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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the Endorsement
Sheet's and the Signature Sheet's
attached to this document
are part of the Document.

Additional District Sub-Register
BURDWAN

25 AUG 2020

DEVELOPMENT AGREEMENT

&

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT IS MADE
AND EXECUTED ON THIS 21TH DAY OF
AUGUST, 2020

BETWEEN

Contd. Next Page.

Gm
Adm.

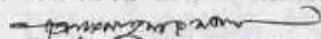
CODE

1221

18.08.2020

Pratip Kr. Bardhan S.O.
Karatalsai, Purbasardhan

5000.00



16 JUL 2020

Pratip Kumar Bardhan



L.T. 820

Pratip Kumar Bardhan



L.T. 821

Srichant Bose



L.T. 822

Susmita Talukdar



L.T. 823

Susmita Roy Choudhury



L.T. 824

23 AUG 2020

Charata Shukla P.O. Dharidra

P-742



Additional District Magistrate
BARDHAMAN

- 1) **MR PRATIP KUMAR BARDHAN**, S/o Late Salil Chandra Bardhan, by caste Hindu, by Nationality Indian, by Occupation retired person, resident of Purbachal, Kanainatshal, P.O. Sripally, Town & P.S. Burdwan, Dist Purba Bardhaman, PIN-713103,

PAN: ADEPB8343C

- 2) **MRS. SUCHARITA BOSE**, w/o Late Prasanta Kumar Bose, by caste Hindu, by Nationality Indian, by Occupation Housewife, resident of A 9/4 Kalindi Housing Estate, Lake Town, South Dum Dum, North 24-Parganas-700089,

PAN: AKZPB7152P

- 3) **MRS. SUSMITA TALUKDAR**, W/o Late Pradip Kumar Talukdar, by caste Hindu, by Nationality Indian, by Occupation Housewife, resident of 106, Moulana Azad Sarani, City Centre, Durgapur, Paschim Bardhaman, PIN-713216,

PAN: AKUPT4592Q

- 4) **MRS. SUNRITA RAYCHOWDHURY**, W/o Asit Roychowdhury, by caste Hindu, by Nationality Indian, by Occupation Housewife, resident of Flat No. 3, Bodhan, 329, Kendua Main Road, Sonarpur, South 24-Parganas-700084,

PAN: AJKPR8907L

Referred to hereinafter as the **OWNER** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to his legal heirs, successors, legal representatives, executors, administrators and assigns) of the FIRST PART.

AND

SHRI KRISHNA TOWER, a Partnership Firm having its registered office at Indrakanan, P.O. Sripally, Town & P.S. Burdwan, Dist. Purba Bardhaman- 713103, **PAN: ADZFS4442C**, represented by its partners, namely:

- Dibyadyoti Nayak.

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- Tapan Chakraborty

L-75, 826

- Monalzenyion Pol.

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Additional District Sub-Inspector
BARDHAMAN

23 AUG 2020

1. **MR. CHANDRA SHEKHAR PRASAD CHOURASIA**, S/o Late Jagdish Prasad Chourasia, by caste Hindu, by Nationality Indian, by Occupation business, resident of Natun Para, Chowrangee Club P.O. Sripally, Town & Burdwan, Purba Bardhaman – 713103,
PAN: ABAPC8076F
2. **MR. DIBYADYUTI NAYEK**, S/O Swarna Kamal Nayak, by caste Hindu, by Nationality Indian, by Occupation business, resident of Indrakanan, P.O. Sripally, Town & P.S. Burdwan, Dist. Purba Bardhaman– 713103,
PAN: AFAPN8385G
3. **MR. TAPAN CHAKRABARTY**, S/O Kumar Krishna Chakrabarty, by caste Hindu, by Nationality Indian, by Occupation business, resident of Rakhal Pirtala, Uttara Pally, P.O. Sripally, Town & P.S. Burdwan, Dist. Purba Bardhaman– 713103.
PAN: ATEPC7691Q

Referred to hereinafter as the **DEVELOPER** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to its legal heirs, successors, legal representatives, executors, administrators and assigns) of the **SECOND PART**.

Salil Chandra Bardhan

WHEREAS the property described in the "A" Schedule below was originally owned and possessed by Sitangshu Bushan Roy, and during his ownership and possession he transferred the scheduled property in favour of Salil Chandra Bardhan i.e, the predecessor of the **OWNER**, by virtue of a registered Deed of Sale, executed on 13/03/1964 & registered on 14/03/1964 at the Office of Dist. Sub Registrar, Burdwan, recorded in Book No I, Volume No 14 within the pages 264 to 266, being Deed no 1724 and thereafter the name said Salil Chandra Bardhan was recorded in the L.R.R.O.R. under Khatian no. 355, L.R. Plot No 111/726, of Mouza Kanainatshal, J.L. No 76, area 10 Decimal and having 16 anna share in the said L.R. Plot.

AND WHEREAS after the demise of said Salil Chandra Bardhan, the "A" Schedule property totally devolved upon his son & daughters namely Pratip Kumar Bardhan, Sucharita Bose, Susmita Talukdar & Sunrita Raychowdhury, i.e, the OWNER and thereafter the names of the OWNER are recorded in the L.R.R.O.R. under Khatian no 4342, 4343, 4344 & 4345 respectively in respect of their shares in the "A" Schedule property and in this way the OWNER have accrued a good and absolute right, title, interest over the "A" schedule property by mutating their names in the L.R.R.O.R. and by possessing the same adversely for more than twelve years from the time of its predecessor without any connection and concern to others and the "A" schedule property is now free from all encumbrances, charges liens whatsoever.

AND WHEREAS the OWNER are previously decided to build their own residential house but all of them have separate accommodation in different towns of West Bengal and for that reason now they are not willing to build their residential house over the "A" schedule property, but as the "A" schedule property is situated within residential area as a result there will be lucrative and prospective scope to convert the "A" schedule property into multi storied flats and sell the same to different intending purchasers.

AND WHEREAS the DEVELOPER Firm is engaged in civil construction and development of immovable properties and being informed from the closed sources approached to the OWNER through it's partners to carry on the project to build G+III/ G+IV storied building project by providing fund from their own source.

AND WHEREAS in the joint meeting with the DEVELOPER, the OWNER expressed their affirmation to the proposal of the DEVELOPER, and the DEVELOPER is agreed to take up the project and to complete the same by providing their own fund with certain condition, single as

1. The first part of the document is a letter from the President of the United States to the Secretary of the Navy, dated 18th March 1899. The letter is signed by William McKinley and is addressed to John D. Long. The letter discusses the appointment of a new Secretary of the Navy and the importance of the position.

**NATIONAL DISTRICT AND REGIONAL
SURVEY**

23 AUG 2020

well as joint liability written herein under that the DEVELOPER would start the project and complete the same of G+III/ G+IV storied building as per the sanction plan from the competent authority and provide allotment as well as consideration amount to the OWNER embodied in this deed and it is further agreed that the DEVELOPER would also bear their joint liabilities with the other flat owners in respect of the common portion/space left as per the sanction plan as written herein under.

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

ARTICLE -I

Definitions: Unless in these presents there is something in the subject, clauses, restriction of context inconsistent with.

1.1.PREMISES shall mean the premises situated at PS. Burdwan & Dist. Purba Bardhaman, Mouza Kanainatshal, J.L. No. 76, Sabek Khatian No 77, Sabek Plot No 102/220, area 9 Decimal & Sabek Khatian no 76, Sabek Plot No 111, area 01 Decimal, L.R. Khatian No. 4342, 4343, 4344 & 4345, L.R. Plot no 111/726, area 10 Decimal, having 16 anna share in the said L. R. Plot Classification Bastu, under ward no 12, of Burdwan Municipality.

 **1.2. OWNER** shall mean 1) **MR PRATIP KUMAR BARDHAN**, S/o Late Salil Chandra Bardhan, by caste Hindu, by Nationality Indian, by Occupation retired person, resident of Purbachal, Kanainatshal, P.O. Sripally, Town & P.S. Burdwan, Dist Purba Bardhaman, PIN-713103, PAN: ADEPB8343C, 2) **MRS. SUCHARITA BOSE**, w/o Late Prasanta Kumar Bose, by caste Hindu, by Nationality Indian, by Occupation Housewife, resident of A 9/4 Kalindi Housing Estate, Lake Town, South Dum Dum, North 24-

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Additional District Sub-Registrar
BURDWAN

23 AUG 2020

Parganas-700089, PAN: AKZPB7152P, 3) MRS. SUSMITA TALUKDAR, W/o Late Pradip Kumar Talukdar, by caste Hindu, by Nationality Indian, by Occupation Housewife, resident of 106, Moulana Azad Sarani, City Centre, Durgapur, Paschim Bardhaman, PIN-713216, PAN: AKUPT4592Q, 4) MRS. SUNRITA RAYCHOWDHURY, W/o Asit Roychowdhury, by caste Hindu, by Nationality Indian, by Occupation Housewife, resident of Flat No. 3, Bodhan, 329, Kendua Main Road, Sonarpur, South 24-Parganas-700084, PAN: AJKPR8907L. (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to his legal heirs, successors, legal representatives, executors, administrators and assigns) of the FIRST PART, (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her heirs, executors, administrators, legal representatives, assigns, nominee or nominees).

1.3. DEVELOPER shall mean SHRI KRISHNA TOWER, a Partnership Firm having its registered office at Indrakanan, P.O. Sripally, Town & P.S. Burdwan, Dist. Purba Bardhaman- 713103, PAN: ADZFS4442C, represented by its partners, namely: 1) MR. CHANDRA SHEKHAR PRASAD CHOURASIA, S/o Late Jagdish Prasad Chourasia, by caste Hindu, by Nationality Indian, by Occupation business, resident of Natun Para, Chowrangee Club P.O. Sripally, Town & Burdwan, Purba Bardhaman - 713103, PAN: ABAPC8076F, 2) MR. DIBYADYUTI NAYEK, S/O Swarna Kamal Nayak, by caste Hindu, by Nationality Indian, by Occupation business, resident of Indrakanan, P.O. Sripally, Town & P.S. Burdwan, Dist. Purba Bardhaman- 713103, PAN: AFAPN8385G, 3) MR. TAPAN CHAKRABARTY, S/O Kumar Krishna Chakrabarty, by caste Hindu, by Nationality Indian, by Occupation business, resident of Rakhali Pirtala, Uttara Pally, P.O.

Sripally, Town & P.S. Burdwan, Dist. Purba Bardhaman- 713103,
PAN: ATEPC7691Q (Which term and expression shall unless
excluded by or repugnant to the subject or context be deemed to
his legal heirs, successors, legal representatives, executors,
administrators and assigns) of the SECOND PART.

1.4. BUILDING shall mean the G+III/ G+IV storied residential building
have to be constructed over the "A" schedule property with such
specification in accordance with the plan/plans to be sanctioned
by the Burdwan Municipality and other competent authorities,
which shall also include common spaces, common rights, parking
spaces & other common facilities in the building.

1.5. ARCHITECT shall mean any technically experienced, qualified,
certified person or persons or firm or firms to be appointed by the
Developer as Architect of the said building to be constructed over
the "A" schedule.

1.6. BUILDING PLAN shall mean the plan/drawings of the G+III/ G+IV
storied building yet to be constructed over the "A" schedule
property prepared by the Architect, Engineers and issued by the
Burdwan Municipality with such variation or specification as may
be mutually agreed upon between the parties and duly sanctioned
by the authorities concerned.

1.7. COMMON FACILITIES / PORTIONS shall includes paths,
passages, roof, foundations, columns, beams, supports, main
wall, corridors, lobbies, stairs, stairways, fire-escapes, entrances
& exits, tanks, motors, pump and such other spaces and facilities
whatsoever required for the establishment, location, common
enjoyment, provision, management and/or maintenance of the
buildings as shall be determined by the Developer and the Owner
of the building or otherwise required and the Developer shall

*Gm's
P.O.*

continue to manage and control all affairs until an Association or Society is formed and take charge of the same.

1.8. **CONSTRUCTED SPACE** shall mean the space in the Building available for independent use and the occupation including the space demarcated for common facilities yet to be constructed in accordance with the sanction plan/plans approved by the Burdwan Municipality or any other competent authorities.

1.9. **OWNER'S ALLOCATION** shall mean and include the area allotted in favour of the OWNER as well as the consideration amount fix between the OWNER & DEVELOPER. The OWNER will cumulatively get Rs 82,00,000/- (Eighty Two Lakh Only), and it has been mutually decided by the OWNER that out of said Rs 82,00,000/- (Eighty Two Lakh Only) OWNER no 1, i.e, MR PRATIP KUMAR BARDHAN will get Rs 32,80000/- (Thirty Two Lakh Eighty Thousand Only) and OWNER no 2-4, i.e, MRS. SUCHARITA BOSE, MRS. SUSMITA TALUKDAR & MRS. SUNRITA RAYCHOWDHURY will individually get Rs 16,40,000/- (Sixteen Lakh Forty Thousand only) each from the DEVELOPER and the DEVELOPER paid Rs 10000/- (Ten Thousand Only) to OWNER no 1, i.e, MR PRATIP KUMAR BARDHAN, and paid Rs 110000/- (One Lakh Ten Thousand Only) to each OWNER no 2-4, i.e, MRS. SUCHARITA BOSE, MRS. SUSMITA TALUKDAR & MRS. SUNRITA RAYCHOWDHURY and therefore the DEVELOPER cumulatively paid Rs 3,40,000/- (Three Lakh Forty Thousand only) to the OWNER more specifically described in "C" Schedule written herein under, and rest Rs 78,60,000/- (Seventy Eight Lakh Sixty Thousand only) will be paid by the DEVELOPER in favour of the OWNER as per the agreed terms & conditions between the parties mentioned hereinafter and by signing this agreement the OWNER accept and acknowledge the amount paid by the DEVELOPER in favour of the OWNER.

1. The first part of the report is a summary of the work done during the year.

2. The second part is a detailed account of the work done during the year.

3. The third part is a summary of the work done during the year.

4. The fourth part is a summary of the work done during the year.

5. The fifth part is a summary of the work done during the year.

6. The sixth part is a summary of the work done during the year.

7. The seventh part is a summary of the work done during the year.

8. The eighth part is a summary of the work done during the year.

9. The ninth part is a summary of the work done during the year.

10. The tenth part is a summary of the work done during the year.

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Additional District Sub-Registrar
BURDWAN

23 AUG 2020

Be it mentioned here that OWNER no 1 namely **MR PRATIP KUMAR BARDHAN** will get **One Flat** in any floor in the proposed G+III/ G+IV storied residential building **TOGETHER WITH** undivided proportionate share in land and common parts, facilities, amenities with sufficient modern fittings & fixtures as per **"B"** schedule written herein after **TOGETHER WITH** right over the roof over the **"A"** schedule property and this allocation in favour of the OWNER no 1 will be adjusted at the time of final settlement of account between the OWNER no 1 & DEVELOPER in respect of the total consideration amount of **Rs 32,80,000/- (Thirty Two Lakh Eighty Thousand Only)** to be paid in favour of the Owner no 1. The amount of one Flat to be allotted in favour of the OWNER no 1 will be determined as per decision of the DEVELOPER and in accordance with the saleable rate fix by the DEVELOPER in respect of other intending purchasers of the flat, and after making the final settlement of account between the OWNER no 1 & DEVELOPER the difference amount will be paid by the Owner no 1 in favour of the DEVELOPER or vice versa, and the account of OWNER no 2-4 will be adjusted in the way as stated herein after.

Be it further mentioned here that rest **Rs 45,90,000/- (Forty Five Lakh Ninety Thousand Only)** to be cumulatively paid by the DEVELOPER in favour of OWNER no 2-4, therefore **MRS. SUCHARITA BOSE, MRS. SUSMITA TALUKDAR & MRS. SUNRITA RAYCHOWDHURY**, will individually get **Rs 15,30,000/- (Fifteen Lakh Thirty Thousand Only)** from the DEVELOPER within 18 months from the date of sanctioning the building plan/plans by the Burdwan Municipality over the **"A"** schedule property, and the account of OWNER no 1 will be adjusted in the way as stated herein above. Furthermore no space will be allocated in favour of the OWNER no 2-4, **MRS. SUCHARITA BOSE, MRS. SUSMITA TALUKDAR & MRS. SUNRITA RAYCHOWDHURY** in the proposed construction over **"A"** schedule property and after providing the allocation in favour of

OWNER no 1 as aforesaid, rest area in the in the proposed construction includes within the Developer's allocation.

The primary proposal for construction over the "A" schedule property is G+III/ G+IV storied and if the number of the floor increases in future in that case there will be no additional allocation & monetary transaction between OWNER & DEVELOPER, but the OWNER will be bound to execute separate **DEVELOPMENT AGREEMENT & DEVELOPMENT POWER OF ATTORNEY** in favour of the DEVELOPER if needed.

1.10. DEVELOPER'S ALLOCATION shall mean excepting the area to be allotted in favour of OWNER no 1, the remaining constructed area out of the total area in the proposed G+III/ G+IV storied residential building over the "A" schedule property according to the building plan to be sanctioned by the Burdwan Municipality TOGETHER WITH undivided proportionate share in land and common parts, facilities, amenities with sufficient modern fittings & fixtures TOGETHER WITH right over the roof over the "A" schedule property.

1.11. COVERED AREA shall mean the plinth area or build-up area of the flat/unit/parking space of the proposed construction including the thickness of the walls and pillars which includes proportionate share of the plinth area of the common portions PROVIDED THAT if any wall be common between two flat then one - half of the area under such wall shall be included in each flat.

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1.12. UNDIVIDED SHARE shall mean the undivided proportionate share in the land to be allocated & left vacant in the sanction plan attributable to the each flat/unit/parking comprised in the "A" Scheduled property and the common portions held by and remained for the common use and occupation for the each intending flat/unit/parking purchaser and for the Owner.

- 1.13. **CO - OWNER** shall according to its context mean and include legal heirs, successors, legal representatives, executors, administrators and assigns of the OWNER, DEVELOPER & intending purchasers of flat/unit/car parking space of the said complex in the proposed construction, including the subsequent purchasers of the flat/s as well as parking space/s in the proposed construction not alienated or agreed to be alienated.
- 1.14. **Flat/Unit** shall mean the Flat and/or other space or spaces under the proposed G+III/ G+IV storied construction and/or the covered area capable of being occupied as the purpose specified within the meaning of Flat and to be constructed with such specification according plan sanctioned by the Burdwan Municipality and also are retained and/or not alienated and/or cannot agreed to be alienated at any point of time.
- 1.15. **Parking Space** shall mean the Parking Space or Car Parking Space and/or other space or spaces remained in the Ground Floor or in any other area under the proposed G+III/ G+IV storied construction and/or the covered area capable of being occupied as the purpose specified within the meaning of Parking Space and to be constructed with such specification according plan sanctioned by the Burdwan Municipality and also are retained and/or not alienated and/or cannot agreed to be alienated at any point of time.
- 1.16. **COMMON EXPENSES** shall include all expenses to be incurred by the co - owners for the maintenance, management and upkeep of the building over the schedule property for the common purposes.
- 1.17. **COMMON FACILITIES AND AMENITIES** shall mean the Corridors, Ways Stairways, Stair Passage Ways, Drive Ways, lift, Roof, Pump, Tube well, Overhead tank, Electric Meter Room

1. The first part of the document is a letter from the Additional District Engineer, Madras, to the District Engineer, Madras, dated 1st August 1920. The letter is in the name of the Additional District Engineer, Madras, and is addressed to the District Engineer, Madras. The letter is dated 1st August 1920.

2. The second part of the document is a letter from the District Engineer, Madras, to the Additional District Engineer, Madras, dated 1st August 1920. The letter is in the name of the District Engineer, Madras, and is addressed to the Additional District Engineer, Madras. The letter is dated 1st August 1920.

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4. The fourth part of the document is a letter from the District Engineer, Madras, to the Additional District Engineer, Madras, dated 1st August 1920. The letter is in the name of the District Engineer, Madras, and is addressed to the Additional District Engineer, Madras. The letter is dated 1st August 1920.



Additional District Engineer, Madras
MADRAS

23 AUG 2020

Space, Septic Tank, Boundary Wall and other facilities which may be mutually agreed upon between the parties and required for the proper establishment, location, enjoyment, maintenance and/or management of the Building in common.

1.18. **COMMON PURPOSES** shall mean the purpose of managing and maintaining the proposed construction over the "A" schedule property and in particular the common portions, collection and disbursement of common expenses for common portion and dealing with the matter of common interest of the co - owners relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective units exclusively and the proportions in common.

1.19. **SUPER BUILT-UP AREA** shall mean in context to a Flat/Unit/Parking space as the area of a flat or parking space computed by adding an agreed fixed percentage to be settled by the DEVELOPER over the built-up and/or the covered area of each Flat or parking space in accordance with the existing rules & regulations.

1.20. **SALEABLE SPACE** shall mean to the DEVELOPER except the allocation in favour of OWNER no 1, the space in the building which will be available for the independent use and occupation after providing and allocating space for common use, occupation & facility in accordance with building plan to be sanctioned by Burdwan Municipality.

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1.21. **TRANSFER** with its grammatical meaning shall mean and include transfer by possession and by other means adopted for effecting what is understood as a transfer of saleable space in the G+III/ G+IV storied residential building to the intending purchaser/s thereof and will include the meaning of the said terms as defined

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Ministry of Defense Sub-Signature
SADWAN

23 AUG 2020

in the Income Tax Act and Transfer of Property Act or any Act time being in force.

1.22. **TRANSFeree** shall mean the person, Firm, Limited Company, Association, Body to whom any saleable space in the proposed construction to be transferred or proposed to be transferred.

1.23. **TRANSFEROR** within its & legal meaning shall mean the OWNER who can transfer his allotment of flat/unit/parking space by way of sale, gift, lease out or in any other nature which is legally permissible and the DEVELOPER who can transfer it's allotted portion of flat/unit/parking space after taking DEVELOPMENT POWER OF ATTORNEY from the OWNER and will include the meaning of the said terms as defined in the Transfer of Property Act or any Act time being in force.

1.23 **DEVELOPER'S ADVOCATE** shall mean the Advocate appointed by the DEVELOPER, who has prepared these presents and who shall prepare all legal documentations regarding the development, construction, building, subsequent transfer of the Flat/s, Parking space/s therein demised, devise and provide of the premises, its parts and parcels and the Building/s and the Flat/ Parking space therein, including this DEVELOPMENT AGREEMENT thereof.

1.24. **MASCULINE GENDER** Shall include the feminine and neuter gender and vice versa.

1.25 **SINGULAR NUMBER** Shall include the plural and vice versa.

 ARTICLE -II

THE OWNER HAS REPRESENTED TO THE DEVELOPER AS FOLLOWS

- 1) That the OWNER is the absolute OWNER of the said property and lawfully entitled to the same and no dispute or proceedings is pending in respect thereof any part or portion thereof.

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Additional District Sub-Inspector
BURDWAN

23 AUG 2020

- 2) That there is no arrear of taxes and/or other levies of impositions of the said property due and payable to any statutory authority.
- 3) That neither any proceeding for acquisition of the said property or any portion thereof is pending nor any notice has been received by the OWNER in respect thereof.
- 4) That the said land is not a Debottor or Pirottor property or Vested to the State of West Bengal or any other authority.
- 5) That no proceeding of Income Tax Act, or any other enactment or law in any way concerning or relating to the said property or any portion thereof is pending nor any notice has been received under the Public Demand Recovery Act.
- 6) That there is absolutely no impediment or bar in matter of this agreement/ understanding of the said property as contemplated in these present.
- 7) That the said property hereunder given for development does not in any way attract the mischief of the Urban Land (Ceiling and Regulation) Act. However, in case of necessity the Owners undertake to procure and produce proper permission or No-Objection from the competent authority under the said Act.
- 8) The OWNER shall supply all original documents in respect of the property to the DEVELOPER as and when required by the DEVELOPER and after fulfilling the purpose it will be returned to the OWNER.
- 9) The OWNER shall extend all co-operation and take all steps lawfully & reasonably necessary for speedy construction of the proposed building.

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Handwritten text in Devanagari script, mostly illegible due to fading. A small handwritten mark resembling a 'c' or 'e' is visible in the lower middle section.



Additional District Sub-Register
BUDAPEST

23 AUG 2020

ARTICLE-III
THE DEVELOPER ASSURANCES, REPRESENTS AND CONFIRM
AS FOLLOWS:

- 1) The DEVELOPER has vast experience sufficient infrastructure & sufficient money and enough competence to complete the building as per terms of this agreement within the stipulated period.
- 2) The DEVELOPER after scrutiny is satisfied with regard to the Owner's title of the "A" Scheduled property according to the oral assurance and documentary representations made by the OWNER.
- 3) In case there will be any damage to the building or unforeseen situation happens to any workmen, labourers in course of construction, the DEVELOPER will personally liable for the same and shall not indemnify the OWNER from all costs, consequences and damages arising thereof.
- 4) The OWNER will not be liable for any act, deeds and things on the part of the DEVELOPER regarding construction & development of the property.
- 5) The DEVELOPER shall at his/their own costs and expenses apply, obtain and sanction all necessary plan, permission, certificates etc. from all appropriate authority or authorities as may be required for the purpose of completion of the building over the "A" schedule property.
- 6) The DEVELOPER acting on behalf of the OWNER and shall from time to time submit all further Plans and/or applications and other documents and papers with the consent of the Architect and do all further acts, deeds and things as may be required or otherwise relevant for the purpose and, or otherwise to obtain all such clearance, sanctions, permissions and/or authorities as shall be necessary for the construction of the building expeditiously and without delay.

Amr Patel

1. The undersigned is pleased to inform you that the...

2. The undersigned is pleased to inform you that the...

3. The undersigned is pleased to inform you that the...

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Additional District Sub-Station
BURDWAN

23 AUG 2020

- 7) The applications, plans and other papers and documents referred to hereinabove shall be submitted by or in the name of the OWNER. All fees and other expenses related to the construction of the building shall be borne and paid by the Developer.
- 8) The OWNER shall be entitled to periodically supervise the progress of construction of the new Buildings over the "A" schedule property.
- 9) That the DEVELOPER has every right to modify or alter the building plan and also have right to submit supplementary Building Plan before the sanctioning authority and get the necessary permission for such modification or alteration over the remaining construction and if in any case any consent in writing or signature of the Owner is required for the said purpose, the Owner shall sign the same and also shall co-operate in all matters in respect of getting supplementary sanction of Building Plan.
- 10) The change of partners of the DEVELOPER Firm as well as change of shares of the existing partners of the DEVELOPER Firm will not change the ambit of this DEVELOPMENT AGREEMENT.

ARTICLE - IV OCCUPANT

The OWNER shall deliver possession of the "A" schedule property and give permission to the DEVELOPER to complete the proposed construction work as per the sanction plan to be issued by the Burdwan Municipality on the date of execution of the present Agreement.

ARTICLE - V **COST OF CONSTRUCTION / COMPLETION**

- 1) The cost of construction of the building or whatsoever nature shall be borne by the DEVELOPER. Such costs shall include the cost of all service amenities, fittings and fixtures, all over heads regarding construction, price rise in the cost of materials used for construction,

1. The undersigned is pleased to inform that the application for the grant of the title deed for the land situated at [illegible] has been received and the same is being processed.

2. The land is situated at [illegible] and the area is [illegible] acres. The land is being granted to [illegible] for the purpose of [illegible].

3. The land is being granted to [illegible] for the purpose of [illegible]. The land is being granted to [illegible] for the purpose of [illegible].

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Additional District Sub-Registrar
BUNDWAN

23 AUG 2020

fee payable to the Architect and Engineers in respect of the construction costs for the purpose of obtaining all other permissions and approvals. The OWNER shall not be required to contribute any amount in that regard.

- 2) The DEVELOPER shall complete the said G+III/ G+IV storied construction within 36 months from the date of obtaining sanction building plan and this time to be extended for further time to be mutually agreed by the OWNER & DEVELOPER after completing the first 36 month for any unavoidable circumstances which will be prevented the DEVELOPER to continue the construction.

ARTICLE - VI
POSSESSION AND PAYMENT

- 1) The OWNER shall deliver possession of the "A" schedule property and give permission for construction on the date of execution of the present agreement.
- 2) That the DEVELOPER shall be entitled to use, sale out, lease out the flats, parking space in respect of their allotment as per the power delivered in the DEVELOPMENT POWER OF ATTORNEY written herein after with the undivided proportionate and impartible share and interest in the land as would be proportionate to the Developer's allocation of the constructed area with common parts and common areas and facilities.
- 3) That the DEVELOPER shall be entitled to pay the taxes of the undivided proportionate and impartible share or interest in the said land so far it relates to their allocation.
- 4) The Flat as well as Parking space will not be considered as complete unless the DEVELOPER has given possession letter to this effect to the OWNER No 1 and thereafter the said building shall be

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THE DISTRICT ENGINEER, BUDWAN
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Additional District Engineer
BUDWAN

23 AUG 2020

deemed to be completed in all regards and on receipt such and the OWNER No 1 can use the flat in respect of his allocation.

- 5) The G+III/ G+IV storied residential building will not considered as complete unless the DEVELOPER has given Completion Certificate/Occupancy Certificate from the Burdwan Municipality and copy of the same handed over to the OWNER No 1 & each intending purchaser of each flat/unit/parking space and thereafter the said building shall be deemed to be completed in all regards.

ARTICLE -VII
DEVELOPER'S OBLIGATION

- 1) The DEVELOPER shall complete the building within such time frame as stated herein above/ herein after.
- 2) The DEVELOPER shall not make any deviation of sanctioned plan in the proposed construction of the said building over the "A" schedule property without consent of the OWNER as well as consent from the competent authority as stated herein above.
- 3) The DEVELOPER shall provide the specification as well as materials as mentioned in Schedule "B" written hereinafter and if the OWNER No 1 needs any additional facility & higher quality material, the difference money from the Developer's provided specification and Owner's specification will be solely paid by the owner no 1 in favour of the DEVELOPER.

ARTICLE-VIII
SPACE ALLOCATION

1. The OWNER no 1 namely **MR PRATIP KUMAR BARDHAN** will get **One Flat** in any floor in the proposed G+III/ G+IV storied residential building TOGETHER WITH undivided proportionate share in land and common parts, facilities, amenities with sufficient modern fittings & fixtures TOGETHER WITH right over the roof over the "A"

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Additional District Sub-Registrar
BUDWAN

23 AUG 2020

schedule property and this allocation in favour of the OWNER no 1 will be adjusted at the time of final settlement of account between the OWNER no 1 & DEVELOPER in respect of the consideration of **Rs 32,80,000/- (Thirty Two Lakh Eighty Thousand only)** to be paid in favour of the owner no 1. The amount of the Flat to be allotted in favour of the OWNER no 1 will be determined as per decision of the DEVELOPER and in accordance with the saleable rate of the other intending purchasers of the flat, and after making the final settlement of account between the OWNER no 1 & DEVELOPER the difference amount will be paid by the Owner no 1 in favour of the DEVELOPER or vice versa, and the account of OWNER no 2-4 will be adjusted in the way as stated herein after.

2. Be it mentioned here that rest **Rs 45,90,000/- (Forty Five Lakh Ninety Thousand Only)** to be cumulatively paid by the DEVELOPER in favour of OWNER no 2-4, therefore **MRS. SUCHARITA BOSE, MRS. SUSMITA TALUKDAR & MRS. SUNRITA RAYCHOWDHURY**, will individually get **Rs 15,30,000/- (Fifteen Lakh Thirty Thousand Only)** from the DEVELOPER within 18 months from the date of sanctioning the building plan/plans by the Burdwan Municipality over the "A" schedule property, and the account of OWNER no 1 will be adjusted in the way as stated herein above. Furthermore no space will be allocated in favour of the OWNER no 2-4 in the proposed construction over "A" schedule property and after providing the allocation in favour of OWNER no 1 as aforesaid, rest area in the in the proposed construction includes within the Developer's allocation.
3. The primary proposal for construction over the "A" Scheduled property is G+III/ G+IV storied and if the number of the floor increases in future the OWNER will not get any additional allocation or consideration amount.

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National District Sub-Register
BARDWAN

23 AUG 2020



4. DEVELOPER allocation shall mean excepting the area allotted in favour of Owner no 1, the remaining constructed area out of the total area in the proposed G+III/ G+IV storied building over the "A" schedule property of the proposed construction according to the building plan to be sanctioned by the Burdwan Municipality.
5. The OWNER no 1 and the DEVELOPER shall be entitled to deal with sale, transfer, grant lease and/or in any way dispose of their respective allotments and to receive, realize and collect all sale proceeds, rents, issues and profits arising there from and for which no further consent of the other party shall be required.

ARTICLE - IX
DELIVERY OF POSSESSION

The DEVELOPER shall complete the said G+III/ G+IV storied construction within 36 months from the date of obtaining sanction building plan and this time to be extended for further time to be mutually agreed by the OWNER & DEVELOPER after completing the first 36 month due to the reason of force majeure, civil commotion or for any Act of God, which will be prevented the DEVELOPER to continue the construction.

ARTICLE - X
ARCHITECTS. ENGINEERS ETC.

- 1) That for the purpose of the development & construction work over the "A" schedule property, the DEVELOPER shall alone responsible to appoint Architect and the certificate given by the Architect regarding the materials to be used for construction, erection and completion of the building and also specification for the purpose of construction and/or workmanship and completion of the building shall be final, conclusive and binding on the parties.

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1. The first part of the report deals with the general situation of the country and the position of the various groups of the population. It is a very interesting and informative study of the country and its people.

2. The second part of the report deals with the economic situation of the country and the position of the various groups of the population. It is a very interesting and informative study of the country and its people.

3. The third part of the report deals with the social situation of the country and the position of the various groups of the population. It is a very interesting and informative study of the country and its people.

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Additional District Sub-Registrar
BURDWAN

23 AUG 2020

- 2) The decision of the Architect regarding the quality of the materials and also the specifications of the purpose of construction will be final, conclusive and binding on all the parties.
- 3) The DEVELOPER shall be solely liable for ensuring safety and strength of the structural, masonry, fittings & fixtures used in the construction of the building and the consequences of any deviation /breach/ default in complying with any statutory/ engineering requirements shall be to their account and they shall keep the Owner wholly indemnified against any claims/demands on this account.

ARTICLE-XI
INDEMNITY

- 1) The DEVELOPER shall be fully responsible for any deviation or unauthorized construction or accident or mishap while making any construction and in that case the OWNER shall not incur any liability in respect thereof. The DEVELOPER shall indemnify the OWNER against all losses liabilities, costs or claims, actions or proceedings if any arising.
- 2) The DEVELOPER before to execute this Development Agreement have inspected and scrutinize all the relating documents regarding the "A" Schedule property and having satisfied that the OWNER have good transferable title over the property and free from all encumbrances agreed to executed this Development Agreement irrespective of that if any proceeding be started before any statutory authority by questioning the title of the OWNER and in that case the OWNER indemnifies the DEVELOPER that they will take part, co-operate to dissolve such dispute.
- 3) The Stamp Duty, Registration Charges and other expenses in connection with the preparation and execution of this Deed and/or

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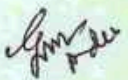
Additional District Sub-Registrar
BURDWAN

23 AUG 2020

any other documents relating to Developer's Allocation shall be entirely borne by the DEVELOPER or its nominee or nominees.

- 4) The present agreement will be in force till the time framed mentioned above and during pendency of the project if any party dies, his/her/their legal heirs/ successors/administrators will be bound to obey the terms & conditions of the present agreement and will be bound to execute supplementary agreement (if required) with the other party.
- 5) The OWNER agrees and undertakes not to cause any interference or hindrance in the work of construction of the building over the "A" Schedule property and shall vacate the possession free from all sorts of encumbrances.
- 6) The OWNER will personally bear all costs relating to the ownership of his property and if any dispute arises by challenging the title of OWNER at that time the OWNER will bear all costs of the suit/case/proceeding. If the OWNER fails to conduct the said suit/case/proceeding at that time the DEVELOPER will conduct the same and the costs of the suit/case will be deducted from the share of the Owner.

ARTICLE-XII **MAINTENANCE**

- 
- 1) The DEVELOPER shall be liable to pay and bear all current taxes, rates and other outgoing payable in respect of the property from the date of handing over possession by the OWNER till the Owner's allocation is handed over after completing the building in all respect.
 - 2) The OWNER no 1 and the DEVELOPER from the date of delivery of possession of the Owner's Allocation, maintain their portion at their own costs in good repair and habitable condition and shall not do or suffer to be done anything in or to the said property and/or common

THE HON. THE CHIEF JUSTICE OF THE SUPREME COURT OF INDIA
NEW DELHI

IN RE: THE PETITION OF THE GOVERNMENT OF ANDHRA PRADESH
FOR THE REPEAL OF THE ANDHRA PRADESH
MISCELLANEOUS ACT, 1958

THE PETITIONER'S ADVOCATE
MR. K. V. K. RAO

THE RESPONDENT'S ADVOCATE
MR. K. V. K. RAO

THE PETITIONER'S ADVOCATE
MR. K. V. K. RAO

THE RESPONDENT'S ADVOCATE
MR. K. V. K. RAO

THE PETITIONER'S ADVOCATE
MR. K. V. K. RAO

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Additional District Magistrate
BURDWAN

23 AUG 2020

areas and passages of the said building which may be against law or which will cause obstruction or interference to the other users of such common areas.

- 3) That after the said building is completed and the Owner's Allocation is delivered, the DEVELOPER will take initiative to form an Association with the OWNER no 1 and other occupants of the various Flats as well as parking spaces and form an Association and make such Rules and Regulations as the DEVELOPER and other owners shall think fit and proper for the maintenance of the said building and the OWNER shall be liable to make payment proportionate share of the maintenance charges payable in respect thereof.
- 4) That until such Association is formed the DEVELOPER shall continue to remain responsible for the maintenance and rendition of the common services subject to the OWNER no 1 making payment of the proportionate share of the maintenance charges and all other outgoing payable in respect thereof.

ARTICLE-XIII
OBLIGATIONS OF THE OWNER

- 
- 1) The OWNER by entering this agreement grant or permit the DEVELOPER for development & construction of the building as per sanctioned plan and to make & sign all necessary applications & papers before any competent authority relating to construction work and, permission for water supply, electricity supply, laying down drainage and for other amenities before the competent authority and other statutory authorities and to appoint Architects, Contractors, Structural Engineers, Surveyors, Advocate, Agent or any other professionals as may be required for proposed construction of the building and if required to enter into, make, sign, seal, execute, deliver, acknowledge, perform all engagements, contracts,

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Additional District Sub-Registrar
BIDAR

23 AUG 2020

agreements, declarations, bonds, assurances and other documents, papers, writings and things that may be necessary.

- 2) The OWNER shall sign and execute necessary applications, papers, and documents and do all acts, deeds and things as may be required in order to provide legal authority to the DEVELOPER or its nominee in respect of the subsequent transfer of Developer's Allocation over the "A" Schedule property and for completing the construction work of the proposed building.
- 3) The OWNER and also the DEVELOPER will be at liberty to negotiate for sale of the proposed Flat as well as parking space at the best price available in respect of their respective allotment and to enter into an agreement for sale with the intending purchaser/s in the prescribed form and to execute the sale deed in favour of the prospective purchasers and to receive consideration amount from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the OWNER and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority.
- 4) That the OWNER shall sign all papers and execute necessary documents for the purpose of completion of the proposed project.
- 5) The OWNER shall execute Supplementary Agreement with the DEVELOPER for any further amendments, alterations or modifications, which are not possible to be stated at present.
- 6) The OWNER hereby agree and undertake not to let out, grant lease, with possession, mortgage and/or charge the said property or any part thereof at any time hereafter during the continuance of this agreement without the written consent of the DEVELOPER.

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23 AUG 2020

- 7) The OWNER hereby further agree and undertake not do any act, deed, thing whereby the DEVELOPER may be prevented from constructing the proposed building and complete the same.
- 8) The OWNER hereby further agree and undertake not to cause any interference or hindrance in the work of construction of the building over the schedule property and shall vacate the possession free from all sorts of encumbrances and if the OWNER commit any breach, the OWNER shall be bound to pay compensation & interest as per banking rate for such work.

ARTICLE - XIV
BREACH AND CONSEQUENCE

- 1) That all disputes in question in connection with this Development Agreement or interpretation of any provision hereof or otherwise, the same shall be referred to arbitration of one sole Arbitrator appointed by any aggrieved party and whereas the decision of the Arbitrator will be final and binding upon both the parties therein and the arbitration shall be governed by the Arbitration and Conciliation Act time being in force and no dispute will be referred to any Court of law without referring the said dispute to Arbitration.
- 2) If the DEVELOPER fails to carry-on the proposed work within the stipulated period, due to the reason of force majeure, civil commotion or for any Act of God, the duration of this agreement may be extended with the mutual consent of the parties of this agreement and in that case the DEVELOPER cannot be liable for such delay.
- 3) If the DEVELOPER is unwilling/unable to implement the construction project as per this agreement and willing to terminate this agreement, the DEVELOPER have to send written notice to the OWNER prior to three months before the termination and in such

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Assistant Director

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25 AUG 2020

situation the OWNER have every liberty to engage any other agency for completion of the project after executing Deed for cancelation of this agreement. The DEVELOPER shall also be liable to compensate the OWNER if any loss that may result to the OWNER on account of such abandonment of the project work by the DEVELOPER.

ARTICLE-XV
JURISDICTION

All actions, suits and proceedings arising out of this Agreement shall be adjudicated within the area of the District Purba Bardhaman only.

DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME that we

- 1) **MR PRATIP KUMAR BARDHAN**, S/o Late Salil Chandra Bardhan, by caste Hindu, by Nationality Indian, by Occupation retired person, resident of Purbachal, Kanainatshal, P.O. Sripally, Town & P.S. Burdwan, Dist Purba Bardhaman, PIN-713103,

PAN: ADEPB8343C

- 2) **MRS. SUCHARITA BOSE**, w/o Late Prasanta Kumar Bose, by caste Hindu, by Nationality Indian, by Occupation Housewife, resident of A 9/4 Kalindi Housing Estate, Lake Town, South Dum Dum, North 24-Parganas-700089,

PAN: AKZPB7152P

- 3) **MRS. SUSMITA TALUKDAR**, W/o Late Pradip Kumar Talukdar, by caste Hindu, by Nationality Indian, by Occupation Housewife, resident of 106, Moulana Azad Sarani, City Centre, Durgapur, Paschim Bardhaman, PIN-713216,

PAN: AKUPT4592Q

Signature

THE HON. THE CHIEF MINISTER
GOVERNMENT OF INDIA
NEW DELHI

TO THE HON. THE CHIEF MINISTER
GOVERNMENT OF INDIA
NEW DELHI

TO THE HON. THE CHIEF MINISTER
GOVERNMENT OF INDIA
NEW DELHI

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Additional District Sub-Registrar
BURDWAN

23 AUG 2020

- 4) **MRS. SUNRITA RAYCHOWDHURY**, W/o Asit Roychowdhury, by caste Hindu, by Nationality Indian, by Occupation Housewife, resident of Flat No. 3, Bodhan, 329, Kendua Main Road, Sonarpur, South 24-Parganas-700084,

PAN: AJKPR8907L

Referred to hereinafter as the **OWNER/ EXECUTANTS**.

SEND GREETINGS:-

WHEREAS the property described in the "A" Schedule below was originally owned and possessed by Sitangshu Bushan Roy, and during his ownership and possession he transferred the scheduled property in favour of Salil Chandra Bardhan i.e, the predecessor of the **OWNER/ EXECUTANTS**, by virtue of a registered Deed of Sale, executed on 13/03/1964 & registered on 14/03/1964 at the Office of Dist. Sub Registrar, Burdwan, recorded in Book No I, Volume No 14 within the pages 264 to 266, being Deed no 1724 and thereafter the name said Salil Chandra Bardhan was recorded in the L.R.R.O.R. under Khatian no. 355, L.R. Plot No 111/726, area 10 Decimal and having 16 anna share in the said plot.

AND WHEREAS after the demise of said Salil Chandra Bardhan, the "A" Schedule property totally devolved upon his son & daughters namely Pratip Kumar Bardhan, Sucharita Bose, Susmita Talukdar & Sunrita Raychowdhury, i.e, the **OWNER/ EXECUTANTS** and thereafter the names of the **OWNER/ EXECUTANTS** are recorded in the L.R.R.O.R. under Khatian no 4342, 4343, 4344 & 4345 respectively in respect of their shares in the "A" Schedule property and in this way the **OWNER/ EXECUTANTS** have accrued a good and absolute right, title, interest over the "A" schedule property by mutating their names in the L.R.R.O.R. and by possessing the same adversely for more than twelve years without any connection and concern to others and the

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Additional District Officer
BURDWAN

23 AUG 2020

"A" schedule property is now free from all encumbrances, charges liens whatsoever.

AND WHEREAS the OWNER/ EXECUTANTS are previously decided to build their own residential house but all of them have separate accommodation in different towns of West Bengal and for that reason now they are not willing to build their residential house over the "A" schedule property, but as the "A" schedule property is situated within residential area as a result there will be lucrative and prospective scope to convert the "A" schedule property into multi storied flats and sell the same to different intending purchasers.

AND WHEREAS we are unable to arrange all necessary matters on such development and constructional work and other paper works for the proposed construction over "A" schedule property and also subsequent transfer of flat/s as well as parking space/s to be constructed over the "A" schedule property.

AND WHEREAS the DEVELOPER Firm is engaged in civil construction and development of immovable properties and being informed from the closed sources approached to the OWNER/ EXECUTANTS through it's partners to carry on the project to build G+III/ G+IV storied building project by providing fund from their own source.

AND WHEREAS the DEVELOPER is agreed to take up the project and to complete the same by providing their own fund with certain condition, single as well as joint liability written herein above in the DEVELOPMENT AGREEMENT that the DEVELOPER would start the project and complete the same of G+III/ G+IV storied building as per the sanction plan from the competent authority and provide allotment as well as consideration amount to the OWNER/ EXECUTANTS embodied in this deed and it is further agreed that the DEVELOPER would also bear their joint liabilities with the other flat owners in respect of the

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1. The Government of India, Ministry of Health and Family Welfare, New Delhi, has been pleased to approve the following for the purpose of the above mentioned scheme.

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13. The Government of India, Ministry of Health and Family Welfare, New Delhi, has been pleased to approve the following for the purpose of the above mentioned scheme.

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Assistant District Sub-Registrar
BARDWAN

23 AUG 2020

common portion/space left as per the sanction plan as written herein above.

AND WHEREAS to discharge their liability and to fulfil legal obligation as written in the **DEVELOPMENT AGREEMENT**, the **DEVELOPER** requires an appropriate **DEVELOPMENT POWER OF ATTORNEY** for the authorization and smooth conduction of development work and also subsequent sale of the flat & car parking space to the intending purchasers without any hindrance from any corner whatsoever.

NOW KNOW BY THESE PRESENTS that we, **OWNER/ EXECUTANTS** do hereby nominate and constitute and appoint the **DEVELOPER FIRM** mentioned here in above, i.e, **SHRI KRISHNA TOWER**, a Partnership Firm having its registered office at Indrakanan, P.O. Sripally, Town & P.S. Burdwan, Dist. Purba Bardhaman- 713103, **PAN: ADZFS4442C**, represented by its partners, namely:

1. **MR. CHANDRA SHEKHAR PRASAD CHOURASIA**, S/o Late Jagdish Prasad Chourasia, by caste Hindu, by Nationality Indian, by Occupation business, resident of Natun Para, Chowrangee Club P.O. Sripally, Town & Burdwan, Purba Bardhaman – 713103, **PAN: ABAPC8076F**
2. **MR. DIBYADYUTI NAYEK**, S/O Swarna Kamal Nayak, by caste Hindu, by Nationality Indian, by Occupation business, resident of Indrakanan, P.O. Sripally, Town & P.S. Burdwan, Dist. Purba Bardhaman- 713103, **PAN: AFAPN8385G**
3. **MR. TAPAN CHAKRABARTY**, S/O Kumar Krishna Chakrabarty, by caste Hindu, by Nationality Indian, by Occupation business, resident of Rakhal Pirtala, Uttara Pally, P.O. Sripally, Town & P.S. Burdwan, Dist. Purba Bardhaman- 713103. **PAN: ATEPC7691Q**

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Additional Data

Additional District Sub-Register
BURDWAN

as our true and lawful attorney for our name and on behalf of us for the purpose hereinafter expressed i.e., to say, to do, exercise, execute and perform all or any of the acts, deeds, and things in connection with the "A" schedule property written herein after in our name and for on our behalf in such form as may require and present the documents with appropriate statutory, administrative or other authorities wherever necessary as written hereinafter specifically.

AND WHEREAS it has been in the terms of the said **DEVELOPMENT AGREEMENT** that the Owner/ Executants that we shall appoint the **DEVELOPER** firm as our attorney for the purpose herein after stated:

1. To enter into the "A" schedule property and continue possession over the said property and every part thereof and maintain, manage, develop, construct over the said property and every part thereof subject to the restriction, obligation of the clauses regarding continuance and validity of the **DEVELOPMENT AGREEMENT** as written here in above.
2. To sign, execute & submit all plans, documents, applications, petitions, papers, affidavit, undertaking, NOC, declarations as may required from time to time for sanctioning of plan over the "A" schedule property from the office of Burdwan Municipality or any other competent authority time being in force and also file, submit such modification, alteration of sanction plan as may be required time to time.
3. To appear and represent us and if necessary sign on behalf of us before the competent authorities including Court, any Tribunal, Forum, office of Burdwan Municipality, Directorate of Fire Brigade, office of Superintendent of Police, office of District Magistrate & Collector, Airport Authority of India, Revenue Office, Block Land & Land Reforms Office, Sub-Divisional Land & Land Reforms Office,

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Subject: [Illegible]
Reference: [Illegible]
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Additional District Sub-Registrar
BURDWAN

23 AUG 2020

District Land & Land Reforms Office, Registry Office or any other competent Government, Semi-Government, Private authority for the purpose of approval sanctioning plan with such alteration & modification and complete construction as per the sanction plan over the "A" schedule property.

4. To pay fees, taxes, charges to obtain necessary order, permission, NOC from the competent authorities and from the authorities stated above to effectuate and expedient the sanction plan with such modification and alteration to complete the construction over the "A" schedule property.
5. To appoint Engineers, Architects, Contractors, Sub-Contractors, Agents and competent, skill persons to effectuate & fulfil the purpose stated above as our attorney think fit and proper.
6. To construct and develop the "A" schedule property with such specification, modification, alteration as per the sanction plan to be approved by the Burdwan Municipality and comply the guidelines and requirements of Directorate of Fire Brigade or from any other competent authority and to fulfil the said purpose our attorney made necessary arrangement over the said property.
7. To apply for by signing, executing application on our behalf and obtain necessary connection of electricity, liquid petroleum gas, drainage, sewerage, water or any other connection to provide any other utility or facility in the proposed G+III/ G+IV residential complex over "A" schedule property and to get the same our attorney will bear all costs, charges, fees for the said connection and make such modification, alteration over "A" schedule property.
8. To pay all municipal taxes, charges, rates and also bear the expenses of construction of G+III/ G+IV residential complex over "A" schedule property including the expenses of all facilities &

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Additional District Sub-Registrar
BURDWAN

23 AUG 2020

amenities of the said complex whatsoever payable on account of the said construction or any part thereof and similarly in addition our attorney will accept, realize all incoming receivable in respect of the said construction including the consideration amount, saleable price of flat as well as parking space, rents, licensee fee from the intending purchasers, occupants thereof except the allocation made in favour **MR PRATIP KUMAR BARDHAN**, mentioned specifically in the **DEVELOPMENT AGREEMENT** as written here in above.

9. To make proper application before the competent authority to get commencement certificate, completion certificate for the proposed construction over the "A" schedule property and for that purpose to sign proper application and deposit required fees and do all other acts & things necessary and incidental for that purpose.
10. That our attorney will also do/supervise all the necessary work for the maintenance of "A" schedule property and forthcoming construction and deposit any maintenance charges, taxes, rents, fees etc if required for the "A" scheduled property before any Government/ Non-Government offices on our behalf.
11. To enter into any agreement or execute Agreement for Sale, Lease Agreement, Memorandum of Understanding, Tripartite Agreement by putting signature on our behalf with the intending purchaser/s of flat/s as well parking space/s to be constructed over "A" schedule property in respect of the Developer's Allocation mentioned herein above and our attorney also authorize to fix up rates, prices for the said flat/s as well parking space/s as per their decision and profitability and we the owner / executants has no connection, decision or role in respect of the said rates, prices for the said flat/s as well parking space/s.
12. To accept, acknowledge, realize consideration amount, earnest money, lease rent from the intending purchaser/s of flat/s as well

for Mr. Pratik Kumar Bardhan

1. The Government of India, Ministry of Home Affairs, New Delhi, has received a letter from the Government of Maharashtra, dated 10.7.2020, regarding the request for the issue of a certificate of residence for the purpose of the Maharashtra Housing and Finance Corporation Act, 1962.

2. The Government of India, Ministry of Home Affairs, New Delhi, has received a letter from the Government of Maharashtra, dated 10.7.2020, regarding the request for the issue of a certificate of residence for the purpose of the Maharashtra Housing and Finance Corporation Act, 1962.

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Additional District Sub-Registrar
GADCHIROLI

23 AUG 2020

parking space/s to be constructed over "A" schedule property in respect of the Developer's Allocation mentioned herein above. It is pertinent mentioned here that we the Owner/ Executants will not be responsible for any kind of transfer, transaction in respect of Developer's allocation to be made by the Developer's Firm with any intending purchaser and the same cannot be demanded from us.

13. To sign and execute on our behalf over the Deed of Sale/Conveyance or Agreement for Sale/ Deed of Lease in favour of the intending purchaser/s of flat/s as well as parking space/s to be constructed over "A" schedule property in respect of the Developer's Allocation mentioned herein above.
14. To induct any lessee in the flat/s as well parking space/s to be constructed over "A" schedule property in respect of the Developer's Allocation mentioned herein above by settling and agreeing to the terms and conditions of tenancy in writing and to realize rents from the tenants by issuing due receipt thereof.
15. To look after and supervise day to day procedure to sell out/ agreement for sale/ lease out of the flat/s as well parking space/s to be constructed over "A" schedule property.
16. To continue communication with the intending purchaser/s of flat/s as well parking space/s to be constructed over "A" schedule property for fixing the date of final payment and also registration of said Deed of Sale/Conveyance/agreement for sale/ Deed of lease.
17. To appear before the registration authority for purpose of presentation, execution and registration of the said Deed of Sale/Conveyance/agreement for sale/ Deed of lease in respect of the Developer's Allocation mentioned herein above.
18. To appear before any Government or private authority before the registration of the said Deed of Sale/Conveyance/agreement for

sale/ Deed of lease or after and deliver the possession to the intending purchaser/s of flat/s as well parking space/s to be constructed over "A" schedule property.

19. To apply for, appear and obtain necessary clearance, permission or NOC from the concern authorities in connection to the registration of the said Deed of Sale/Conveyance/agreement for sale/ Deed of lease, and also delivering possession to the intending purchaser/s of flat/s as well parking space/s to be constructed over "A" schedule property.
20. To sign all papers, documents, applications, petitions, complains, plaints, written statement, memo of appeal, revision applications, and writ petitions and file the same by appearing before any competent Court of Law or Tribunal or authority relating to any Suit, Appeal, Writ, Revision, Miscellaneous Case, Case, Complaint etc. in respect of the "A" schedule property.
21. To compromise in any legal proceedings, suit, appeal, complaint arisen out of "A" schedule property by filing compromise petition and swearing affidavit on behalf of us.
22. To evict any tenant from the flat/s as well parking space/s to be constructed over "A" schedule property through the process of law by instituting legal proceeding before the competent Court of Law and/or Tribunal.
23. To swear affidavit/s in relation to any legal proceeding and adduce evidence on our behalf in any legal proceedings in respect of the scheduled property.
24. That my attorney will present in the meeting with the other local property owners whenever called for before any Government office/s or private place/s and will take any decision on our behalf

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Additional District Sub-Inspector
BURDWAN

23 AUG 2020

and also authorize to put signature on our behalf over the meeting book.

25. To deposit money, court fees, legal fees, any duty before any competent Court of Law or tribunal in relation of any legal proceeding arisen out of "A" scheduled property.
26. To return and receive any excess fee, amount, charges, taxes, if any paid before any competent Court of Law or from any Government offices by putting their signature on our behalf.
27. To appoint Advocates, Solicitors for initiating any proceeding before any competent Court of Law or Tribunal or any authority by signing Vokatnama/s on our behalf and also provide necessary instruction in connection with the drafting of the said applications, petitions, complains, plaints, written statement, memo of appeal, revision applications, writ petitions and also Deed of Sale/Conveyance/Agreement for sale/ Deed of lease in respect of the flat/s as well parking space/s to be constructed over "A" schedule property and if required our attorney and also pay their remuneration.
28. To deposit the documents relating to the "A" scheduled property in original for the proper legal verification of the said property before any financial organization for sanctioning loan or mortgage on our behalf.
29. The DEVELOPER firm will be authorize and will be permitted to take all necessary steps to advertise by making proper marketing policy in connection to G+III/ G+IV storied construction to be constructed over the "A" scheduled property and to do the same our attorney will be permitted to affix sign board, hoarding over the "A" scheduled property or any other places and also advertise the

Signature

1. The following information is being furnished to you for your information and guidance.

2. The following information is being furnished to you for your information and guidance.

3. The following information is being furnished to you for your information and guidance.

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National Director of Public Health
DURBAN

23 AUG 2020

forthcoming projects in the newspaper, magazines or can avail electronic media for proper advertisement.

30. The DEVELOPER firm will be authorize to fix any name of the complex to be constructed over the "A" scheduled property and use that name in the advertisement and also over the Deed of Sale/Conveyance/agreement for sale/ Deed of lease at the time of any kind of transfer.
31. To do all necessary things and acts in connection with and/or incidental to the above stated matters which our attorney deems fit and necessary to execute the aforesaid purposes.
32. To do all the necessary things and acts in connection with the above stated matters which my attorney deems fit and necessary to effectuate the aforesaid purposes.
33. This **DEVELOPMENT POWER OF ATTORNEY** bestows certain duties and vests certain statutory power upon the DEVELOPER firm which will be required for the Development and subsequent transfer of flat/s as well as parking space/s in respect of Developer's allocation to be constructed over "A" scheduled property and the duty & power of the DEVELOPER firm will be limited within the clauses, terms & conditions of **DEVELOPMENT AGREEMENT**.
34. Not to do any work detrimental to the interest of us and not to violate the clauses, terms & conditions of **DEVELOPMENT AGREEMENT**.
35. The change of partners of the Developer Firm as well as change of shares of the existing partners of the Developer Firm will not change the ambit of this **DEVELOPMENT POWER OF ATTORNEY**.

Amr

VALIDITY OF DEVELOPMENT POWER OF ATTORNEY

The powers given by this Development Power of Attorney shall be workable and valid still the subsistence and continuance of DEVELOPMENT AGREEMENT and still the entire development work and subsequent transfer of flat/s as well as parking space/s in respect of Developer's allocation to be constructed over "A" scheduled property and still the completion of all kind of financial transaction involve thereby.

THE "A" SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land under PS. Burdwan & Dist. Purba Bardhaman, Mouza Kanainatshal, J.L. No. 76, Sabek Khatian No 77, Sabek Plot No 102/220, area 9 Decimal & Sabek Khatian no 76, Sabek Plot No 111, area 01 Decimal, L.R. Khatian No. 4342 (Four Thousand Three Hundred Forty Two), 4343 (Four Thousand Three Hundred Forty Three), 4344 (Four Thousand Three Hundred Forty Four) & 4345 (Four Thousand Three Hundred Forty Five), L.R. Plot no 111/726 (One Hundred Eleven/Seven Hundred Twenty Six), area 10 (Ten) Decimal, having 16 anna share in the said L. R. Plot, Classification Bastu, under ward no 12, of Burdwan Municipality.

Butted & bounded by:

ON THE NORTH : House of Tarapada Mukherjee.

ON THE SOUTH: 12' wide Unnamed Municipality Road.

ON THE EAST: Vacant Land thereafter House of Sukumar Patra.

ON THE WEST: House of Atanu Ghosh.

THE "B" SCHEDULE ABOVE REFERRED TO

THE SPECIFICATION OF CONSTRUCTION OF THE FLAT

1. Structure : R.C.C. Foundation

(Page No. 38)

2. Caress Walls and Partition Walls : Out side wall 8" and Flat to Flat.
inside partition wall 5".
3. External Boundary : Boundary wall will cover with one Gate
4. Interior Wall : Plaster of Paris/Putty
5. Stair : Marble finishing
6. Flooring : Marble Finishing
7. Kitchen : Black Stone cooking slab, 2ft height Glaze Tiles above Black Stone with one Sink (Steel).
8. Toilet fittings & fixtures : Marble flooring, Glazed Tiles upto 5", 3 taps including one for Geyser with one electrical point for the installation of Geyser.
9. Plumbing : Inside water line- one shower point & three tap point including one for the geyser, one separate tap point for basin, one tap for sink in the kitchen and one tap point in the bathroom.
10. Sanitary : One pan in the toilet.
11. Balcony : Marble finishing.
12. Doors : Main door of the flat/unit will be wooden & all doors will be flush doors.
13. Steel and M.S. Grill works and Glazing : All Windows will be steel framed glazed windows with necessary hard frame fittings. The grill works for the windows will be completely with the steel windows or separately fixed.

Contd. Next Page.



Additional District Sub-Registrar
GUNTUR

23 AUG 2020

14. Windows : Aluminium sliding window
15. Painting : The external wall surfaces will be finished with weather coat or Wall Guard. All the wooden surfaces and the steel surfaces will be finished with enamel paint after necessary priming coat.
16. Electrical Works : All the electrical lines will be concealed with copper wires with PVC conduct. Each Flat/unit will have the following electrical points:
- Bed Room : Three light points, one plug point, one fan point, one AC point in one bed room.
- Living room cum : Three light points, one plug point, one Dining room : one fan point, one separate TV point.
- Kitchen : One light point, one plug point, one separate point for refrigerator.
- Balcony : One light point, one plug point.
- Toilet : One light point, one separate point for Geyser.
18. Water supply & Drainage : P.V.C. Pipe

THE "C" SCHEDULE ABOVE REFERRED TO
(Memo of Consideration)

PART: I

Sl. No.	Benificiary Name	Bank/Branch	Cheque No.	Date of Issue	Amount
1.	SUCHARITA BOSE	HDFC/BORONILPUR, BURDWAN	000002	21.08.2020	Rs1,00,000/-
2.	SUSMITA TALUKDAR	HDFC/BORONILPUR, BURDWAN	000003	21.08.2020	Rs1,00,000/-
3.	SUNRITA RAYCHOWDHURY	HDFC/BORONILPUR, BURDWAN	000004	21.08.2020	Rs1,00,000/-

TOTAL Rs 3,00,000/- (THREE LAKH ONLY).

PART: II

Sl. No.	Benificiary Name	Mode of Payment	Date of Payment	Amount
1.	PRATIP KUMAR BARDHAN	CASH	21.08.2020	Rs10000/-
2.	SUCHARITA BOSE	CASH	21.08.2020	Rs10000/-
3.	SUSMITA TALUKDAR	CASH	21.08.2020	Rs10000/-
4.	SUNRITA RAYCHOWDHURY	CASH	21.08.2020	Rs10000/-

TOTAL Rs 40000/- (FORTY THOUSAND ONLY).

TOTAL AMOUNT PAID THROUGH (PART: I + PART: II) = Rs 3,40,000/-
(THREE LAKH FORTY THOUSAND ONLY).

[Signature]

1. Pratip Kumar Bardhan
2. Sucharita Bose
3. Susmita Talukdar
4. Sunrita Ray Chowdhury

Signature of the OWNER

IN WITNESS WHEREOF both the parties do hereby set and subscribe their respective fingerprints, signed, sealed and delivered on this day month and year first above written.

Signature of witness:

1) Monarajon Pal.

Hore Ram Pal.

Attest Bheru Vivekanand Chatterjee

2) Shripul Y. Barman

Shyam Prasad Karmakar,
Baranipukur
Burdwan

Drafted by me as per the documents supplied by both the parties before me & as per the instruction of both the parties and computerized typed by me in my office

Gadadhar Mukherjee

Gadadhar Mukherjee

Advocate

Dist. Judge's Court, Burdwan

Enrolment No. F/1172/2014

1. Pratip Kumar Bardhan

2. Ancharita Bose

3. Susmita Talukdar

4. Sanjit Ray Choudhary

Signature of the OWNER

SHRI KRISHNA TOWER

1. Chandra Shekhar Prasad Chandra

2. Dibyadyuti Nayek

3. Tapan Chakrabarti

Partner

Signature of the DEVELOPER

Handwritten text, mostly illegible due to fading and bleed-through. Some words like "Buddhan" and "23 AUG 2020" are visible.



Additional District Sub-Registrar
BUDDHAN

23 AUG 2020

Finger Print & Photograph

Left Hand					
	THUMB	INDEX	MIDDLE FINGER	RING FINGER	PINKY FINGER
Right Hand					



Pratik Kumar Bardhan

Pratik Kumar Bardhan

Pratik Kumar Bardhan

Finger Print & Photograph

Left Hand					
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Right Hand					



Sucharita Bose

Sucharita Bose

Sucharita Bose

Finger Print & Photograph

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	THUMB	INDEX	MIDDLE FINGER	RING FINGER	PINKY FINGER
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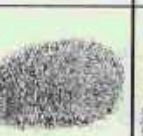


Susmita Talukdar

Susmita Talukdar

Susmita Talukdar

Finger Print & Photograph

Left Hand					
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Right Hand					



Sumit R. Choudhary

Sumit R. Choudhary

Sumit R. Choudhary

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Additional District Sub-Inspector
SUNDWAN

23 AUG 2020

Finger Print & Photograph

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Chandan Shukla from Chauraha

Chandan Shukla from Chauraha

Finger Print & Photograph

Left Hand					
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Dibyadyuti Nayek

Dibyadyuti Nayek

Finger Print & Photograph

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Tapan Chakrabarti

Tapan Chakrabarti

Finger Print & Photograph

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23 AUG 2020



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BURDWAN, District Name :Burdwan

Signature / LTI Sheet of Query No/Year 02032000932768/2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Pratip Kumar Bardhan Purbachal, Kanainatshal, P.O:- Sripally, P.S:- Barddhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103	Land Lord			Pratip Kumar Bardhan 23.08.2020 12.05 PM.
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mrs Sucharita Bose A 9/4 Kalindi Housing Estate, Lake Town, South Dum, P.O:- Lake Town, P.S:- Lake Town, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700089	Land Lord			Sucharita Bose 23.8.2020 12-3 PM
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mrs Susmita Talukdar 106, Moulana Azad Sarani, City Centre, Durgapur, P.O:- City Centre, P.S:- Durgapur, Durgapur, District:- Burdwan, West Bengal, India, PIN - 713216	Land Lord			Susmita Talukdar 23.8.2020 12,11 PM

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Sunrita Raychowdhury Flat No. 3, Bodhan, 329 Kendua Main Road, Sonarpur, P.O:- Sonarpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700084	Land Lord			<i>Sunit Ray Chowdhury</i> 23/08/2020 12-14 P.M.
5	Mr Chandra Shekhar Prasad Chourasia Natun Para, Chowrangee More, P.O:- Sripally, P.S:- Barddhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103	Representative of Developer [Shri Krishna Tower]			<i>Chandra Shekhar Prasad Chourasia</i> 23/08/2020 12.16 P.M
6	Mr Dibyadyuti Nayek Indrakanan, P.O:- Sripally, P.S:- Barddhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103	Representative of Developer [Shri Krishna Tower]			<i>Dibyadyuti Nayek</i> 23/08/2020 12.18 PM



I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr Tapan Chakrabarty Uttarapally, Rakhal Pirtala, P.O:- Sripally, P.S:- Barddhaman, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713103	Represent ative of Developer [Shri Krishna Tower]			Tapan Chakrabarty 23/8/2020 12.20 P.M
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Manoranjan Pal Son of Mr Hariram Pal Vivekananda College Road, P.O:- Sripally, P.S:- Barddhaman, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713103	Mr Pratip Kumar Bardhan, Mrs Sucharita Bose, Mrs Susmita Talukdar, Mrs Sunrita Raychowdhury, Mr Chandra Shekhar Prasad Chourasia, Mr Dibyadyuti Nayek, Mr Tapan Chakrabarty			Manoranjan Pal. 23/08/2020 12.22 P.M

(Kaushik Bhattacharya)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BURDWAN
Burdwan, West Bengal

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Major Information of the Deed

Deed No :	I-0203-04604/2020	Date of Registration	25/08/2020
Query No / Year	0203-2000932768/2020	Office where deed is registered	
Query Date	10/08/2020 10:53:34 PM	0203-2000932768/2020	
Applicant Name, Address & Other Details	Gadadhar Mukherjee BARANILPUR, SHAKTIPARA, Thana : Barddhaman, District : Burdwan, WEST BENGAL, PIN - 713103, Mobile No. : 9800882433, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4311] Other than Immovable Property, Receipt [Rs : 3,40,000/-]		
Set Forth value	Market Value		
Rs. 82,00,000/-	Rs. 82,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,051/- (Article:48(g))	Rs. 3,414/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Burdwan, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W12, Mouza: Kanainatshal, JI No: 76, Pin Code : 713103

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-111/726 (RS :-)	LR-4342	Bastu	Bastu	2.5 Dec	20,50,000/-	20,50,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-111/726 (RS :-)	LR-4343	Bastu	Bastu	2.5 Dec	20,50,000/-	20,50,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L3	LR-111/726 (RS :-)	LR-4344	Bastu	Bastu	2.5 Dec	20,50,000/-	20,50,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L4	LR-111/726 (RS :-)	LR-4345	Bastu	Bastu	2.5 Dec	20,50,000/-	20,50,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
		TOTAL :			10Dec	82,00,000 /-	82,00,000 /-	
	Grand Total :				10Dec	82,00,000 /-	82,00,000 /-	



Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Pratip Kumar Bardhan (Presentant) Son of Late Salil Chandra Bardhan Purbachal, Kanainatshal, P.O:- Sripally, P.S:- Barddhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx3C, Aadhaar No: 61xxxxxxxx5524, Status :Individual, Executed by: Self, Date of Execution: 21/08/2020 , Admitted by: Self, Date of Admission: 23/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/08/2020 , Admitted by: Self, Date of Admission: 23/08/2020 ,Place : Pvt. Residence
2	Mrs Sucharita Bose Wife of Late Prasanta Kumar Bose A 9/4 Kalindi Housing Estate, Lake Town, South Dum, P.O:- Lake Town, P.S:- Lake Town, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700089 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKxxxxxx2P, Aadhaar No: 38xxxxxxxx4925, Status :Individual, Executed by: Self, Date of Execution: 21/08/2020 , Admitted by: Self, Date of Admission: 23/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/08/2020 , Admitted by: Self, Date of Admission: 23/08/2020 ,Place : Pvt. Residence
3	Mrs Susmita Talukdar Wife of Late Pradip Kumar Talukdar 106, Moulana Azad Sarani, City Centre, Durgapur, P.O:- City Centre, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKxxxxxx2Q, Aadhaar No: 24xxxxxxxx7614, Status :Individual, Executed by: Self, Date of Execution: 21/08/2020 , Admitted by: Self, Date of Admission: 23/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/08/2020 , Admitted by: Self, Date of Admission: 23/08/2020 ,Place : Pvt. Residence
4	Mrs Sunrita Raychowdhury Wife of Mr Asit Raychowdhury Flat No 3, Bodhan, 329 Kendua Main Road, Sonarpur, P.O:- Sonarpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJxxxxxx7L, Aadhaar No: 93xxxxxxxx7725, Status :Individual, Executed by: Self, Date of Execution: 21/08/2020 , Admitted by: Self, Date of Admission: 23/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/08/2020 , Admitted by: Self, Date of Admission: 23/08/2020 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Krishna Tower Indrakanan, P.O:- Sripally, P.S:- Barddhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103 , PAN No.:: ADxxxxxx2C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Chandra Shekhar Prasad Chourasia Son of Late Jagdish Prasad Chourasia Natun Para, Chowrangee More, P.O:- Sripally, P.S:- Barddhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx6F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Shri Krishna Tower (as Partner)

2	Mr Dibyadyuti Nayek Son of Mr Swarna Kamal Nayek Indrakanan, P.O:- Sripally, P.S:- Barddhaman, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx5G, Aadhaar No: 95xxxxxxxx3559 Status : Representative, Representative of : Shri Krishna Tower (as Partner)
3	Mr Tapan Chakrabarty Son of Mr Kumar Krishna Chakrabarty Uttarapally, Rakhai Pirtala, P.O:- Sripally, P.S:- Barddhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx1Q, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Shri Krishna Tower (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Manoranjan Pal Son of Mr Hariram Pal Vivekananda College Road, P.O:- Sripally, P.S:- Barddhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103			
Identifier Of Mr Pratip Kumar Bardhan, Mrs Sucharita Bose, Mrs Susmita Talukdar, Mrs Sunrita Raychowdhury, Mr Chandra Shekhar Prasad Chourasia, Mr Dibyadyuti Nayek, Mr Tapan Chakrabarty			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Pratip Kumar Bardhan	Shri Krishna Tower-2.5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Sucharita Bose	Shri Krishna Tower-2.5 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs Susmita Talukdar	Shri Krishna Tower-2.5 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mrs Sunrita Raychowdhury	Shri Krishna Tower-2.5 Dec

Land Details as per Land Record

District: Burdwan, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W12, Mouza: Kanainatshal, JI No: 76, Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 111/726, LR Khatian No:- 4342	Owner:প্রতীপ কুমার বর্ধন, Gurdian:সলি চন্দ, Address:লিঙ্গ , Classification:বালু, Area:0.02500000 Acre,	Mr Pratip Kumar Bardhan

L2	LR Plot No:- 111/726, LR Khatian No:- 4343	Owner:সুচারিতা বোস, Gurdian:প্রশান্ত কুমা, Address:নিজ , Classification:বাস্ত, Area:0.02500000 Acre,	Mrs Sucharita Bose
L3	LR Plot No:- 111/726, LR Khatian No:- 4344	Owner:সুস্মিতা তালুকদার, Gurdian:প্রদীপ কুমা, Address:নিজ , Classification:বাস্ত, Area:0.02500000 Acre,	Mrs Susmita Talukdar
L4	LR Plot No:- 111/726, LR Khatian No:- 4345	Owner:সুনীতা রায়চৌধুরী, Gurdian:অসিত , Address:নিজ , Classification:বাস্ত, Area:0.02500000 Acre,	Mrs Sunrita Raychowdhury



On 17-08-2020

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 82,00,000/-



Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
Burdwan, West Bengal

On 23-08-2020

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

Presented for registration at 12:05 hrs on 23-08-2020, at the Private residence by Mr Pratip Kumar Bardhan , one of the Executants.

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

Execution is admitted on 23/08/2020 by 1. Mr Pratip Kumar Bardhan, Son of Late Salil Chandra Bardhan, Purbachal, Kanainatshal, P.O: Sripally, Thana: Bardhaman, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Retired Person, 2. Mrs Sucharita Bose, Wife of Late Prasanta Kumar Bose, A 9/4 Kalindi Housing Estate, Lake Town, South Dum, P.O: Lake Town, Thana: Lake Town, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession House wife, 3. Mrs Susmita Talukdar, Wife of Late Pradip Kumar Talukdar, 106, Moulana Azad Sarani, City Centre, Durgapur, P.O: City Centre, Thana: Durgapur, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by Profession House wife, 4. Mrs Sunrita Raychowdhury, Wife of Mr Asit Raychowdhury, Flat No 3, Bodhan, 329 Kendua Main Road, Sonarpur, P.O: Sonarpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by Mr Manoranjan Pal, , , Son of Mr Hariram Pal, Vivekananda College Road, P.O: Sripally, Thana: Bardhaman, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Business

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

Execution is admitted on 23-08-2020 by Mr Chandra Shekhar Prasad Chourasia, Partner, Shri Krishna Tower (Partnership Firm), Indrakanan, P.O:- Sripally, P.S:- Bardhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103

Indetified by Mr Manoranjan Pal, , , Son of Mr Hariram Pal, Vivekananda College Road, P.O: Sripally, Thana: Bardhaman, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Business

Execution is admitted on 23-08-2020 by Mr Dibyadyuti Nayek, Partner, Shri Krishna Tower (Partnership Firm), Indrakanan, P.O:- Sripally, P.S:- Bardhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103

Indetified by Mr Manoranjan Pal, , , Son of Mr Hariram Pal, Vivekananda College Road, P.O: Sripally, Thana: Bardhaman, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Business

Execution is admitted on 23-08-2020 by Mr Tapan Chakrabarty, Partner, Shri Krishna Tower (Partnership Firm), Indrakanan, P.O:- Sripally, P.S:- Bardhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103



Indetified by Mr Manoranjan Pal, , Son of Mr Hariram Pal, Vivekananda College Road, P.O: Sripally, Thana: Barddhaman, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Business



Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
Burdwan, West Bengal

On 24-08-2020

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,414/- (B = Rs 3,400/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 3,414/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/08/2020 1:13PM with Govt. Ref. No: 192020210066325728 on 24-08-2020, Amount Rs: 3,414/-, Bank: SBI EPay (SBlePay), Ref. No. 6282263613006 on 24-08-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,051/- and Stamp Duty paid by by online = Rs 5,051/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/08/2020 1:13PM with Govt. Ref. No: 192020210066325728 on 24-08-2020, Amount Rs: 5,051/-, Bank: SBI EPay (SBlePay), Ref. No. 6282263613006 on 24-08-2020, Head of Account 0030-02-103-003-02



Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
Burdwan, West Bengal

On 25-08-2020

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

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



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,051/- and Stamp Duty paid by Stamp Rs 5,000/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1221, Amount: Rs.5,000/-, Date of Purchase: 18/08/2020, Vendor name: A K Mondal



Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
Burdwan, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2020, Page from 109754 to 109825
being No 020304604 for the year 2020.



Digitally signed by KAUSHIK
BHATTACHARYA
Date: 2020.09.08 13:20:52 +05:30
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 2020/09/08 01:20:52 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
West Bengal.



(This document is digitally signed.)