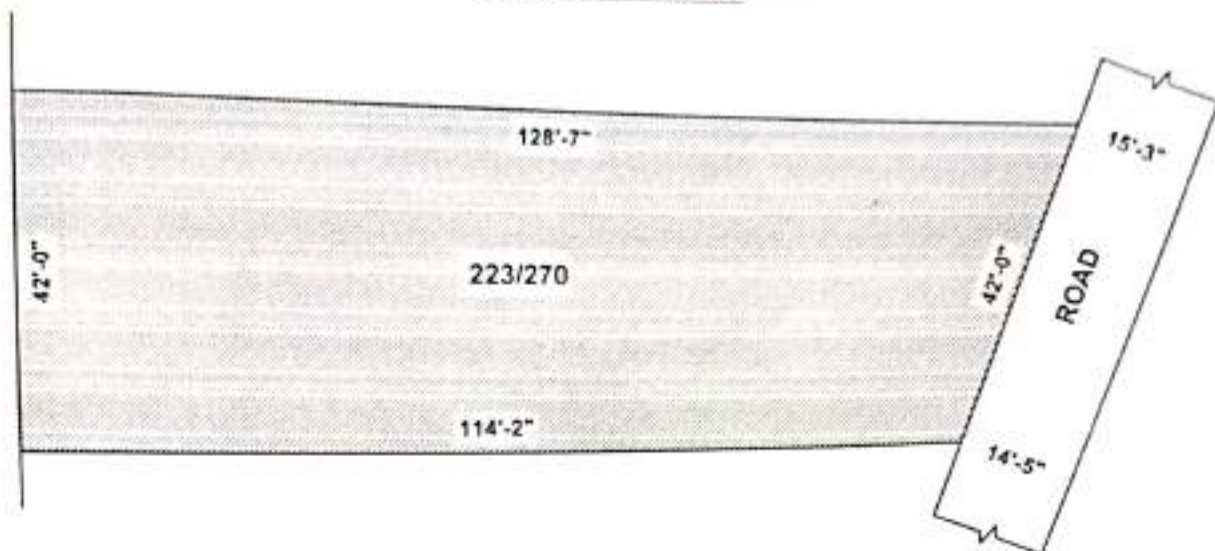


Right Hand finger Impression



Soumen Dey
Signature

MOUZA - RANGAMATI, J.L NO.- 150, P.S. - MEDINIPUR,
DIST. - PASCHIM MEDINIPUR.,
SCALE - 1" = 24'-0".



DETAILS OF THE LAND FOR DEVELOPER AGREEMENT CUM POWER OF ATTORNEY

DEVELOPER AGREEMENT CUM POWER OF ATTORNEY BETWEEN	R.S. PLOT NO.	L.R. PLOT NO.	AREA OF THE LAND		MARK
			SQ.FT.	ACRE	
(1) ANIL BARAN DUTTA, S/O- LATE GOUR HARI DUTTA, (2) MINU SARKAR, W/O- SAMAR SAKRAR, BOTH AT- RANGAMATI, P.O.- VIDYASAGAR UNIVERSITY, P.S.- MIDNAPORE, DIST- PASCHIM MEDINIPUR, PIN.-721102. AND MAA TARA CONSTRUCTION, OFFICE AT- HOLDING PREMISES NO. 394, SWASTIKA APPARTMENT, MADHYA PARA, RANGAMATI WARD NO 24 UNDER MIDNAPORE MUNICIPALITY. P.O.- VIDYASAGAR UNIVERSITY, P.S.- KOTWALI, DISTRICT- PASCHIM MEDINIPUR, PIN.-721102, REPRESENTED BY ITS PROPRIETOR SOUMEN DEY, S/O- LATE RAMESH CHANDRA DEY, AT- 64, DURGACHARAN, DOCTOR ROAD, KOLKATA - 700014, P.O.- ENTALLY, P.S.- TALTALLA, KOLKATA.	223 270 (PART)	638 (FULL)	5088.00	0.1168	

DRAWN BY :- (AS DIRECTED)

P. Sahoo
P. Sahoo
Surveyor
Midnapore

MAA TARA CONSTRUCTION
Soumen Dey

Minu Sarkar



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



192024250142427848

GRN Details

GRN:	192024250142427848	Payment Mode:	SBI Epay
GRN Date:	29/07/2024 16:11:06	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	9303958048933	BRN Date:	29/07/2024 16:11:56
Gateway Ref ID:	CHQ6418629	Method:	State Bank of India NB
GRIPS Payment ID:	290720242014242783	Payment Init. Date:	29/07/2024 16:11:06
Payment Status:	Successful	Payment Ref. No:	2001994386/1/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr SOUMEN DEY
Address:	Entali
Mobile:	9674639387
Period From (dd/mm/yyyy):	29/07/2024
Period To (dd/mm/yyyy):	29/07/2024
Payment Ref ID:	2001994386/1/2024
Dept Ref ID/DRN:	2001994386/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001994386/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	2001994386/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				5041

IN WORDS: FIVE THOUSAND FORTY ONE ONLY.

Payment Verified ..



ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

এনরোলমেন্ট নং : Enrollment No. : 1058/10480/01630

To
ANIL BARAN DUTTA
জন্ম তারিখ :
RANGAMATI
RANGAMATI
Midnapore
Vidyasagar University, West Midnapore
West Bengal - 721102



KL195559625DF

19550962



আপনার আধার সংখ্যা/ Your Aadhaar No. :

3981 0580 9073

সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA

জন্ম তারিখ :
ANIL BARAN DUTTA
পিতা : গৌরহরি দত্ত
Father : GOURHARI DUTTA

জন্ম বৎসর/Year of Birth : 1929
লিঙ্গ/Male

3981 0580 9073



আধার সাধারণ মানুষের অধিকার

অনুলিপি



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of Identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মন্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

উকল, রংমটি, মদ্যপু
বৌদ্ধিশ্ব বেস, বিদ্যাসাগর বিশ্ববিদ্যালয়
পশ্চিম মেদীপুর, পশ্চিমবঙ্গ, ৭২১১০২

Address: RANGAMATI,
RANGAMATI, Midnapore,
Vidyasagar University, West
Midnapore, West Bengal,
721102



1947
1820 180 1847



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
IODPD5312B



नाम / Name
ANIL BARAN DUTTA

पिता का नाम / Father's Name
GOURHARI DUTTA

जन्म की तारीख /
Date of Birth
01/01/1928

हस्ताक्षर / Signature

24032023

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौदर्यः
आयकर पैन सेवा इकाई, प्रोटीन एन टेक्नोलॉजीज लिमिटेड
(पूर्व में एनएसडीएल ई-गवर्नन्स इनिशिएटिव लिमिटेड)
बीके वसिष्ठ, सफायर चैंबर,
बानेर रोड, बंगलूरु,
पिन - 560045



*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, Protein eGan Technologies Limited
(Formerly NSDL e-Governance Initiatives Limited)
4th Floor, Sapphire Chambers,
Baner Road, Bengaluru,
Pune - 411045
Tel: 91-20-2721 8080, e-mail: info@proteintech.in

अनिल बारन दुता



भारतीय विधिकार अधिकार
INDIAN LEGAL ADHICAR

ठिकाणः

Address:

रासमाटी, मेदिनीपुर (एम),
पश्चिम मेदिनीपुर,
पश्चिमबंग - 721102

RANGAMATI, Midnapore, West
Midnapore,
West Bengal - 721102

9790 3695 8946

Aadhaar-Aam Admi ka Adhikar

मिनु सरकार

मिनु सरकार

MINU SARKAR

जन्मतिथि/ DOB: 31/07/1966

महिला / FEMALE

9790 3695 8946

आधार-साधारण मानुषे अधिकार

minu sarkar



minu dutta



भारत सरकार
Government of India

Valid Date: 25/03/2014



Soumen Dey
DOB: 30/11/1967
Male



1875 1881 1887



3872 1553 4697

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address: C/O Ramesh Chandra
Dey, 64 DURGA CHARAN
DOCTOR ROAD, Entally, Kolkata,
West Bengal, 700014



3872 1553 4697



1947



help@uidai.gov.in



www.uidai.gov.in

Soumen Dey

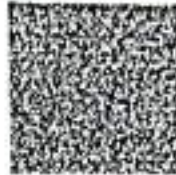
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAUPD6810B



नाम / Name
SOUMEN DEB

पिता का नाम / Father's Name
RAMESH CHANDRA DEB

जन्म की तिथि / Date of Birth
30/11/1987

22122013

इस कार्ड के खोने/होने पर कृपया सूचित करें/सूचित करें:

आयकर विभाग के कार्ड, एक एक होकर

कोपी रखिए, वही रखिए

प्लॉट नं. 341, सर्वे नं. 997/8,

मॉडल कॉलोनी, नैर देव बंगला चौक के पास

दुर्गा - 411 016

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL

4th Floor, Mantri Sterling,

Plot No. 341, Survey No. 997/8,

Model Colony Near Deep Bunglow Chowk,

Pune - 411 016

Tel: 91-20-22239000/22239001-20-2221-8081

e-mail: info@nsdl.com

Soumen Deb

Major Information of the Deed

Deed No :	I-1002-06165/2024	Date of Registration	30/07/2024
Query No / Year	1002-2001994386/2024	Office where deed is registered	
Query Date	25/07/2024 4:49:24 PM	D.S.R. - II PASCIM MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	T K Saha Midnapur, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 8436904925, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 93,03,576/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 53/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Midnapore, P.S.- Midnapore, Municipality: MIDNAPORE, Mouza: Rangamati, Ji No: 150, Pin Code : 721102

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-638 (RS -223/270)	LR-12	Commercial	Vastu	9.59 Dec	50,000/-	74,35,108/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-638 (RS -223/270)	LR-1270	Commercial	Vastu	2.41 Dec	50,000/-	18,68,468/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
TOTAL :					12Dec	1,00,000 /-	93,03,576 /-	
Grand Total :					12Dec	1,00,000 /-	93,03,576 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Anil Baran Dutta (Presentant) Son of Late Gour Hari Dutta Executed by: Self, Date of Execution: 30/07/2024 , Admitted by: Self, Date of Admission: 30/07/2024 ,Place : Office	 30/07/2024	 LTI 30/07/2024	 30/07/2024
	Rangamati, City:- Midnapore, P.O:- Vidyasagar University, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: IOxxxxxx2B, Aadhaar No: 39xxxxxxxx9073, Status :Individual, Executed by: Self, Date of Execution: 30/07/2024 , Admitted by: Self, Date of Admission: 30/07/2024 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Minu Sarkar Wife of Samar Sarkar Executed by: Self, Date of Execution: 30/07/2024 , Admitted by: Self, Date of Admission: 30/07/2024 ,Place : Office	 30/07/2024	 LTI 30/07/2024	 30/07/2024
	Rangamati, City:- Midnapore, P.O:- Vidyasagar University, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: AJxxxxxx6C, Aadhaar No: 97xxxxxxxx8946, Status :Individual, Executed by: Self, Date of Execution: 30/07/2024 , Admitted by: Self, Date of Admission: 30/07/2024 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Maa Tara Construction Rangamati Ward No 21, City:- Midnapore, P.O:- Vidyasagar University, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721102 Date of Incorporation:XX-XX-2XX7 , PAN No.: aaxxxxxx0b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Soumen Dey Son of Late Ramesh Chandra Dey Date of Execution - 30/07/2024, Admitted by: Self, Date of Admission: 30/07/2024, Place of Admission of Execution: Office	 Jul 30 2024 11:22AM	 LTI 30/07/2024	 30/07/2024
64, Durgacharan, Doctor Road, City:- Kolkata, P.O:- Entally, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700014, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7, PAN No.: AAxxxxxx0B, Aadhaar No: 38xxxxxxxx4697 Status : Representative, Representative of : Maa Tara Construction (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Tapan Kumar Saha Son of Late Amulya Saha Miyabazar, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721101	 30/07/2024	 30/07/2024	 30/07/2024
Identifier Of Anil Baran Dutta, Minu Sarkar, Soumen Dey			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Anil Baran Dutta	Maa Tara Construction-9.59 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Minu Sarkar	Maa Tara Construction-2.41 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Rangamati, JI No: 150, Pin Code : 721102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 638, LR Khatian No:- 12	Owner:অনিল বরান দত্ত, Gurdian:শ্রী তপন সাহা, Address:রাঙ্গামাটি, Classification:কৃষ্ণ, Area:0.09590000 Acre,	Anil Baran Dutta
L2	LR Plot No:- 638, LR Khatian No:- 1270	Owner:মিনু সর্কার, Gurdian:শ্রী তপন সাহা, Address:রাঙ্গামাটি, Classification:কৃষ্ণ, Area:0.02410000 Acre,	Minu Sarkar

Endorsement For Deed Number : I - 100206165 / 2024

On 30-07-2024

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 11:10 hrs on 30-07-2024, at the Office of the D.S.R. - II PASCIM MIDNAPORE by Anil Baran Dutta, 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 93,03,576/-

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

Execution is admitted on 30/07/2024 by 1. Anil Baran Dutta, Son of Late Gour Hari Dutta, Rangamati, P.O: Vidyasagar University, Thana: Medinipur, City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by Profession Business, 2. Minu Sarkar, Wife of Samar Sarkar, Rangamati, P.O: Vidyasagar University, Thana: Medinipur, City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by Profession House wife

Indetified by Shri Tapan Kumar Saha, , Son of Late Amulya Saha, Miyabazar, P.O: Midnapore, Thana: Medinipur, City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 30-07-2024 by Soumen Dey, Proprietor, Maa Tara Construction, Rangamati Ward No 21, City:- Midnapore, P.O:- Vidyasagar University, P.S:-Kotwall, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102

Indetified by Shri Tapan Kumar Saha, , Son of Late Amulya Saha, Miyabazar, P.O: Midnapore, Thana: Medinipur, City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Deed Wnter

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/07/2024 4:11PM with Govt. Ref. No: 192024250142427848 on 29-07-2024, Amount Rs: 21/-, Bank: SBI EPay (SBIEPay), Ref. No. 9303958048933 on 29-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

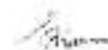
Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2844, Amount: Rs.5,000.00/-, Date of Purchase: 30/07/2024, Vendor name: Srikanta Kundu

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 29/07/2024 4:11PM with Govt. Ref. No: 192024250142427848 on 29-07-2024, Amount Rs: 5,020/-, Bank: SBI EPay (SBIEPay), Ref. No. 9303958048933 on 29-07-2024, Head of Account 0030-02-103-003-02



Sudikshit Roy Barma
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II PASCIM
MIDNAPORE
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1002-2024, Page from 112650 to 112692

being No 100206165 for the year 2024.



Sudikshit Roy Barma

Digitally signed by Sudikshit Roy Barma
Date: 2024.08.07 11:58:43 +05:30
Reason: Digital Signing of Deed.

(Sudikshit Roy Barma) 07/08/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II PASCIM MIDNAPORE
West Bengal.