

0452/2023

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पश्चिमवर्ग पश्चिम बंगाल WEST BENGAL



8/1575877/23

11-15
19/06/23

Additional Registrar II
Kolkata

Certified that the Document is admitted to
Registration and the Assurance Sheet and the
endorsements are the part of this document

Additional Registrar
of Assurances II Kolkata

19 JUN 2023

Development Power of Attorney
(After Registered Development Agreement)

KNOW ALL MEN BY THESE PRESENTS, That KRISHNA CHARITA, a Proprietorship Firm, having it's Registered Office at "8, Jatin Das Road, P.S.-Tollygunge, P.O.-Sarat Bose Road, Kolkata-700029", Represent by its Proprietor MRS.SUBARNA DATTA, Daughter of Mr.Santosh Kumar Datta, PAN.AJWPD2404N, Aadhaar No.548563368967, by Faith-Hindu, by Nationality-Indian, by Occupation-Business, Residing at "8, Jatin Das Road, P.S.-Tollygunge, P.O.-Sarat Bose Road, Kolkata-700029", hereinafter called and referred to as the "OWNER/PRINCIPAL/EXECUTANT" do hereby SEND GREETING.

DEBYON KARMAR
B.C.M. (L.L.M.)
(Advocate)
HIGH COURT CALCUTTA

2264

02 MAY 2023

No.....**Rs. 100/-** Date.....

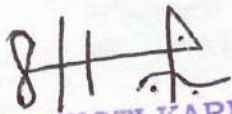
Name : **B. C. LAHIRI**
Advocate
Address : **ALIPORE JUDGES COURT**
..... **KOL - 27**

Vendor :
Alipore Collectorate, 24 Pgs. (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



ADDITIONAL REGISTRAR
CHAMBERS-II, KOLKATA
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**IDENTIFIED
BY ME**



DEBJYOTI KARMAKAR
B.Com., LL.B., LL.M.
(Advocate)
HIGH COURT CALCUTTA
S/O Manita Karmaakar
7/4, P. G. 1st Lane Kol-39

WHEREAS the said Owner **KRISHNA CHARITA**, Represent by its Proprietor **MRS.SUBARNA DATTA**, Daughter of Mr.Santosh Kumar Datta, Purchased **ALL THAT** the piece or parcel of freehold land measuring about 402 Decimal be the same a little more or less, of R.S./L.R.Dag No-162,163,169,170,171,173,174,175, 177,178,179, 180,162/861, under L.R Khatian No.601, (New L.R.Khatian No.1034) comprised of and contained within the limits of Mouza-Khanjanpur, J.L. No.35, Sattore Gram Panchayat, P.S.-Panrui and Additional District Sub-Registrar at Bolpur, District Sub-Registrar at Birbhum, Additional Registrar Of Assurances I,II,III,IV Kolkata, within the District-Birbhum, State-West Bengal, free from any charge or encumbrances from the Vendor vide several registered Deed of Conveyances for valuable consideration as mentioned in the said Deed of Conveyances registered in office of the Additional District Sub-Registrar at Bolpur, and recorded in Vide Book No.I, Volume No.0303-2022, Pages From 297238 to 297263, Being No.030313677 for the year 2022, in favour of **KRISHNA CHARITA**, Represent by its Proprietor **MRS.SUBARNA DATTA**, Daughter of Mr. Santosh Kumar Datta, who thus became the Absolute Owner of the said property.

AND WHEREAS thus said **KRISHNA CHARITA**, Represent by its Proprietor **MRS.SUBARNA DATTA**, Daughter of Mr.Santosh Kumar Datta, became the absolute Owner and Mutated his name in records of the under B.L. & L.R.O. thereof, of **ALL THAT** the piece or parcel of Bastu land measuring about **402 Decimal** be the same a little more or less, comprised of and contained in

Sl No.	R.S. & L.R Dag No.	L.R. Khatian No.	Area Of Land
1.	162	1034	169 Dec.
2.	163	1034	28 Dec.
3.	169	1034	15 Dec.
4.	170	1034	16 Dec.
5.	171	1034	12 Dec.
6.	173	1034	15 Dec.
7.	174	1034	46 Dec.
8.	175	1034	9 Dec.
9.	177	1034	14 Dec.
10.	178	1034	17 Dec.
11.	179	1034	20 Dec.
12.	180	1034	32 Dec.



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13.	162/861	1034	9 Dec.
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within the limits of **Mouza-Khanjanpur**, J.L. No.35, under **Sattore Gram Panchayat**, **P.S.-Panrui**, (Bidyadharpur Road), District-Birbhum, Pincode-731236, Additional District Sub-Registrar at Bolpur, District Sub-Registrar at Birbhum, Additional Registrar Of Assurances I,II,III,IV Kolkata, State-West Bengal, as morefully & particularly described in the **SCHEDULE-A** below.

AND WHEREAS the Owner/First Part herein now intend to undertake a Bungalow Type One/Two storied buildings Project under the name and style "**SOBUJ POTRO PHASE-II**" upon therein schedule land but became of huge nature of job involved requiring huge fund and manpower the owner have jointly decided to entrust the Bungalow Type One/Two storied buildings Project to the capable hands of **KRISHNA CHARITA ECO HOMES**, a Partnership Firm, Represent by its Partners (1)**MR. AMITAVA SAMANTA**, (2)**MRS.SUBARNA DATTA**, who would develop the said total land and exact Bungalow type self contained Buildings/units thereon with the common facilities and amenities provided in such a Bungalow Type One/Two storied buildings complex for luxurious living.

AND WHEREAS the **OWNERS/FIRST PART** herein became desirous of developing their schedule plot of land by construction of Bungalow Type One/Two storied buildings thereon, as per sanctioned Building/Bungalow plan but due to paucity of fund and want of necessary experience in such construction work had been in search of competent person or persons with adequate financial renounces and expertise in the development work who would be able to undertake the Development/Construction Work at its own cost and expenses.

AND WHEREAS after knowing the intention of the aforesaid Owner/First Part, the Second Part/Developer approached to the Owner with the proposal to construct such several storied building as per sanction building plan at its cost and expenses and after protracted negotiation between the parties, the Owner finally announced their approval.



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AND WHEREAS by a registered Deed of “Development Agreement” between “Owner” And “Developer” Dated on 26th day of April 2023 (in sort hereinafter referred to as “the said agreement”) and KRISHNA CHARITA ECO HOMES, PAN. AAZFK2505R, a Partnership Firm, having it's Registered Office at “8, Jatin Das Road, P.S.-Tollygunge, P.O.-Sarat Bose Road, Kolkata-700029”, Represent by its Partners (1)MR.AMITAVA SAMANTA, son of Late Dilip Kumar Samanta, PAN. BCQPS4197D, Aadhaar No.433517277222, by Faith-Hindu, by Nationality-Indian, by Occupation-Business, Residing at “1/2, Purbachal, Nibedita Road, P.S.-Kasba, P.O.-Haltu, Kolkata-700078”, (2)MRS. SUBARNA DATTA, Daughter of Mr.Santosh Kumar Datta, PAN.AJWPD2404N, Aadhaar No. 548563368967, by Faith-Hindu, by Nationality-Indian, by Occupation-Business, Residing at “8, Jatin Das Road, P.S.-Tollygunge, P.O.-Sarat Bose Road, Kolkata-700029”, hereinafter referred to as the “DEVELOPER/ATTORNEY”, have already been appointed for constructing the proposed Residential of plot of land by construction of Bungalow Type One/Two storied buildings and modifications/variations thereof, on the said Schedule mentioned property and is at present free from all encumbrances and has a good, clear and marketable title.

AND WHEREAS the said DEVELOPMENT AGREEMENT dated 26th day of April 2023 executed by the said “OWNER” and the “DEVELOPER” it was registered in the office of the Additional Registrar Of Assurances-II, Kolkata, and the said DEVELOPMENT AGREEMENT was recorded in Book No.I, Volume No.1902-2023, page from 174861 to 174897, Being No.190205460, for the year 2023.

AND WHEREAS as per the above mentioned the registered Deed of “Development Agreement” between “Owner” And “Developer” it has been agreed by the Executors to give a Development Power of Attorney to the said KRISHNA CHARITA ECO HOMES, PAN.AAZFK2505R, a Partnership Firm, having it's Registered Office at “8, Jatin Das Road, P.S.-Tollygunge, P.O.-Sarat Bose Road, Kolkata-700029”, Represent by its Partners (1)MR.AMITAVA SAMANTA, son of Late Dilip Kumar Samanta, PAN.BCQPS4197D, Aadhaar No.433517277222, by Faith-



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Hindu, by Nationality-Indian, by Occupation-Business, Residing at "1/2, Purbachal, Nibedita Road, P.S.-Kasba, P.O.-Haltu, Kolkata-700078", (2)MRS. SUBARNA DATTA, Daughter of Mr.Santosh Kumar Datta, PAN.AJWPD2404N, Aadhaar No. 548563368967, by Faith-Hindu, by Nationality-Indian, by Occupation-Business, Residing at "8, Jatin Das Road, P.S.-Tollygunge, P.O.-Sarat Bose Road, Kolkata-700029", for my proposed as well as "DEVELOPER" as my TRUE AND LAWFUL ATTORNEY for me, in my name and on my behalf to any act, make perform, execute, exercise all or any of the several acts, mortgage, sign, convey, gift, suit, deeds, power, sell, authorities, legal matters and things herein below mentioned that is to say:-

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

1. In consideration of the Owner having agreed to grant to the Developer the exclusive right to develop the said schedule land, the Developer has agreed to build the said proposed Bungalow Type One/Two storied buildings at his own cost and expenses without calling upon to contribute any amount whatsoever for the said Bungalow Type Owner/Developer storied buildings from the Owner.
2. The Owner has appointed the Developer as Develop of the said schedule land and the Developer has accepted such appointment on the terms and conditions herein contained.
3. The Developer of the said schedule land shall be responsible in the following manner:
 - a) At any time he eafter, the Owner shall allow the Developer to enter upon the said schedule land and do all the works relating to the construction of the proposed Bungalow Type One/Two storied buildings as per sanctioned plan immediately upon the Developer obtaining possession of the said Bungalow Type One/Two storied buildings.



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b) The Developer shall be entitled to hold and remain in possession of the Bungalow Type Owner/Developer storied buildings/units/unit in the said schedule land and/or parts thereof in part performance of this agreement during the subsistence of this agreement.

c) Subject to force majeure of the Developer the Developer shall at its own cost and expenses complete the project within 36(Thirty Six) months & get the twelve months extension period from the date of plan sanction by constructing the Bungalow Type One/Two storied buildings and shall deliver the Bungalow Type One/Two storied buildings/units/unit within specific terms which is method of the said agreement.

d) The Developer shall construct such maximum such Area as can be entitled on the said schedule land in a residential viable manner permissible under the building/rules and regulations and bye-laws of the concerned Sattore Gram Panchayat and/or appropriate authority and in conformity with the sanctioned plan.

4. That the Owners/First Part and the Developer have mutually agreed upon that the Owner received **Rs.15,00,000.00/-(Rupees Fifteen Lakhs)Only** as non refundable amount. If there is a change in the total area of developable land, the value of the land will change accordingly but at the same rate. The Owner/First Part is entitled to the said Consideration towards land only through the Developer on transfer of the land by way of Bungalow Type One/Two storied buildings to the Prospective Purchaser/s under a tripartite agreement to be entered into amongst Owner/First Part, Developer and prospective purchasers of the said Bungalow Type One/Two storied buildings. The Owner/First Part will receive consideration (sale proceeds) for his portion of the said schedule land from the Developer on completion of sale transaction including absolute conveyance of Plot of land with Bungalow Type One/Two storied buildings to the any Prospective Purchaser/Purchasers as will be calculated in proportion to the total area of the said schedule land at the rate fixed herein above and that the Developer will be entitled to retain the balance sale consideration receivable from the prospective Purchaser/Purchasers.



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5. The Developer shall be entitled to occupy and use as per drawing of construction area of the premises subject to the terms of this agreement for the duration of the project. The Developer shall be entitled to use the said schedule land for setting up a temporary office and/or quarters for its watch and ward and other staff and shall further be entitled to put up boards and signs, advertising the project. It is clarified that at any time after the execution hereof, the Owner shall permit the Developer to enter upon the said schedule land, survey the same and all other works incidental for the construction of Bungalow Type One/Two storied buildings/units/unit.

6. The Owner shall be entitled as per schedule mention hereunder sanction FAR by the Sattore Gram Panchayat. Together with undivided proportionate share and interest in the land and the common portions.

7. The Owner said schedule land shall be constructed by the Developer for and on behalf of the Owner and/or their nominees. The rest of the Bungalow Type One/Two storied buildings/units/unit shall be constructed by the Developer for and on behalf of himself and or for his nominees.

8. The Owner and the Developer shall be entitled absolutely to their respective said schedule land as per sanctioned plan and shall be at liberty to deal them with and any manner they deem fit and proper subject however to the general restrictions for mutual advantage in the ownership Bungalow Type One/Two storied buildings/units/unit. They will also be at liberty to enter into agreements for sale, Deed Of Sale of their respective said schedule land and receive the full consideration there under save that the Owner shall adopt the same covenants as the Developer may adopt in its agreement with the buildings/units/unit Owner of the Developer area, at least in so far as the same relates to common portions, common expenses and other matters of common interest. The form of agreement by the parties shall be as jointly drawn by the Advocates of both the Owner and the Developer.



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9. The Owner shall, from time to time sell and convey to the Developer and/or its nominees the undivided proportionate share in the said schedule land contained in the Bungalow Type One/Two storied buildings/units/unit to the Developer area in the Bungalow. The considerations of such conveyances relating to Developer portion shall be the cost of construction of the Owner area and no amount shall be payable to the Owner. The cost of preparation, stamping and registration of the conveyance shall be borne by the Transferees. If so required by the Developer, the Owner shall join and/or cause such persons as may be necessary to join as parties to the conveyances for transfer of Developer allocation.

10. Developer shall be entitled to enter into agreement for sale in respect of the Developer and Owner Allocations and shall also be entitled to execute registered Deed of Conveyance in respect of the Proportionate share of land relating to the area under the Developer and Owner Allocation under this agreement. The Owner/Developer shall be entitled to transfer or otherwise deal with the all allocations in the said Bungalow Type One/Two storied buildings/units/unit. The Owner/Developer shall from time to time execute deeds of conveyances in favour of the co-owners or his/her nominees relating to all allocation as be required by the Owner/Developer provided however the costs of such conveyance or conveyances including stamp duty and registration costs shall be exclusively borne.

11. The Developer shall at his own costs and expenses construct erect and complete the Bungalow Type One/Two storied buildings/units/unit in accordance with the sanctioned plan by the Sattore Gram Panchayat and/or by appropriate authority, with such materials and with such specifications mentioned in the Schedule hereto and as be recommended by the Architect from time to time. Subject to the aforesaid conditions the decisions of the Architect to be appointed jointly by the Owner/Developer regarding the quality of materials shall be final and binding on the parties hereto. The Developer at his own cost and expense shall install and erect pump underground water storage tanks overhead reservoirs, electrical lines from the by appropriate authority and other facilities



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in the Bungalow Type One/Two storied buildings/units/unit as are required to be provided in a residential Bungalows.

12. To prepare, sign any application for any building purpose and all relevant papers and documents in this regard and to represent me before any office of the Gram Panchayat or any appropriate Authority and all authorities viz. Building Department, Assessment and Collection Department, Water and Drainage Department, any appropriate Authority survey, Traffic, Fire-Brigade and/or any other offices which may be required for the purpose of the plot of land by construction of Bungalow Type One/Two storied buildings including for connection, reconnection of sewerage, drainage and water connection and other acts, deeds, things for getting the same sign all necessary papers and documents in my name and on my behalf.

13. To approach, the Gram Panchayat or any appropriate Authority, Fire Brigade Department, B.L. & L.R.O., D.L. & L.R.O., J.L.R.O., Municipality and other concerned authorities for the purpose of obtaining necessary "No Objection Certificate" and/or permission and/or sanction in regard to the carrying out the construction of the said plot of land by construction of Bungalow Type One/Two storied buildings and completion thereof and for obtaining occupation and connection with the running and establishing units thereof to take all sorts of steps of the proposed newly constructed Bungalow Type One/Two storied buildings at all times whenever required by my said Developer/Attorney and to get to the same as early as possible.

14. To pay all rates of taxes, maintenance and other charges, expenses and other outgoings whatsoever payable for and on account of the said Schedule Property or any of them and to claim and receive refund, reimburse any other amounts from the concerned persons and authorities and to grant receipts and discharges in respect thereof and all the moneys received and/or paid to the Gram Panchayat or any appropriate Authority in my names and on my behalf in respect of the said Schedule Property and/or land and/or proposed newly Bungalow Type One/Two storied buildings to be constructed.

15. Upon delivery of possession of the in habitable condition in terms of the Development Agreement to receive consideration and execute any Deed of Conveyance in respect of the undivided proportionate share and interest in the land comprised in the said schedule property proportionate, of the said proposed new Bungalow Type One/Two storied buildings, to be constructed in favour of the prospective Purchaser/Purchasers.

16. To appear and represent the Principal before the W.B.S.E.D.C.L., Municipality, Collector, Gram Panchayat or any appropriate Authority, Statutory bodies and Government departments and/or their or any of their officers and also all other State Executives, Judicial or Quasi Judicial and other authorities and also all courts and Tribunals and also any person, or other persons and deal with them in all manner and sign execute deliver and submit all papers documents applications objections notices etc., and also to submit and take delivery of and/or explain all documents of title, accounts, clearances etc., and to do all acts deeds and things as may be required or found necessary or expedient by the said Developer/Attorney on my behalf. And also to appear and represent before W.B.S.E.D.C.L. or appropriate authority for getting connection of meter, sub-meter in the proposed new multistoried building to be constructed upon the said Schedule Property and to put signature on my behalf and in my names in all relevant papers and documents and to do all other allied act or acts for getting electric connection and/or meter in all Residential of plot of land by construction of Bungalow Type One/Two storied buildings.

17. To appoint or engage masons, labourers, contractors, sub-contractors, agent, sub-agents, durwans, store-keepers, architect, engineer, L.B.S. for the purpose of construction of the proposed the said schedule property by construction of Bungalow Type One/Two storied buildings thereat, at the cost and expenses and responsibilities of my said Developer/Attorney and to pay their proper remuneration without making me liable for the same in any manner.

18. To put and/or affix signboard in the said premises and publish notification in the newspaper for inviting application for booking of the Developer allocation portion. To



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appear and represent me before the Gram Panchayat or any appropriate Authority for providing water connection and/or widening of ferule of pipe line, and/or apply for obtaining electricity, water, telephone, drainage, connection (permanent or temporary) and arrange for laying underground cables, drinking water lines, sewerages and drainage connections to the said premises from the Gram Panchayat or any appropriate Authority and/or other statutory authorities in the said proposed plot of land by construction of Bungalow Type One/Two storied buildings to be constructed upon the said land mentioned in the schedule hereunder written.

19. To sign and execute all other deeds, instruments and assurances which Developer/Attorney shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said schedule property and admit, enter into, modify, cancel, alter, draw, approve rectify, submit and/or register and/or give consent and confirmation to all papers, convey, documents, agreements, supplementary agreements, sale agreements, sale deeds, rectification's, nominations, assignments, declarations, confirmations, documents of transfer, affidavits, indemnities, undertakings, application on my behalf provided all sale proceeds and/or the said Developer/Attorney shall be proceed.

20. To produce and deliver all title deeds documents and papers relating to the said Schedule property to the buyers of the same and to answer and comply with all requisitions that may be made out by such intending buyers/transferees. To apply for, obtain and submit all clearances certificates forms declarations and/or permissions if so and as be required for or in relation to the otherwise transfer of the said schedule property thereof.

21. To sign all papers, application, documents of the any religion or any caste any intending purchasers for obtaining loan for the same from their respective offices or from any financial institutions to enforce all or any of the terms of conditions or covenants of any agreement deed or document executed or that may be hereafter executed in respect of all or any of the affairs relating to the acquiring, holding, user, sale, convey, gift, lone,



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mortgage, transfer, and my said attorney shall from time to time think proper to pay and discharge, to drawn, endorse and sign any cheques, draft, pay orders, interest etc. or other investments not payable to us, and to sign behalf of my name and execute on behalf all contracts, transfers, assignments, deeds and instruments whatsoever, of the said schedule property or in any other way relating to the said Developer/Attorney and to exercise all rights in respect thereof.

22. To appear for and represent us in the Courts of Civil, Criminal, Urban Land Ceiling Authority etc. and to sign, verify, the complaints, written statements, applications, petitions, affidavits, undertakings, declarations and all other documents/papers and to appoint Advocates and legal practitioners and to sign and to execute Vakalatnama and to execute any order, decree or judgment and to deposit or withdraw money or documents and in any Court or other Authority/Authorities in which we are interested or concerned in connection with the said plot of land by construction of Bungalow Type One/Two storied buildings.

23. It is understood that from time to time to facilitate the construction of the building by the Developer various deeds matters and things not specified herein may be required to be lawfully done by the Owner and various applications and other documents may be required to be signed or made by the Owner related person to which specified specific provisions may not have been mentioned herein, the Owner doth hereby undertake to do all such acts deeds and thing and matters, further the Owner doth hereby undertakes that the Owner shall execute any such additional power of attorney and/or authorization as may be required by the Developer for the aforesaid purpose and the Owner also undertakes to sign and execute all such additional applications and other documents as the case may be provided however that all such acts, deeds matters and things do not in any way infringe the rights of the Owner and/or against the spirit of these presents.

24. Any notice required to be given by the Developer shall without prejudice to any other mode of service available shall be deemed to have been served on the Owner if delivered by hand and duly acknowledged or sent by prepaid registered post with

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acknowledgement due and shall likewise be deemed to have been served on the Developer by the Owner if delivered by hand or sent by prepaid registered post to the office of the Developer.

25. The Developer and the Owner shall mutually frame a scheme for management and administration of the said Bungalow Type One/Two storied buildings/units/unit and/or common parts thereof. The Owners hereby agrees to abide by all to rules and regulations to be framed by the society/association/building organization and/or other organization who will be in charge of such management and hereby gives his consent to abide by such rules and regulations.

26. The name of the Bungalow shall be given and/or assigned by the Owner /Developer in due course in its absolute discretion nothing in those presents shall be construed as demise or assignment or conveyance in law of the said Bungalow Type One/Two storied buildings/units/unit or any part thereof to the Developer by the Owner or as creating any right title or interest in respect thereof in favour of the Developer other than an exclusive license in favour of the Developer to Developer the same in terms of these presents as morefully and particularly describe herein under written.

27. As and from the date of completion of the Bungalow Type One/Two storied buildings/units/ unit the Developer and/or their transferees and the Owner and/or his transferees shall be responsible on account of the rent, sell and wealth tax and other taxes payable in respect of their respective spaces.

28. The Owner shall deliver all the original title deeds, other papers or documents, relating to the said Bungalow Type One/Two storied buildings/units/unit the Developer. The proposed Bungalow Type One/Two storied buildings/units/unit to be constructed by the Developer shall be made in accordance with the specifications morefully and particularly mentioned and described in the Schedule hereunder written. It is hereby made clear that the construction of the Bungalow Type One/Two storied buildings/units/unit at



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the said plot of land must be done strictly in accordance with the sanctioned Building/Bungalow plan as per Sattore Gram Panchayat and/or appropriate authority.

29. The Owner and Developer shall have the jointly right and authority to execute and register the Agreement For Sale, Deed of Conveyance(s) or any other documents unto and in favour of the any religion or any caste intending/prospective purchaser(s) on the basis of the Development Power of Attorney. The Owner shall have no right and authority to revoke cancel or rescind this Development agreement & Development Power of Attorney(after registered Development Agreement) has executed and registered.

30. The Developer and the Owner shall mutually frame a scheme for management and administration of the said building and/or common parts thereof. The Owner hereby agrees to abide by all to rules and regulations to be framed by the society/association/building organization and/or other organization who will be in charge of such management and hereby gives his consent to abide by such rules and regulations. That the both Part herein shall strictly abide by the terms and conditions as stated herein. If there be any other controversy whatsoever by and between the both Part the same will be settled among themselves mutually or as per provisions of Law.

We do hereby agree and undertake to ratify and confirm all and whatsoever acts my said Developer/Attorney shall lawfully do and perform and hereinbefore done in exercise of the power, authorities and liberties hereby conferred upon under and by virtue of these presents.

THE SCHEDULE "A" ABOVE REFERRED TO:
(Specification of the Land)

ALL THAT the piece or parcel of Bastu land measuring about **402 Decimal** be the same a little more or less, comprised of and contained in

SI No.	R.S. & L.R Dag No.	L.R. Khatian No.	Area Of Land
1.	162	1034	169 Dec.
2.	163	1034	28 Dec.
3.	169	1034	15 Dec.
4.	170	1034	16 Dec.



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5.	171	1034	12 Dec.
6.	173	1034	15 Dec.
7.	174	1034	46 Dec.
8.	175	1034	9 Dec.
9.	177	1034	14 Dec.
10.	178	1034	17 Dec.
11.	179	1034	20 Dec.
12.	180	1034	32 Dec.
13.	162/861	1034	9 Dec.

within the limits of **Mouza-Khanjanpur**, J.L. No.35, under **Sattore Gram Panchayat**, **P.S.-Panrui**, (Bidyadharpur Road), District-Birbhum, Pincode-731236, Additional District Sub-Registrar at Bolpur, District Sub-Registrar at Birbhum, Additional Registrar Of Assurances I,II,III,IV Kolkata, State-West Bengal, which is butted and bounded by that is to say:-

- ON THE NORTH** : Dag No.163,179,180,181,197.
ON THE SOUTH : Sobuj Potro Phase-I, Dag No. 162,354,355,356.
ON THE EAST : Dag No.171,172,173 & Metal Road.
ON THE WEST : Plot No. 137,139,160,161,162,163,155,180,464,861.

THE SCHEDULE "B" ABOVE REFERRED TO:
(Specification of the Schedule)
(General Specification For Construction)

STRUCTURE:	R.C.C. works of beam, slabs, lintels, hajjis, etc. will be done in (1:1/2:3) water proofing and roof treatment will be provided at the time of finish.
PLASTERING:	12MM thickness inside plaster with sand and cement mortar in 6:1 ratio 19mm thick outside plaster with sand and cement mortar in (4:1) ratio.
FLOORING:	2 X 2 vitrified tiles floor with skirting and margin 25mm in Bed Rooms, living cum dining room, Verandah, staircase etc, Ceramic Tiles Kitchen and Toilet with dado up to 1800 mm Side wall of toilet will be finished with glazed tiles 300MM X 200 MM and height up to 1800 MM. White glazed tiles 300 mm X 200 mm to be fixed on wall of the



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	Kitchen, height up to 600 mm from cooking Slab (Granite).
WINDOWS:	2/3 channel aluminum windows without MS square.
BRICK WORKS:	200 mm thickness brick work will be done outside wall with 1 st Class bricks in cement and mortar in (1:6) ratio. 75 mm thick inside Partition walls and 125 mm thick partition between the units. Walls between the Units will be done with 1 st Class bricks in cement and mortar in (1:4) ratio with wire nets.
SANITARY & WATER SUPPLY:	P.V.C. pipes for external line. Overhead reservoir will be P.V.C./R.C.C. P.V.C. rainwater pipes for water disposal. Boring water supply existing at site make for concealed pipe line to be used for toilet/W.C. Kitchen, hot and cold water line in toilets. Outside running water, G.I. Pipes, White Commode for toilet and W.C. Concealed internal lines as necessary in Kitchen and toilet.C.P. Stop cock, bib cock, angular stop cock, etc, in the toilet and Kitchen, basin and wall mixture as necessary of Hindware/Parryware. Porcelain hand wash basin white of standard quality make will be provided, geyser line will be provided in every toilet, SS steel sinks for kitchen will be provided.
DOORS:	Door frames will be of best quality. All doors will be flush doors. Main Entrance Door would be Solid based door with pine or Teak wood decorative finish.
PAINTING:	Water Proof Cement or natural stone cladding as required on outside walls and wall putty or Pop finish on inside walls.
ELECTRIFICATION:	<p>Concealed or semi concealed wiring, built in modular switch board with switches of Anchor or equivalent make. Wire will be provided of standard Brand. 2(Two) lights points, 1 (one) fan point, 15 Amp plug point in each bed room and one power point and one light point in each bedroom 3 (Three) light points, 2 (Two) Fan points, 5 Amp plug point 1 (one) Telephone Point and 1(one) Television point at drawing room, 1 (one) Calling bell Point at main door 2 (Two) light points, 1 (one) 15 Amp Plug point and 1 (one) Chimney/Exhaust fan point. And extra 1 (one) 15 Amp Plug point.</p> <p>Every Purchaser/Purchasers shall must be pay to the Owner a proportionate share of the total quotation value to be received from WBSEDCL towards the common electricity connection cost of the payment, the equal amount for the cost of bringing the Main Meter for this project. Extra charges for the separate own electric meter will be installed in the name of the Purchaser/Purchasers</p>



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
19 JUN 2017

	for the said Bungalow and the First Part/Second Part will arrange for the same, at the cost of the Purchaser/ Purchasers.
KITCHEN:	Granite finished platform with ss sink, designer glazed tiles dado up to lintel level also below the platform. etc. Point for microwave oven & arrangement of water supply & .etc. Point for water purifier & etc. Point provided for chimney above the platform.
EXTRA WORK:	Any work other than this agreed specification shall be changed extra and the amount to be paid before execution of work.

SCHEDULE "C" ABOVE REFERRED TO :
(Specification of the Schedule)

(Specification of the Bungalow Named "GULANCHA(G), 1(One)Storied Building)

GROUND FLOOR:-

1(One)Bed Room,1(One)Drawing-cum-Dining,1(One)Kitchen,1(One)Toilet,Veranda, Garden,1(One)Open Car Parking.

(Specification of the Bungalow Named "DOPATI(G+1), 2(Two)Storied Building)

FIRST FLOOR:-

1(One)Bed Room,1(One)Toilet,1(One)Study Room,1(One)Open Terrace.

GROUND FLOOR:-

1(One)Bed Room,1(One)Toilet,1(One)Drawing-cum-Dining Hall,1(One)Kitchen, Utility,1(One) Open Car Parking.

(Specification of the Bungalow Named "MOHOR(G)", 1(One)Storied Building)

Option-1

GROUND FLOOR:-



ADDITIONAL REGISTRAR
ASSURANCE-II, KOLKATA
19 JUN 1971

1(One)Bed Room,1(One)Toilet,1(One)Drawing-cum-Dining Hall, 1(One)Verandah,
1(One)Kitchen,1 (One)Open Car Parking,1(One)Lilly Pond.

Option-2

GROUND FLOOR:-

2(Two)Bed Rooms,1(One)Toilet,1(One)Drawing-cum-Dining Hall, 1(One)Verandah,
1(One)Kitchen,1 (One)Open Car Parking,1(One)Lilly Pond.

(Specification of the Bungalow Named "KAROBI (G+1), 2(Two)Storied Building)

FIRST FLOOR:-

2(Two)Bed Rooms,2(Two)Toilets, Lounge, 1(One)Open Terrace.

GROUND FLOOR:-

1(One)Bed Room,1(One)Toilet,1(One)Verandah,1(One)Drawing-cum-Dining Hall,1
(One)Kitchen,1(One)Store,Utility,1(One) Open Car Parking.



**ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA**
19 JUN 2020

IN WITNESS WHEREOF the Owner/Principal & Developer/Acceptant have executed this Development Power of Attorney(After Registered Development Agreement) is made on this the...19th day of June, Two Thousand Twenty Three (2023) of Christian Era.

SIGNED, SEALED AND DELIVERED by the
OWNER/PRINCIPAL/EXECUTANT
within named at Kolkata in presence of :-

WITNESSES:

1. Debjyoti Karmaakar
H4, P.G. 1st Lane Kot-39
2. Anil Shaw
BA-30, Koydanga Main Road,
Kot-107

KRISHNA CHARITA
Subarna Datta
Proprietor

(OWNER/PRINCIPAL/EXECUTANT)

SIGNED, SEALED AND DELIVERED by the
DEVELOPER/ACCEPTANT within named at
Kolkata in presence of :-

WITNESSES:

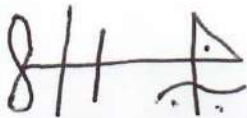
1. Debjyoti Karmaakar
2. Anil Shaw

KRISHNA CHARITA ECOHOMES
Partner

KRISHNA CHARITA ECOHOMES
Subarna Datta
Partner

(DEVELOPER/ACCEPTANT)

Drafted by



DEBJYOTI KARMAKAR
B.Com., LL.B., LL.M.
(Advocate)

HIGH COURT CALCUTTA

[Enrollment NO. WB/1125/11]



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
19 JUN 2023

SPECIMEN FROM FOR TEN FINGER PRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

KRISHNA CHARITA

Ambarna Datta
Proprietor

KRISHNA CHARITA ECOHOMES

Ambarna Datta
Partner

SPECIMEN SIGNATURE



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

KRISHNA CHARITA ECOHOMES

[Signature]
Partner

SPECIMEN SIGNATURE



1

**ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA**
19 JUN 2023

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAZFK2505R



पं.नं. / Name
KRISHNA CHARITA ECO HOMES

14082022

निगमन / गठन की तारीख
Date of Incorporation / Formation
11/07/2022

Subarna DANA

 भारत सरकार
Government of India


 Subarna Datta

DOB: 04/10/1974
Female

5485 6336 8967






मेरा आधार, मेरी पहचान

 भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address: D/O: Santosh Kumar
Datta, 8, JATIN DAS ROAD, 2
ND FLOOR, Sarat Bose Road,
Kolkata, Sarat Bose Road, West
Bengal, 700029

5485 6336 8967

 1947  help@uidai.gov.in  www.uidai.gov.in

Subarna Datta

Major Information of the Deed

Deed No :	I-1902-08111/2023	Date of Registration	19/06/2023
Query No / Year	1902-8001575877/2023	Office where deed is registered	
Query Date	19/06/2023 11:07:24 AM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	DEBJYOTI KARMAKAR Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 8420203555, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 15,00,000/-	Rs. 2,52,21,240/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190205460/2023		

Land Details :

District: Birbhum, P.S:- Panrui, Gram Panchayat: SATTOR, Mouza: Khanjanpur, Pin Code : 731236

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-162	LR-1034	Bastu	Bastu	169 Dec	8,00,000/-	1,00,38,600/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-163	LR-1034	Bastu	Bastu	28 Dec	1,50,000/-	16,63,200/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-169	LR-1034	Bastu	Bastu	15 Dec	50,000/-	10,69,200/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-170	LR-1034	Bastu	Bastu	16 Dec	50,000/-	11,40,480/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-171	LR-1034	Bastu	Bastu	12 Dec	50,000/-	8,55,360/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L6	LR-173	LR-1034	Bastu	Bastu	15 Dec	30,000/-	10,69,200/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :

L7	LR-174	LR-1034	Bastu	Bastu	46 Dec	1,00,000/-	32,78,880/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L8	LR-175	LR-1034	Bastu	Bastu	9 Dec	10,000/-	6,41,520/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L9	LR-177	LR-1034	Bastu	Bastu	14 Dec	50,000/-	8,31,600/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L10	LR-178	LR-1034	Bastu	Bastu	17 Dec	50,000/-	10,09,800/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L11	LR-179	LR-1034	Bastu	Bastu	20 Dec	50,000/-	11,88,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L12	LR-180	LR-1034	Bastu	Bastu	32 Dec	1,00,000/-	19,00,800/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L13	LR-162/861	LR-1034	Bastu	Bastu	9 Dec	10,000/-	5,34,600/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			402Dec	15,00,000 /-	252,21,240 /-	
		Grand Total :			402Dec	15,00,000 /-	252,21,240 /-	









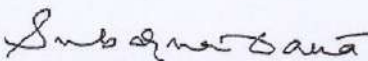
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	KRISHNA CHARITA 8, Jatin Das Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AJxxxxxx4N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :



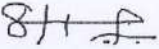
SI No	Name,Address,Photo,Finger print and Signature
1	<p>KRISHNA CHARITA ECO HOMES 8, Jatin Das Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AAxxxxxx5R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mrs SUBARNA DATTA Daughter of Mr Santosh Kumar Datta Date of Execution - 19/06/2023, , Admitted by: Self, Date of Admission: 19/06/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Jun 19 2023 12:33PM</p>	<p>Finger Print</p>  <p>LTI 19/06/2023</p>	<p>Signature</p>  <p>19/06/2023</p>
	<p>8, Jatin Das Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx4N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KRISHNA CHARITA (as Proprietor)</p>			
2	<p>Name</p> <p>Mr AMITAVA SAMANTA (Presentant) Son of Late Dilip Kumar Samanta Date of Execution - 19/06/2023, , Admitted by: Self, Date of Admission: 19/06/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Jun 19 2023 12:34PM</p>	<p>Finger Print</p>  <p>LTI 19/06/2023</p>	<p>Signature</p>  <p>19/06/2023</p>
	<p>1/2, Purbachal, Nibedita Road, City:- Not Specified, P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BCxxxxxx7D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KRISHNA CHARITA ECO HOMES (as Partner)</p>			
3	<p>Name</p> <p>Mrs SUBARNA DATTA Daughter of Mr Santosh Kumar Datta Date of Execution - 19/06/2023, , Admitted by: Self, Date of Admission: 19/06/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Jun 19 2023 12:34PM</p>	<p>Finger Print</p>  <p>LTI 19/06/2023</p>	<p>Signature</p>  <p>19/06/2023</p>

8, Jatin Das Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx4N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KRISHNA CHARITA ECO HOMES (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBJYOTI KARMAKAR Son of Mr MANTU KARMAKAR 7/4, PICNIC GARDEN 1ST TO 3RD LANE, City:- , P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039			
	19/06/2023	19/06/2023	19/06/2023
Identifier Of Mrs SUBARNA DATTA, Mr AMITAVA SAMANTA, Mrs SUBARNA DATTA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	KRISHNA CHARITA	KRISHNA CHARITA ECO HOMES-169 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	KRISHNA CHARITA	KRISHNA CHARITA ECO HOMES-17 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	KRISHNA CHARITA	KRISHNA CHARITA ECO HOMES-20 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	KRISHNA CHARITA	KRISHNA CHARITA ECO HOMES-32 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	KRISHNA CHARITA	KRISHNA CHARITA ECO HOMES-9 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	KRISHNA CHARITA	KRISHNA CHARITA ECO HOMES-28 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	KRISHNA CHARITA	KRISHNA CHARITA ECO HOMES-15 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	KRISHNA CHARITA	KRISHNA CHARITA ECO HOMES-16 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	KRISHNA CHARITA	KRISHNA CHARITA ECO HOMES-12 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	KRISHNA CHARITA	KRISHNA CHARITA ECO HOMES-15 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	KRISHNA CHARITA	KRISHNA CHARITA ECO HOMES-46 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	KRISHNA CHARITA	KRISHNA CHARITA ECO HOMES-9 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	KRISHNA CHARITA	KRISHNA CHARITA ECO HOMES-14 Dec

Land Details as per Land Record

District: Birbhum, P.S:- Panrui, Gram Panchayat: SATTOR, Mouza: Khanjanpur, Pin Code : 731236

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 162, LR Khatian No:- 1034	Owner:কৃষা চরিত , Gurdian:পক্ষে সূর্বনা দত্ত, Address:নিজ , Classification:শালি, Area:4.69000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 163, LR Khatian No:- 1034	Owner:কৃষা চরিত , Gurdian:পক্ষে সূর্বনা দত্ত, Address:নিজ , Classification:শালি, Area:0.83000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 169, LR Khatian No:- 1034	Owner:কৃষা চরিত , Gurdian:পক্ষে সূর্বনা দত্ত, Address:নিজ , Classification:শালি, Area:0.46000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 170, LR Khatian No:- 1034	Owner:কৃষা চরিত , Gurdian:পক্ষে সূর্বনা দত্ত, Address:নিজ , Classification:শালি, Area:0.47000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 171, LR Khatian No:- 1034	Owner:কৃষা চরিত , Gurdian:পক্ষে সূর্বনা দত্ত, Address:নিজ , Classification:শালি, Area:0.12000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 173, LR Khatian No:- 1034	Owner:কৃষা চরিত , Gurdian:পক্ষে সূর্বনা দত্ত, Address:নিজ , Classification:শালি, Area:0.45000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 174, LR Khatian No:- 1034	Owner:কৃষা চরিত , Gurdian:পক্ষে সূর্বনা দত্ত, Address:নিজ , Classification:শালি, Area:0.46000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 175, LR Khatian No:- 1034	Owner:কৃষা চরিত , Gurdian:পক্ষে সূর্বনা দত্ত, Address:নিজ , Classification:শালি, Area:0.09000000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 177, LR Khatian No:- 1034	Owner:কৃষা চরিত , Gurdian:পক্ষে সূর্বনা দত্ত, Address:নিজ , Classification:শালি, Area:0.14000000 Acre,	Owner Name not selected by applicant.
L10	LR Plot No:- 178, LR Khatian No:- 1034	Owner:কৃষা চরিত , Gurdian:পক্ষে সূর্বনা দত্ত, Address:নিজ , Classification:শালি, Area:0.17000000 Acre,	Owner Name not selected by applicant.
L11	LR Plot No:- 179, LR Khatian No:- 1034	Owner:কৃষা চরিত , Gurdian:পক্ষে সূর্বনা দত্ত, Address:নিজ , Classification:শালি, Area:0.20000000 Acre,	Owner Name not selected by applicant.
L12	LR Plot No:- 180, LR Khatian No:- 1034	Owner:কৃষা চরিত , Gurdian:পক্ষে সূর্বনা দত্ত, Address:নিজ , Classification:শালি, Area:0.32000000 Acre,	Owner Name not selected by applicant.
L13	LR Plot No:- 162/861, LR Khatian No:- 1034	Owner:কৃষা চরিত , Gurdian:পক্ষে সূর্বনা দত্ত, Address:নিজ , Classification:শালি, Area:0.25000000 Acre,	Owner Name not selected by applicant.

On 19-06-2023

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

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

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

Presented for registration at 12:05 hrs on 19-06-2023, at the Office of the A.R.A. - II KOLKATA by Mr AMITAVA SAMANTA ,.

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 2,52,21,240/-

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

Execution is admitted on 19-06-2023 by Mrs SUBARNA DATTA, Proprietor, KRISHNA CHARITA, 8, Jatin Das Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by Mr DEBJYOTI KARMAKAR, , Son of Mr MANTU KARMAKAR, 7/4, PICNIC GARDEN 1ST TO 3RD LANE, P.O: TILJALA, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Advocate

Execution is admitted on 19-06-2023 by Mr AMITAVA SAMANTA, Partner, KRISHNA CHARITA ECO HOMES, 8, Jatin Das Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by Mr DEBJYOTI KARMAKAR, , Son of Mr MANTU KARMAKAR, 7/4, PICNIC GARDEN 1ST TO 3RD LANE, P.O: TILJALA, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Advocate

Execution is admitted on 19-06-2023 by Mrs SUBARNA DATTA, Partner, KRISHNA CHARITA ECO HOMES, 8, Jatin Das Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by Mr DEBJYOTI KARMAKAR, , Son of Mr MANTU KARMAKAR, 7/4, PICNIC GARDEN 1ST TO 3RD LANE, P.O: TILJALA, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2264, Amount: Rs.100.00/-, Date of Purchase: 02/05/2023, Vendor name: S Das

Signature

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 254331 to 254360

being No 190208111 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.06.22 15:30:18 -07:00
Reason: Digital Signing of Deed.

Handwritten signature

(Satyajit Biswas) 2023/06/22 03:30:18 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)