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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 522112

Handwritten signature
19/05/23
02:00 P.M.
9-2-1283507/23

Joint District Sub-Registrar
Sodepur, North 24 Parganas

19 MAY 2023

DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY

THIS MEMORANDUM AGREEMENT is made this day of 19th May, Two Thousand and Twenty Three (2023).

BETWEEN

Certified that the document is admitted to registration. The signature sheet / sheet's and the endorsement sheet/sheet's attached with this document's are the part of this document

(1)

Handwritten signature
Joint District Sub-Registrar
Sodepur, North 24 Parganas

19 MAY 2023

24 MAY 2023

Handwritten initials

ক্রমিক নং ৩৬০০ তারিখ ১৭/৩/২৩
ক্রেতা Kalpana Bose
গ্রাম
মূল্য ২০০ টাকা পরস
ডেভার ডী
আমডাস এ.ডি, এস, আর, অফিস

উত্তর ২৪ পরগনা
ক্রেতার তারিখ
মোট মূল্য

ট্রেজারী অফিস - বারাসাত
ডেভার - শ্রী গোবিন্দ প্রসাদ মিত্র

18 APR 2023
500000



Identified By
Swapna Sarkar
W/O Amal Sarkar
311 Mohini Mill
Quater. KOL-56.

Additional District Sub-Registrar
Sodepur, North 24 Parganas

19 MAY 2023

24 MAY 2023

1. **SRIMIHIR PAUL, (PAN- AJLPP6694B),AADHAAR No. (7300 3057 7281)** son of Late Upendra Chandra Pal, by faith Hindu, Nationality- Indian, by occupation – Service , residing at – Elias Road, P.O.- Kamarhati, P.S.- Belghoria, Panihati (m), 24 Parganas North, Kolkata-700058.
2. **SRI SISHIR PAUL, (PAN- AFVPP4075N),AADHAAR No. (6865 7769 5590)** son of Late Upendra Chandra Pal, by faith Hindu, Nationality- Indian, by occupation – Service , residing at – 67, Tirtha Bharati, P.O.- Sodepur , P.S.- Ghola, Panihati (m), 24 Parganas North, Kolkata-700110.
3. **SMT. ARUNA GHOSH, (PAN- DWQPG0025Q),AADHAAR No. (4439 4595 1811)** Daughter of Late Upendra Chandra Pal, by faith Hindu, Nationality- Indian, by occupation – House Wife, residing at – 4, Panihati Hospital, Tirtha Bharati, P.O.- Sodepur , P.S.- Ghola, Panihati (m), 24 Parganas North, Kolkata-700110.
4. **SMT. SOMA DEY, (PAN- BKKPD3222Q),AADHAAR No. (8169 8803 7928)** Daughter of Late Uttam Pal, by faith Hindu, Nationality- Indian, by occupation – House Wife, residing at – Bodhikanan, B Block, P.O.- Sodepur , P.S.- Ghola, Panihati (m), 24 Parganas North, Kolkata-700110.
5. **SMT. RUMA DAS, (PAN- AYJPD2066J),AADHAAR No. (8341 5099 2915)** Daughter of Late Uttam Pal , by faith Hindu, Nationality- Indian, by occupation – House Wife, residing at – 14, Sakti Pally . D.P Nagar, P.O & P.S - Belghoria, Kamarhati(m), 24 Parganas North, Kolkata-700056.

Hereinafter referred to as the “OWNERS” (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and / or assigns) of the **ONE PART FIRST / PARTY**

AND

ADITYA CONSTRUCTIONS CO. a Sole Proprietorship, having its place of business at 47, Tarun Pally, D.P.Nagar, P.O & P.S. –Belgharia, District North 24 Parganas Kolkata 700056 represented by its Proprietor namely **MR. BISWAJIT TRIVEDI(PAN - AHPPT5484K),AADHAAR No. (7533 7949 2018),** S/o, Late Ram Gopal Trivedi, residing at 47, Tarun Pally, D.P.Nagar, P.O & P.S. –Belgharia, District North 24 Parganas Kolkata 700056, by faith-Hindu, by Nationality - Indian by occupation – Business, hereinafter referred and called as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, representatives and assigns) of the **SECOND PART.**

WHEREAS the Owners are seized and possessed of otherwise well and sufficiently entitled to All That the land and premises situate of land containing by estimation an area of 2 Cottahs 14 Chittaks, 0 sq. ft more or less lying and situate at Mouza – Natagarh, , R.S.DAG No. 2058, under I.O.P. No. 14, J. L No.15, Holding at – 190, Tirth Barathi, P.O. – Sodepur, P.S – Ghola, District 24 Parganas North, Kolkata-700110, more fully and particularly mentioned and declared in the FIRST SCHEDULE hereunder written and hereinafter for the sake of brevity referred to as the “SAID PROPERTY” and that the said Property is free from all encumbrances, charges, liens, attachments trust, dispenses, mortgages and other defects in title and the said Property is not subjects to any order of compulsory acquisitions or requisition whatsoever from any corner and/or under any law for the time being in force. The Developer has entered into this Agreement relying on the aforesaid representative and/or assurances of the Owners and is acting on good faith thereof.

WHEREAS Sri Upendra Chandra Paul, Son of Late Rajani Kanta Paul registered a gift Deed from the Governor of the West Bengal with the intent to rehabilitate the refugees registered at A.D.R North 24 Parganas Book No-I, Volume No- XII, Pages 61 to 64 Being No- 766, dated 31-12-1988 the land measuring 2Cottahs 14Chittacks 0 Sqft, located at Mouza- Natagarh, R.S.DAG No. 2058, under L.O.P. No. 14, J. L No.15, P.O. – Sodepur, P.S – Ghola District 24 Parganas North, Kolkata-700110.

AND WHEREAS said Upendra Chandra Paul deceased on 24.03.1998 and left behind his 4 (Four) children, Sons **MIHIR PAL, SISHIR PAL, UTTAM PAL**, Daughters **ARUNA GHOSH**, that Malina Rani Paul wife of Late Upendra Chandra Paul died on 21-02-1987 before her Husband's Death.

AND WHEREAS said Uttam Paul deceased on 12-03-2018 and left behind his 2 (Two) children, Daughters **SOMA DEY, RUMA DAS**, that Sabita Pal wife of Late Uttam Paul died on 31-01-2017 before her Husband's Death.

AND WHEREAS there after the said **MIHIR PAL, SISHIR PAL, UTTAM PAL, SOMA DEY, RUMA DAS**, are absolute owners Land area 2 Cottachs 14 Chittacks 0 sft more or less located at Mouza- Natagarh, R.S.DAG No. 2058, under L.O.P. No. 14, J. L. No. 15, P.O. – Sodepur, P.S – Gholia District 24 Parganas North, Kolkata-700110.

AND WHEREAS presently the land Owners with intention of construction of FAR sanctioned by the Panihati Municipality over the plot of land measuring as aforesaid and particularly described in the schedule herein below has approached the Developer herein for owing the said act and on the basis of such approach made the Owners Developer being experienced in developing the property has agreed to develop has agreed to develop the property more fully and particularly described in the Schedule hereunder written, hereinafter called **"THE SAID PROPERTY"** at its own cost and expenses on the terms and conditions hereinafter contained.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BETWEEN THE PARTIES as follows:-

ARTICLE – I
DEFINITION

1) **OWNERS –**

1. **SRI MIHIR PAL**(PAN- AJLPP6694B), AADHAAR No. **(7300 3057 7281)** son of Late Upendra Chandra Paul, by faith Hindu, Nationality- Indian, by occupation – Service , residing at – Elias Road, P.O.- Kamarhati, P.S.- Belghoria, Panihati (m), 24 Parganas North, Kolkata-700058.
2. **SRI SISHIR PAL**(PAN- AFVPP4075N), AADHAAR No. **(6865 7769 5590)** son of Late Upendra Chandra Pal, by faith Hindu, Nationality- Indian, by occupation – Service , residing at – 67, Tirtha Bharati, P.O.- Sodepur , P.S.- Ghola, Panihati (m), 24 Parganas North, Kolkata-700110.
3. **SMT. ARUNA GHOSH**, (PAN- DWQPG0025Q), AADHAAR No. **(4439 4595 1811)** Daughter of Late Upendra Chandra Pal, by faith Hindu, Nationality- Indian, by occupation – House Wife, residing at – 4, Panihati Hospital, Tirtha Bharati, P.O.- Sodepur , P.S.- Ghola, Panihati (m), 24 Parganas North, Kolkata-700110.
4. **SMT. SOMA DEY**, (PAN- BKKPD3222Q), AADHAAR No. **(8169 8803 7928)** Daughter of Late Uttam Pal, by faith Hindu, Nationality- Indian, by occupation – House Wife, residing at – Bodhikanan, B Block, P.O.- Sodepur , P.S.- Ghola, Panihati (m), 24 Parganas North, Kolkata-700110.
5. **SMT. RUMA DAS**, (PAN- AYJPD2066J), AADHAAR No. **(8341 5099 2915)** Daughter of Late Uttam Pal, by faith Hindu, Nationality- Indian, by occupation – House Wife, residing at 14, Sakti Pally . D.P Nagar, P.O & P.S.- Belghoria, Kamarhati (m), 24 Parganas North, Kolkata-700056.

2) **DEVELOPER-**

ADITYA CONSTRUCTIONS Co. a Proprietorship Firm PAN- (AHPPT5484K), having its business place at 47, Tarun Pally, D.P.Nagar, P.O & P.S. – Belghoria, Kolkata-700056, represented by its Proprietor namely **Mr. BISWAJIT TRIVEDI** (PAN-AHPPT5484K), by faith- Hindu, by Nationality - Indian by occupation – Business, residing at 47, Tarun Pally, D.P.Nagar, Belghoria, Kolkata-700056.

h.m.

3) LAND-

Described in the schedule hereunder written.

4) BUILDING- Means building (G+4) to be constructed on the schedule property in accordance with the plan to be sanctioned by the Panihati Municipality in the name of the Owners at the cost of the Developer absolutely.

5) ARCHITECT-

Shall mean person / firm appointed or nominated by the Developer / Promoter for construction of the proposed building.

6) BUILDING PLAN-

As per Plan to be sanctioned by the Panihati Municipality, construction should be made to sanctioned plan.

7) TIME-

Shall mean the construction to be completed within 36 (Thirty Six) months.

8) COMMENCEMENT-

This agreement shall deem to have commenced with effect from the date of execution of this Agreement & the "Developer" shall be entitled to enter in to an agreement for Sale of Flat/Flats/Shop/Garage/Godown along with impartable and undivided proportionate share of the land out of his "Developer Allocation" of the said property to the different intending Purchaser/Purchasers without Taking consent from the Land Owner and the Owner shall not have any right to claim any money or amount from the Developer for the said purpose out of the Sale Consideration.

ARTICLE – II
CONSIDERATION

K.M.

ARTICLE – II
CONSIDERATION
(OWNER'S ALLOCATION)

In consideration of the Owners having granted the Developer an exclusive consent to develop the said property the Owner shall be entitled to:

- i) Ground Floor-** 1 (One) Flat measuring 700 (Seven Hundred) Sq. Feet area more or less.
- ii) First Floor-** 1 (one) Flat measuring 700 (Seven Hundred) Sq. Feet area more or less.
- iii) Second Floor-** 1 (one) Flat measuring 700 (Seven Hundred) Sq. Feet area more or less .
- iv) Third Floor-** 1 (one) Flat measuring 700 (Seven Hundred) Sq. Feet area more or less .
- v) Shifting-**The Developer shall pay one sifting to **Aruna Ghosh** amounting to Rs. 5000/- (Five Thousand) each respectively every month till the handover of the said Flat.

2. (DEVELOPER ALLOCATION)

After providing the above mentioned area $(700 \times 4) = 2800$ Square Feet to Land Owner's. The remaining Square Feets (area) belongs to Developer and will be treated as "**Developer Allocation**" and the Developer will have all the rights to sell it to intending Purchasers as per his wish and the Land owners will have no objection whatsoever to this.

ARTICLE – III
PROCEDURE

1. The Owners shall execute a Development Power of Attorney as may be required for the purpose of obtaining sanction of the building plan, all necessary permission and sanction from different authorities in connection with the construction of the Building for perusing and following up the matter with the statutory authorities and to do all acts, regarding construction works and also negotiate with the prospective buyers jointly with the land Owners to enter into agreement for sale and to receive consideration money from the buyers for the developer's allocated area only and as well as for fulfillment and smooth completion of the entire project as well as for procuring finance for the purpose of the completion of the project. During continuation of the agreement the Owners shall not in any way cause any impediment or obstruction whatsoever in the construction of the said building by the Developer will perform all covenant and condition herein contained.

2. The Owners shall help to obtain mutation of the property in the name of the developer and/or its nominee of nominees and/or favor of future flat Owners after the completion of the construction and after transfer or sale of all flats to the said future Owners thereof.
3. That immediately after execution of these present and as well as after sanctioning of the plan by the Competent authority or **36 (Thirty Six)** from the date of sanctioning of the plan.
4. the Owners shall hand over vacant possession of the land to the developer to have access to the land for the purpose of development, soil testing etc. and further permit the developer to place hoardings to keep building materials and allow the men and agents of the developer to stay residing in the land for the purpose of construction of the building or apartment in question as stated hereinabove.
5. The Developers shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the Owners' allocated portion of flats as may be determined by the association or society to be formed after construction of the building and sale of all flats. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes by the developer till separation or apportionment of the flats in question among all consumers or purchasers.

ARTICLE – IV **DEVELOPERS' OBLIGATION**

1. The Developer shall construct the building in terms of this agreement and in accordance with the plan to be sanctioned by the Panihati Municipality with schedule thereof.
2. The Developer shall complete the construction works within **36 (Thirty Six)** months from the date of sanctioning plan from Panihati Municipality. The period of construction will be extended if there is any major natural calamity, it is expressly agreed that time is the essence of this contract.

3. It is agreed by and between the parties hereto that the developer shall be entitled to enter into an agreement for sale in respect of developer's allocation with the intending purchaser or purchasers and to receive the money/moneys from them for the Developers' allocation in the presence or absence of the Land Owners immediately after execution of this agreement.
4. The Developer will not violate or contravene any of the provisions or rules applicable for construction of the Building.
5. The Developer shall put its respective signatures in every Deed of Conveyance in the name of the respective Purchaser to be prepared by the Developers' advocate as Confirming Party.
6. The Developer shall provide good quality of material for the construction of the said multi-stored building.
7. For the common electric meter a proportionate amount has to be paid by the Land Owners for the connection to their Flats respectively.
8. If the Land Owner wishes to buy any extra Flat/Flats or Sq. feet Area, the same has to be purchased at Market Price as per Developers Convenience.
9. The developer has the absolute authority over the roof area, the land owner has to pay the proportionate share of the building common meter expenses.
10. The land owner has to hand over the said property to the developer within 45 days of this agreement signed.
11. After completing & informing the Land Owner for handover of the said Building/Owners Flats as per the (Owners Allocation) mentioned in the Development agreement the monthly rent (Shifting Expenses) will be stopped with immediate effect.

12. It is agreed by and between the Developer & the Land Owner on taking final measurement if it is found that the area of flat stand excess than that of the mentioned in The Development Agreement (Owner Allocation), in that event the Owner shall has to pay the value of the excess area as per the Market Value per Sq. feet (SBUP) to the Developer and if it is less the same will be paid by the Developer to the Owner.
13. The Owners will have no objection in amalgamation with other piece of land.
14. If the owner shall cancel/revoke/fails to abide by the obligation/responsibilities mentioned in the said Development Agreement in that case the owner shall pay the cost which has already been engaged of the said property for development etc. with 18% interest. Also in case of demise of any of the land owners the Developer will have the privileges to sell his "Developers Allocation".
15. The Developer if amalgamate the said Property with any adjoining plot or plots for the purpose of development and Developer to sign and execute all deeds and documents that we have no-objection.

ARTICLE- V **DEVELOPERS' INDIMNITY**

1. The Developer hereby undertakes to keep the Owners indemnified against all third party claims actions arising out any sorts of act commission or omissions of the Developer in or in relation to the construction of the said new building strictly in terms of the plan to the sanctioned by the Panihati Municipality on that behalf.
2. The Developer hereby undertakes to keep the Owners indemnified against all actions , suits, cost, proceeding, Losses, damages, expenses and claims, that may arise out of the Developer's Act, deeds, and actions with regard to the Development of the said premises and /or the matter or construction of the building and /or defect therein. If the developer is forced to leave the construction works, the developer shall not demand any claim and the land should be delivered in its original condition and there shall not be claim upon the owners by the developer.

ARTICLE - VI
TITLEDEEDS

The Owners shall keep ready all original documents and the title deeds with him and on execution of these presents shall hand over all original documents and title deed / deeds to the developer.

ARTICLE - VII
COMMON FACILITIES

1. Shall mean and include corridors, staircase, water supply, electricity, sewerage connection, Passage way, if any drive ways, lavatories to be provided by the Developer in the new building.
2. The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the said building due as and from the date of handing over vacant possession of the said property or part of it by the owners:
 - a) To use all common facilities, common areas, comprised in the said Flat and the said land so the existing facilities including septic tank could not be disturbed in any way by other flat owners and all the owners shall have to maintain it in proper manner.
 - b) To use and /or extend the electric line and / or connection of such manner in respect of the aforesaid flat described in the Schedule "C" hereunder written.
 - c) To use occupy and enjoy and / or deal with the rest portion more or less of the said Multi storied Building particularly mentioned in the Schedule "C" hereunder written. Schedule "C" hereunder written. Schedule "B" hereunder written. as an absolute owner thereof subject to the terms and conditions as hereinbefore stated.

ARTICLE - VII
JOINT OBLIGATION

1) The developer shall develop and construct F.A.R. of the buildings on the said land in accordance with sanction plan and as per Panihati Municipality rules after utilizing the available F.A.R. as per present rules in vogue.

2) The owners will hand over to the Developer original copy of the title deed & all Land related documents on execution of the agreement for the developer record and reference.

ARTICLE - VIII
POWER AND PROCEDURE

1. **The Owners** are executing one Registered Power of Attorney in favor of the **Developer** including power of preparing and executing and signing and also presenting for registration of deed of conveyance for "**Developer Allocation**".
2. To manage and maintain the said land for development and construction of building from thereon time to time.
3. To sign Execute and submit all plans, documents, Statements papers undertakings, declarations and plans as may be for the sanctioned plans modified and /or altered by the Panihati Municipality.
4. To appear represent me before the necessary authority Panihati municipality. WBSEDCL Fire brigade, west Bengal Police, the complete Authority under the land ceiling And Regulation act. 1976 in connection with the sanction, Modification And/or alteration of Plans.
5. To pay fees obtain sanction and such other orders and permissions from the necessary authorities as to be expedient for modification and/or alteration of the sanctioned plan and also submit and take delivery of title deeds concerning the said premises and also other paper and documents as may be required by the necessary authorities and to appoint Engineers, architects and others agents and sub-contractor for the afore said purposes as the said Attorney shall think, fit and proper,

6. To apply for and obtain electricity, water, sewerage drainage, telephone or other connections of any other connections of any other utility to the said Land and /or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications documents and Plans and to do all other acts deeds and things as may be deemed fit and proper by the said Attorney.
7. To apply for obtained buildings materials from the concerned Authorities for Construction of the buildings on the said Land as aforesaid.
8. To pay all rent, rates & taxes charges/expenses and other out goings what so ever payable for account of the said land or any part thereof.
9. To appear and represent Land owners before all authorities including the Panihati Municipality for fixation and/or finalization of the Annual valuation of the said premises and for that purpose to sign execute and submit necessary papers and documents and to do all other acts, deeds, and things as the said attorney may deed fit and proper.
10. To receive from the intending purchaser/purchasers any earnest money and or advance or advances against sale for all flats and shops and also the balances consideration money on completion of such sale or sales and to give good, valid receipt and discharge for the same which will protects the Purchaser or purchasers..
11. To file and submit declarations, statements, applications, and/or return to the competent authority or any other necessary authority or authorities in connections with matters herein contained.
12. To commence, prosecute , enforce, answer and oppose all action and other legal proceedings and demands touching any of the matters concerning the said premises or any part there of including/relating acquisition and/or requisition on respect of the said premises or any part thereof and If think to compromise settle, refer to arbitration ,abandon , submit to judgment or become non-suitable in any of such sanction or proceeding as aforesaid before any court civil or criminal or revenue including the rent controller.

13. To sign, declare and/or Affirm any plaint written statement, petition, affidavit, verification, vakalatnama, warrant of notary, memo of appeal or any other documents or papers in any proceedings or in any connected therewith.
14. To deposit and withdraw fees documents and moneys and from any court or courts and/or any other person or authority and give valid receipt and discharges therefore.
15. To affix sign Board or install any Hording on the schedule plot of land in the name Attorneys and generally to do all acts, deeds and things in my name as I could have lawfully done and I hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done in my about the land as aforesaid.

THE FIRST SCHEDULE "A" ABOVE REFERRED TO

(LAND PREMISES)

ALL THAT the piece and parcel of Bastu land measuring about 2 Cottahs 14 Chittack 0 Sq. feet along with 1200 sft R.C.C. Stricture be the same a little more or less at Mouza - Natagarh, C.S./R.S./L.R. DAG No. 2058, under L.O.P. No. 14, J. L No.15, Holding at 190, Tirtha Bharati, P.O. - Sodepur, P.S - Gholā, District 24 Parganas North, Kolkata-700110, under Ward No-31, corresponding upon which the multi- storied (G+4) building will be constructed. L.R Khatian No-1807.

Butted and Bounded by

On the North : L.O.P. NO- 13.

On the South : Municipal Road. 151

On the East : L.O.P. NO- 16.

On the West : L.O.P. NO- 12.

SPECIFICATION OF WORKS

- A) WALLS-** BRICK masonry will be of 8"/10" thick. Partition wall will be 5" & 3" thick with a minimum height as per sanction plan and is to be cement plaster inside surface will be made smooth with plaster of paris.
- B) DOORS** - Door frame will be made of good quality wood, the doors will be finished by 1/2" kit ply woods
- C) WINDOWS-** Aluminum sliding window with Iron Grill & with reflection glass.
- D) FLOORING-** Flooring will be cast in Vitrified Tiles with 4 inch Skirting.
- E) KITCHEN** - Black stone cooking platform will be provided in kitchen and 4.5', 1 mm steel drain board sink & 3 Feet Ceramic tiles skirting.
- F) TIOLET** - Bath Room will be provided with hind ware O.T type Pan, angel Commode Finish with flashing, PLUMBING with **Supreme** accessories & 5 Feet Ceramic tiles above skirting.
- G) ELECTRICAL-** Conceal wiring with adequate number of electrical points will be provided in the flat. Electric transformer, anchor made switch, Havels/Polycab/Finolex wire, etc.
- H) EXTRA WORKS-** Any work required to be done other than as stated in our salient feature shall be charged extra and for which the payment will have to be made in advance before the execution of such works by the owners.
- I) WATER** - 24 Hrs. water supplies through automated Submersible Pump & Overhead Reservoir.

IN WITNESS WHERE OF the parties hereto have set and subscribed their respective hands on this day, month and year written at the outset,

SIGNED AND DELIVERED

IN PRESENCE OF

FOLLOWING WITNESSES

1. Suparna Ghosh
634, Nimta park para
Kul-49.
2. Anup Das



Ruma Das

Soma Dey
Mishra Pal'



L.T.T of Anoma Ghosh
By the pen of Suparna Ghosh

SIGNATURE OF THE LANDLORD

Aditya Constructions Co.

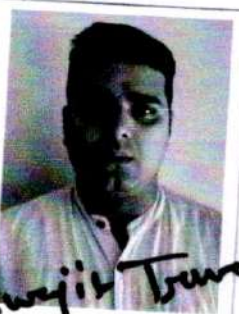
Biswajit Tripathi

SIGNATURE OF DEVELOPER

Drafted by :-
Kuntal Mahtia
Adv.

Barraclough para cant
E-WB/1292/01

PAGE NO-
SPECIMEN FORM FOR TEN FINGERPRINTS

SL NO	SIGNATURE OF THE EXECUTANT/ PRESENTANTS					
	 <i>Biswajit Truchi</i>	LITTLE	RING	MIDDLE	FORE	THUMB
		LEFT HAND				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		RIGHT HAND				
						
	 <i>[Signature]</i>	LITTLE	RING	MIDDLE	FORE	THUMB
		LEFT HAND				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		RIGHT HAND				
						
	 <i>[Signature]</i>	LITTLE	RING	MIDDLE	FORE	THUMB
		LEFT HAND				
						
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		RIGHT HAND				
						

PAGE NO-
SPECIMEN FORM FOR TEN FINGERPRINTS

SL NO	SIGNATURE OF THE EXECUTANT/ PRESENTANTS					
	 R. S.	LITTLE	RING	MIDDLE	FORE	THUMB
			LEFT	HAND		
						
		THUMB	FORE	MIDDLE	RING	LITTLE
			RIGHT	HAND		
						
	 Mihir Patel.	LITTLE	RING	MIDDLE	FORE	THUMB
			LEFT	HAND		
						
		THUMB	FORE	MIDDLE	RING	LITTLE
			RIGHT	HAND		
						
	 L.P.P of Aruna Chhori By the pen Suparna Chhori.	LITTLE	RING	MIDDLE	FORE	THUMB
			LEFT	HAND		
						
		THUMB	FORE	MIDDLE	RING	LITTLE
			RIGHT	HAND		
						



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



192023240061125131

GRN Details

GRN:	192023240061125131	Payment Mode:	Online Payment
GRN Date:	19/05/2023 12:56:37	Bank/Gateway:	State Bank of India
BRN :	IK0CGFUPK4	BRN Date:	19/05/2023 12:57:24
GRIPS Payment ID:	190520232006112512	Payment Init. Date:	19/05/2023 12:56:37
Payment Status:	Successful	Payment Ref. No:	2001283507/1/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	SUPARNA GHOSH
Address:	634 Bipin Paul Road north 24 pgs, West Bengal, 700049
Mobile:	6291949578
Email:	suparnaghosh102@gmail.com
Depositor Status:	Others
Query No:	2001283507
Applicant's Name:	Miss Suparna Ghosh
Identification No:	2001283507/1/2023
Remarks:	Sale, Development Power of Attorney
Period From (dd/mm/yyyy):	19/05/2023
Period To (dd/mm/yyyy):	19/05/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001283507/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	6920
2	2001283507/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				6941

IN WORDS: SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1524-03821/2023	Date of Registration	24/05/2023
Query No / Year	1524-2001283507/2023	Office where deed is registered	
Query Date	19/05/2023 10:57:31 AM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Suparna Ghosh 634 Bipin Paul Road, Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700049, Mobile No. : 6291949578, Status :Solicitor firm		
Transaction		Additional Transaction	
[0139] Sale, Development Power of Attorney		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
		Rs. 41,73,751/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,020/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

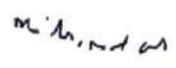
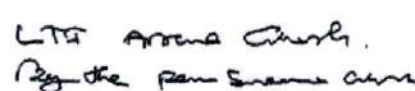
District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Tirtha Bharati, Mouza: Natagorh, JI No: 15, Pin Code : 700110

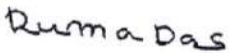
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2058 (RS :-)	LR-1807	Bastu	Bastu	2 Katha 14 Chatak		33,63,751/-	Width of Approach Road: 15 Ft.,
Grand Total :					4.7438Dec	0 /-	33,63,751 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	0/-	8,10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	1200 sq ft	0 /-	8,10,000 /-	

Principal Details :

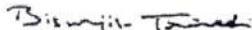
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr MIHIR PAUL (Presentant) Son of Late UPENDRA CHANDRA PAUL Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Office	Photo  19/05/2023	Finger Print  LTI 19/05/2023	Signature  19/05/2023
ELIAS ROAD, City:- , P.O:- KAMARHATI, P.S:-Belgharia, District:-North24-Parganas, West Bengal, India, PIN:- 700058 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AJxxxxxx4B, Aadhaar No: 73xxxxxxxx7281, Status :Individual, Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Office				
2	Name Mr SISHIR PAUL Son of Late UPENDRA CHANDRA PAUL Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Office	Photo  19/05/2023	Finger Print  LTI 19/05/2023	Signature  19/05/2023
67 TIRTHA BHARATI, City:- , P.O:- SODEPUR, P.S:-Ghola, District:-North24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AFxxxxxx5N, Aadhaar No: 68xxxxxxxx5590, Status :Individual, Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Office				
3	Name Mrs ARUNA GHOSH Daughter of Late UPENDRA CHANDRA PAUL Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Office	Photo  19/05/2023	Finger Print  LTI 19/05/2023	Signature  19/05/2023
4 TIRTHA BHARATI, City:- Not Specified, P.O:- SODEPUR, P.S:-Ghola, District:-North24-Parganas, West Bengal, India, PIN:- 700110 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DWxxxxxx5Q, Aadhaar No: 44xxxxxxxx1811, Status :Individual, Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Office				

4	Name Mrs SOMA DEY Daughter of Late UPENDRA CHANDRA PAUL Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Office	Photo  19/05/2023	Finger Print  LTI 19/05/2023	Signature  19/05/2023
BODHIKANAN, City:- , P.O:- SODEPUR, P.S:-Ghola, District:-North24-Parganas, West Bengal, India, PIN:- 700110 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BKxxxxxx2Q, Aadhaar No: 81xxxxxxxx7928, Status :Individual, Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Office				
5	Name Mrs RUMA DAS Daughter of Late UPENDRA CHANDRA DAS Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Office	Photo  19/05/2023	Finger Print  LTI 19/05/2023	Signature  19/05/2023
14 SAKTI PALLY, City:- Not Specified, P.O:- BELGHORIA, P.S:-Belgharia, District:-North24-Parganas, West Bengal, India, PIN:- 700056 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYxxxxxx6J, Aadhaar No: 83xxxxxxxx2915, Status :Individual, Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MS ADITYA CONSTRUCTIONS CO 47 TARUN PALLY, City:- Not Specified, P.O:- BELGHORIA, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 , PAN No.:: AHxxxxxx4K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BISWAJIT TRIVEDI Son of Late RAM GOPAL TRIVEDI Date of Execution - 19/05/2023, , Admitted by: Self, Date of Admission: 19/05/2023, Place of Admission of Execution: Office	 May 19 2023 3:54PM	 LTI 19/05/2023	 19/05/2023

47 TARUN PALLY D.P. NAGAR, City:- , P.O:- BELGHARIA, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx4K, Aadhaar No: 24xxxxxxxx9987 Status : Representative, Representative of : MS ADITYA CONSTRUCTIONS CO (as AS PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs SWAPNA SARKAR Daughter of Mr BADAL SARKAR GHOLA ROAD, City:- , P.O:- NANDAN NAGAR, P.S:-Belghoria, District:-North 24 -Parganas, West Bengal, India, PIN:- 700083			
	19/05/2023	19/05/2023	19/05/2023
Identifier Of Mr MIHIR PAUL, Mr SISHIR PAUL, Mrs ARUNA GHOSH, Mrs SOMA DEY, Mrs RUMA DAS, Mr BISWAJIT TRIVEDI			

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Tirtha Bharati, Mouza: Natagorh, JI No: 15, Pin Code : 700110

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2058, LR Khatian No:- 1807	Owner:বিজয় লক্ষী কটন মিল, Gurdian:লিমিটেড , Address:নিজ , Classification:শালি, Area:1.20000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 19-05-2023

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

Presented for registration at 14:00 hrs on 19-05-2023, at the Office of the A.D.S.R. SODEPUR by Mr MIHIR PAUL , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 41,73,751/-

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

Execution is admitted on 19/05/2023 by 1. Mr MIHIR PAUL, Son of Late UPENDRA CHANDRA PAUL, ELIAS ROAD, P.O: KAMARHATI, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700058, by caste Hindu, by Profession Service, 2. Mr SISHIR PAUL, Son of Late UPENDRA CHANDRA PAUL, 67 TIRTHA BHARATI, P.O: SODEPUR, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Service, 3. Mrs ARUNA GHOSH, Daughter of Late UPENDRA CHANDRA PAUL, 4 TIRTHA BHARATI, P.O: SODEPUR, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession House wife, 4. Mrs SOMA DEY, Daughter of Late UPENDRA CHANDRA PAUL, BODHIKANAN, P.O: SODEPUR, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession House wife, 5. Mrs RUMA DAS, Daughter of Late UPENDRA CHANDRA DAS, 14 SAKTI PALLY, P.O: BELGHORIA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession House wife Indetified by Mrs SWAPNA SARKAR, , , Daughter of Mr BADAL SARKAR, GHOLA ROAD, P.O: NANDAN NAGAR, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by profession Business

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

Execution is admitted on 19-05-2023 by Mr BISWAJIT TRIVEDI, AS PARTNER, MS ADITYA CONSTRUCTIONS CO (Sole Proprietorship), 47 TARUN PALLY, City:- Not Specified, P.O:- BELGHORIA, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056

Indetified by Mrs SWAPNA SARKAR, , , Daughter of Mr BADAL SARKAR, GHOLA ROAD, P.O: NANDAN NAGAR, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by profession Business

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/05/2023 12:57PM with Govt. Ref. No: 192023240061125131 on 19-05-2023, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CGFUPK4 on 19-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,920/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 5800, Amount: Rs.100.00/-, Date of Purchase: 17/05/2023, Vendor name: G P Mitra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/05/2023 12:57PM with Govt. Ref. No: 192023240061125131 on 19-05-2023, Amount Rs: 6,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CGFUPK4 on 19-05-2023, Head of Account 0030-02-103-003-02



Debjani Halder

ADDITIONAL DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal

On 24-05-2023

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

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



Debjani Haldar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2023, Page from 136157 to 136189
being No 152403821 for the year 2023.



Digitally signed by DEBJANI HALDER
Date: 2023.05.29 14:08:45 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 2023/05/29 02:08:45 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)