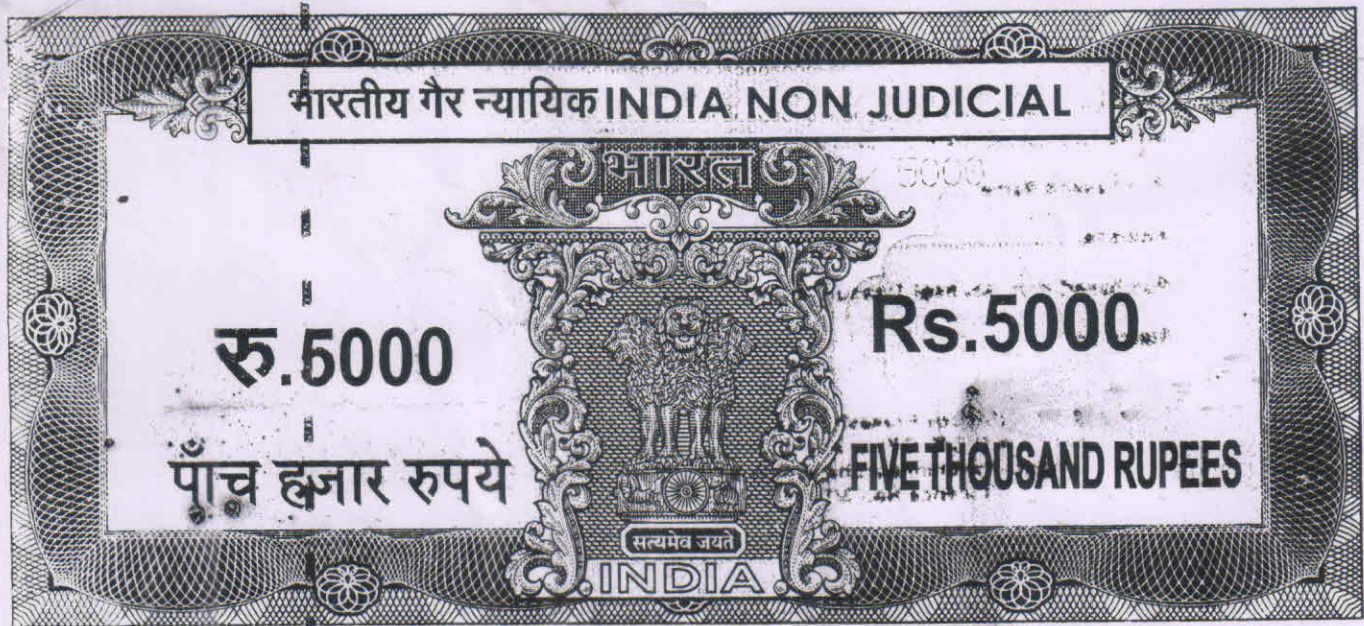


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 455598

29/09/21
 2001286586/21
 GRN: 1920-2122-0042639532

Certified that the Document is admitted to registration. The endorsement Sheet attached with this document are the Part of this document.

DISTRICT SUB-REGISTRAR
 Paschim Bardhaman.

05001 2021

V. C. Case NO-154/2021

GRN No. 19 - 202122 - 004263953 - 2

Query No. 2001286586 for the year 2021

D.S.R., Asansol.

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DEVELOPMENT AGREEMENT CUM
GENERAL POWER OF ATTORNEY

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THIS DEVELOPMENT AGREEMENT CUM GENERAL POWER OF
ATTORNEY is made by :-

1. SRI. SUSHIL KUMAR CHATTERJEE by occupation a Retired Person,
(PAN No. ACDPC 1141 P)
2. SRI. RAJENDRA PRASAD CHATTERJEE by occupation Service,
(PAN No. AJGPC 5097 G)
3. SRI. JITENDRA NATH CHATTERJEE by occupation Service,
(PAN No. AIGPC 3505 L)
4. SRI. LAXMIKANTA CHATTERJEE by occupation Business,
(PAN No. AJUPC 4780 C)
5. SRI. SHYAMAL KUMAR CHATTERJEE by occupation Business,
(PAN No. AJPPC 6255 R)

All five are sons of Late Abani Kanta Chatterjee,

6. SRI. SUPRAVAT CHATTERJEE (PAN No. ALFPC 8518 D)
son of Sri. Sushil Chatterjee, by occupation Service,
7. SRI. SUDIPTA CHATTERJEE (PAN No. ARKPC 1790 N)
son of Sri. Rajendra Prasad Chatterjee, by occupation Service,
8. SMT. USHA CHATTERJEE (PAN No. BBWPC 8508 D)
wife of Sri. Jitendra Nath Chatterjee, by occupation Household Duties,
9. SMT. MANJU CHATTERJEE (PAN No. AVSPC 5953 D)
wife of Sri. Laxmi Kanta Chatterjee, by occupation Household Duties,

*Subsequent
Ad*

10. SMT. NILIMA CHATTERJEE (PAN No. BITPC 8011 P)

wife of Sri. Shyamal Chatterjee, by occupation Household Duties.

All by faith Hindu, Citizens of India, all are residents of Dhandabag, Hari Mandir Road, Amrai, Post Office Durgapur Steel Project 713203, Police Station Durgapur, District Paschim Bardhaman in the State of West Bengal, hereinafter jointly and collectively called the FIRST PARTY/LAND OWNERS/OWNERS (which expression unless repugnant to the context shall mean and include their respective legal heirs, successors, legal representatives and assigns) of the ONE PART.

AND

M/S KRISHNA BUILDER AND DEVELOPER (PAN No. AAXFK 5879 L) a Partnership Firm having its registered Office at B. N. 100 Market Street, Bidhannagar, Durgapur – 713212, Police Station Durgapur, District Paschim Bardhaman, represented by its Partners, namely,

(1) MR. SAMIRAN BUTT (PAN No. ADIPB 7232 Q) son of Sri. Madan Mohan Butt, by occupation Business, resident of C – 71, Kabi Kankan Mukundaram Sarani, Sector 2 – A, Bidhannagar, Durgapur, Post Durgapur 713212, Police Station Durgapur, District Paschim Bardhaman,

(2) MR. ANIMESH MUKHERJEE (PAN No. AEAPM 0169 A) son of Late Ashok Kumar Mukherjee, by occupation Business, resident of B – 91, Bipin Chandra Pal Sarani, Sector 2 – A, Bidhannagar, Durgapur, Post Durgapur 713212, Police Station Durgapur, District Paschim Bardhaman,

(3) MR. SOMNATH BISWAL (PAN No. AEDPB 6418 A) son of Late Gangadhar Biswal, by Occupation Business, resident of Flat No. A – 3, Hill View Apartment, Hill View Park (North), Asansol, Post Asansol 713304, Police Station Asansol (South), District Paschim Bardhaman,

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*Asansol
Ad*

- (4) MR. BIPLAB KUMAR BASU THAKUR (PAN No. ADVPB 2187 M) son of Late Swaraj Kumar Basuthakur, by occupation Service, resident of B. N. 100 Market Street, Bidhannagar, Durgapur, Post Durgapur 713212, Police Station Durgapur, District Paschim Bardhaman,
- (5) MR. SUPRAVAT BISWAL (PAN No. BEGPB 4271 K) son of Sri. Somnath Biswal, by Occupation Business, resident of Flat No. A - 3, Hill View Apartment, Hill View Park, (North), Asansol, Post Asansol 713304, Police Station Asansol (South) District Paschim Bardhaman,
- (6) MR. NISHANT KUMAR CHAWLA (PAN No. ADIPC 8794 L) son of Sri. Surendra Chawla, by Occupation Business, residents of House No. 02, Old C. H. Area, Opposite Army Camp, Sakchi, Bistupur, Jamshedpur, Post Sakchi 831001, Police Station Bistupur, District East Singhbhum (Jharkhand),
- (7) MR. MANISH DUBEY (PAN No. ADKPD 3447 R) son of Sri. Ram Dubey, by Occupation Business, residents of IN Front of S. F/3 Flat, H. No. 12, New Baradwari, Sakchi, Jamshedpur, Bistupur, Post Sakchi 831001, Police Station Bistupur, District East Singhbhum (Jharkhand) and
- (8) MR. ANSHDEEP SINGH (PAN No. DJYPS 4247 D) son of Sri. Ranjeet Singh, by Occupation Business, residents of Bagan No. 19, New Sitaramdera, Jamshedpur, Post New Sitaramdera 831009, Police Station Agrico, District East Singhbhum (Jharkhand),

All are Citizens of Indian, by faith Hindus, hereinafter collectively called and referred to as the SECOND PARTY/DEVELOPERS (which expression unless repugnant to the context of contrary in meaning shall always include its/their heirs, assigns, successors-in-interest and legal representatives) of the SECOND PART.

Handwritten signature

WHEREAS the lands measuring in total an area of 94 (Ninety Four) decimals standing upon R. S. Plot Nos. 701 (Seven Hundred One), 702 (Seven Hundred Two), 703 (Seven Hundred Three) and 706 (Seven Hundred Six) under R. S. Khatian Nos. 64, 142, 603, 611, 618, 632 and 625 corresponding to L. R. Plot Nos. 425, 426, 427 and 428 within Mouza Dhandabag, J. L. No. 118, Police Station Amrai, District Paschim Bardhaman own and possess by the FIRST PARTY/OWNERS by way of registered Deed of Gift, vide Deed No. 6482 for the year 1991 of the Additional District Sub Registry Office, Durgapur Gifted by Abani Kanta Chattopadhyay father of Owners No. 1 to 5 and Three Deeds of Sale, vide Deed No. 2873 for the year 2006 and Deed No. 4134 for the year 2006 and Deed No. 0206 – 00789 for the year 2016 from the lawful owners, all the aforementioned Sale Deeds registered before the Additional District Sub Registry Office, Durgapur and the FIRST PARTY/OWNERS have been owning and possessing the aforesaid lands, measuring more or less in total an area of 94 (Ninety Four) decimals, more-fully described in the schedule in this Deed, free from all manners of encumbrances, within knowledge of all, including the Developers.

AND WHEREAS after the aforementioned purchase and Gift the party of the First Part have mutated their respective names in separate khatian in the L. R. Record of Rights before the B.L. and L.R.O., Faridpur, Durgapur under L. R. Khatian Nos. 108, 109, 110, 111 and 112 of L. R. Plot No. 428, measuring an area of 15 (Fifteen) Decimals, L. R. Khatian Nos. 2413, 2414, 2415 and 2416 of L. R. Plot No. 427, measuring an area of 31 (Thirty One) Decimals, L. R. Khatian Nos., 4915, 4916, 4917, 4573 and 4918 of L. R. Plot No. 426, measuring an area of 46 (Forty Six) Decimals and L. R. Khatian No. 4640 of L. R. Plot No. 425, measuring an area of 2 (Two) Decimals, measuring in total an area of 94 (Ninety Four) Decimals.

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*Asst. Registrar
Durgapur*

AND WHEREAS the party of the First Party have converted the afore mentioned land, more-fully mentioned and described in the schedule to this Deed from "Danga" and "Baid" class of land into "Bastu" class of land and thereafter the FIRST PARTY/OWNERS have also converted the "Bastu" of the lands into Commercial Bastu with the intention to erect a multi storied residential cum commercial building/complex.

AND WHEREAS the FIRST PARTY/OWNERS have obtained necessary NOC from Asansol Durgapur Development Authority and also NOC Certificate from West Bengal Fire and Emergency Services and paid Government Ground Tax and Holding Tax of Durgapur Municipality.

AND WHEREAS it is pertinent to mention here that owing to their being engaged in their professional and domestic pre-occupations and personal problems, the aforesaid FIRST PARTY/OWNERS could not undertake development of their aforesaid property, fully mentioned in schedule hereunder written and in consequence thereto have invited offer from prospective Developers who are financially sound to undertake construction of a residential cum commercial multistoried building and the Developer "M/S KRISHNA BUILDER AND DEVELOPER" a Partnership Firm of Property Developers and Promoters, represented by its Partners, namely, (1) MR. SAMIRAN BUTT son of Sri. Madan Mohan Butt, (2) MR. ANIMESH MUKHERJEE son of Late Ashok Kumar Mukherjee, (3) MR. SOMNATH BISWAL son of Late Gangadhar Biswal, (4) MR. BIPLAB KUMAR BASU THAKUR son of Late Swaraj Kumar Basu Thakur, (5) MR. SUPRAVAT BISWAL son of Sri. Somnath Biswal, (6) MR. NISHANT KUMAR CHAWLA son of Sri. Surendra Chawla, (7) MR. MANISH DUBEY son of Sri. Ram Dubey and (8) MR. ANSHDEEP SINGH son of Sri. Ranjeet Singh,

*Subjunctive
Adw*

have/had agreed to our proposal and offered to undertake the proposed construction of a multi storied building to be constructed and erected all the cost of the said Developer and in this regard, the FIRST PARTY/OWNERS named above, entered into a Development Agreement with the above named Developer, that is, Specifying therein the owner's allocation to be provided by the said Developer, that are, more fully described below :-

"OWNERS ALLOCATION"

- (a) 40% of the total Super Built Up Area of the proposed Multi-Storied building together with all advantages, privileges, amenities, utilities, services, easement rights etc. after completion of the entire project as per the convenience of the Second Party.

Beyond which the First Party/Owners shall not be entitled to claim for any consideration or compensation or other super built up area or benefits in the proposed multi storied / intended project, from the Second Party/Developer.

- (b) The Developer shall also pay a sum of Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lacs) only to the FIRST PARTY/OWNERS out of which sum of Rs. 15,00,000/- (Rupees Fifteen Lacs) only has already been paid by Cheques and a sum of Rs. 50,00,000/- (Rupees Fifty Lacs) only is being paid by Cheques, drawn upon the Bandhan Bank, Durgapur Branch by the Developer concern and the First Party/Owners admit, acknowledge the same and the residue sum of Rs. 50,00,000/- (Rupees Fifty Lacs) only will be paid after due sanction of the building plan for the proposed multi storied building all of which shall deemed to be as "Owners Allocation" as security deposit which is refundable part by part.

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- (c) That the above named Owners are fully satisfied with the aforesaid cash allocation as are described above, given and provided by the said Developer and therefore do hereby consider it to be fit and prudent to declare that they will have no future claim or demand over the Developer in respect of the property mentioned in schedule hereunder written, owned by them upon which the Developer intends to raise and construct a Residential cum Commercial Multi-Storied Building with Basement Floor after sanction of the necessary Building Plan from the authority of Durgapur Municipal Corporation and other competent authorities in this regard.

"DEVELOPER'S ALLOCATION"

That the said Developer shall retain the entire proposed Multi-Storied Residential cum Commercial Building with Basement Floor to be built and constructed in accordance to the sanctioned building plan which shall deemed to be as "DEVELOPER'S ALLOCATION".

That the said Developer, shall be at liberty to sell, transfer, mortgage, lease, gift, exchange or a lot and transfer the Residential Flat/s or any other structures, portion or unit/s thereof in the said proposed multi-storied Residential cum Commercial Building with Basement Floor falling within the above described "Developer's Allocation" excepting the Owners Allocation as aforesaid, including the proportionate undivided land share/interest in the said land to any person including Banks, Financial Institutions, etc. at such price and on such terms and conditions as the Developer may think fit and proper subject to any terms that may be imposed by any authority.

NOW THIS DEED WITNESSETH AS FOLLOWS :-

1. The Developer shall look after, manage and supervise the said land and property and shall take all appropriate steps for preserving the right, title, interest and possession over the said lands of the Owners.

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Asst. Commr. Durgapur

2. The FIRST PARTY/OWNERS shall provide peaceful and vacant possession of the property, mentioned in schedule below, free from all encumbrances unto the SECOND PARTY/DEVELOPER immediately with the execution as registration of this Deed for the proposed construction of the said multi storied building.
3. The Developer shall thereafter raise, erect and construct a Multi-Storied Residential cum Commercial Building to be named and styled in accordance to the choice of the Developers Concern, consisting of self-contained residential flats with commercial spaces or semi commercial spaces and Parking Spaces thereof upon the scheduled mentioned lands with the help of good quality building materials in terms of the aforesaid agreement and by taking assistance of engineering experts in accordance with the valid and sanctioned building plan, as above described from the Durgapur Municipal Corporation and such other competent authorities as be required.
4. That the Second Party/Developer shall complete the proposed multi storied building within the stipulated time of 36 (Thirty Six) months from the date of sanction of building plan from the appropriate authority unless obstructed prevented by any unseen reasons, hands of god, beyond the control of Developer or any Court Cases or any obstruction from any competent authority.

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5. The Developer shall submit further additional building plan for any alterations upon the existing sanctioned building plan, if so required duly prepared through competent person/planner/Civil Engineer before the authority of Durgapur Municipal Corporation or such other competent authorities for the purpose of construction/erection of such Multi-Storied Commercial cum Residential Building with Basement Floor upon the scheduled mentioned lands and to deposit the requisite fees for getting the said plan sanctioned on behalf of the First Party/Owners. In this connection our said Developer shall be able to sign and execute all other papers, Documents, applications, forms, affidavits, etc, on behalf of the Owners.
6. The Developer shall spend money for such construction of the building according to their/its discretion and at its/their own costs and expenses.
7. The Developer shall pay various deposits to the ADDA and the Zilla Parishad, and other concerned Authorities as be necessary for the purpose of carrying out the development and construction work on the said land and claim refund of such deposits so paid on behalf of the FIRST PARTY/OWNERS.
8. The Developer shall submit any other building plan for addition, modification, alteration/rectification or extension as and when required after signing the on behalf of the Owners in connection with the said proposed building before the office of Durgapur Municipal Corporation or such other competent authorities and to get it sanctioned/approved from the said authority by taking all necessary steps in this regard and to raise all further overhead structure on the top roof of the proposed building/s in accordance with law and in compliance of the building plan, if so sanctioned/approved by the authority concern.

*AS/12/2000/2002
Adh*

9. That for the sake convenience in erecting the said construction upon the schedule mentioned land as also to perform the acts, deeds and things in terms of the conditions embodied in this agreement the First Party/Owners are executing this documents as Development Agreement Cum General Power of Attorney in favour of the Second Party/Developer conferring upon them the following powers and authority in connection with the schedule mentioned land, which are to be exercised by the Second Party as constituted attorney to the FIRST PARTY/OWNERS in the matter of raising the said multi storied building on the schedule hereunder written :-

- I. To look after, manage and supervise the schedule mentioned land and take all appropriate steps for preserving the right, title and interest of the First Party/Owners over the schedule mentioned land for and on behalf of the First Party/Owners.
- II. To take all measures for obtaining bulk water connection in the proposed building from Durgapur Municipal Corporation and or other competent authority and in this regard respectively by sign all necessary papers, documents, applications, forms, affidavit with right to submit the same before the authority concerned for the Owners and to pay/deposit all amounts of money towards costs, fees, etc.
- III. To shall take all measures for obtaining electric connections/line/meter including the installation of suitable load of Electrical Transformer in the proposed building from the West Bengal State Electricity Distribution Co. Ltd., or other competent authority and in this regard sign all necessary papers, documents, applications, forms, affidavit with rights to submit the same before the authority concerned for the Owners and to pay all necessary or required deposits/ amounts of money towards costs, fees, etc.

*Subagennadi
Adv*

- IV. To appear and represent the aforesaid Owners before all competent authorities including authorities under the Urban Land (Ceiling & Regulation) Act, 1976, the Fire Brigade, Durgapur Municipal Corporation, Asansol Durgapur Development Authority (ADDA), Local/District Police or other Department or Authorities in respect of any matter relating to the said property or for the construction being made therein for the said purposes.

- V. To enter into any agreement/s with any person for selling the said residential flats/ parking spaces/garages, commercial and semi-commercial spaces of the proposed commercial cum residential multi-storied building in favour of such party or parties of its choice on such terms and price as the said Developer thinks or deems fit and proper and the Developer in this regard will also be competent to execute all sale agreement's relating to such transfers by receiving advance money or consideration price from its purchaser/s or transferees.

- VI. To get the site plan and the building plan sanctioned/approved from the authority concerned for the First Party/Owners and on their behalf by submitting the same before the said authority and to collect and receive the same after its sanction/approval for the purpose of erecting the said building upon the schedule mentioned land and in this connection to sign the necessary papers are receipts at the said office for the First Party/Owners and on their behalf.

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Adv*

- VII. That the FIRST PARTY/OWNERS do hereby authorized, empower and nominate the Developer Concern only to enter into agreement for sale the entire proposed construction including the owner's allocation portion of the said multi storied building on behalf of the First Party/Owners AND THE Developer Concern will receive two cheques at the ratio of 60% - 40% share from the intended Purchaser/s of each and every payment made by the Intended Purchaser/s in accordance to the Payment schedule/slave of the proposed agreement for sale and after getting the consideration value of the owners allocated portion the First Party/Owners shall execute and registered their 40% share of their owners allocation portion in favour of the intended Purchaser/s and it has also been settled by and between the parties to this Deed after obtaining the sanction plan from the competent authority 40% shares of the owners allocation will be demarketed.
- VIII. That as and when the Owners First Party will receive the cheques at the rate of 40% part by part from the intended Purchasers in accordance to proposed agreement for sale, the First Party/Owner shall also return back the security deposit of Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lacs) only part by part to the Developer Concern.
- IX. To sign and execute all sale deeds on behalf of the Owners transferring all their rights, title and interest in respect of the said property/flats, commercial and semi-commercial spaces with parking space/garages, etc. (excepting the allocations made to the Owners as aforesaid) in favour of all the transferees on receipt of considerations/value by the Power of Attorney holder which may be mentioned in all such deeds and to present the said agreement or sale deeds before the appropriate registering authority for getting the same registered on behalf.

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- X. In this connection with such registration the said Developer shall be competent to sign and execute all other relevant papers, documents, forms, notices, etc. at the registration office which shall be found necessary or essential in this regard on behalf of the Owners.
- XI. To represent the Owners before all the offices, authorities and departments of the State Government/Central Government and in other private public offices and shall submit all petitions, returns, complaints and statements as and when required by executing the same on behalf of the owners.
- XII. To file and/or defend all suits, claims and other legal proceedings in all courts civil, criminal and other statutory authority and tribunals on behalf of the Owners by signing all complaints, written statements, petitions, affidavits etc., and to pursue all such legal proceedings by appointing Lawyers and Advocates by executing necessary Vakalatnama and other powers for on behalf of the Owners and shall file all Motions, Revisions, Appeals, Writ petitions, etc. against all judgments, orders and decrees which may be passed by any courts and to defend the owners in like manner against all suits, cases, legal proceedings, revisions, motions, appeals, etc. which may be brought against the Owners in connection with the property mentioned in schedule below at their costs.

*Subsequent to
Act*

- XIII. To pay all taxes, rates, rents, charges, etc. in respect of the schedule mentioned property from the date of execution of this Agreement for Development and shall also bear all the necessary costs and expenditures for construction of the said multi-storied apartment as also costs and expenses of any additional building plan, site plan, addition or alteration or extension plans, electric connection/ transformer installation, water connection, etc. and the First Party/ Owners shall have no liability to bear the expenses in respect of the aforesaid construction.
- XIV. That the said Developer, shall be at liberty to sell, transfer, mortgage, lease, gift, exchange, or allot and transfer the commercial spaces or the flat/s or any other structures or portion thereof falling within the "Developer's Allocation" in the said proposed commercial cum residential multi-storied building (excluding the allocations of the Owners as aforesaid) including proportionate undivided land share/interest in the said land to any person including Banks, financial institutions, organizations, etc. at such price and on such terms and conditions as the Developer may think fit and proper subject to any terms that may be imposed by any authority.
- XV. It be specifically stated that the above named FIRST PARTY/OWNERS have also granted a General Power of Attorney in favour of the Second Party/Developer giving unto all purpose powers in terms of this agreement to facilitate the work and construction of the proposed multi storied building immediately after execution of this agreement.
- XVI. That this agreement and the General Power of Attorney as above described shall both be registered in the Office of the Additional District Sub Registrar at Durgapur, as above described.

*Bulog...
Ash*

- XVII. And generally to do everything what we, could not legally for us and our behalf and we, undertake to ratify and confirm all such acts, deeds and things what will lawfully done by our said Attorney in exercise of the General Power of Attorney hereby conferred.
- XVIII. AND WE HEREBY DECLARE that this Power of Attorney are given in favour of the said Attorney shall be entitled to exercise independently the Power conferred upon them/it, provided that our Attorney shall always do or execute the work keeping me harmless from or in all respects.
- XIX. AND WE ALSO HEREBY DECLARE that the Powers and authorities hereby granted pursuant to the Development Agreement by way of security and for valuable consideration as fully mentioned thereon, create interest of the Developer in the said land and therefore the same will be irrevocable within the section 60(b) of the Easements Act, 1882.
- XX. AND WE HEREBY AGREE to ratify confirm whatsoever the said Attorney shall do in the schedule mentioned landed properties by virtue of these presents.

We, the Executants hereby declare the Powers and authorities hereby granted are irrevocable till the said property is fully and properly developed as per agreement for development and in accordance with the statutory provisions, rules and regulations and that the transfer and/or conveyed to the Purchaser/s and Association of Apartment Owners is registered and starts functioning, However no right, title of the schedule below mentioned property is hereby transferred by virtue of this Development Agreement Cum General Power of Attorney.

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*Subramanian
Adv*

And we hereby retify, confirm and agree or undertake to ratify and confirm all or whatsoever the said attorney shall lawfully do and perform concerning of the schedule below property under and by virtue of this Development Agreement Cum General Power of Attorney.

And be it noted that this Development Agreement Cum General Power of Attorney is granted in/or over the schedule property without any consideration and no right of ownership of the Attorney is created on the property which is the subject matter of this Development Agreement Cum General Power of Attorney.

SCHEDULE

(above referred to)

In the District of Paschim Bardhaman, Post Amrai 713212, Sub division and Additional District Sub Registry Office, Durgapur, Police Station Durgapur, within MOUZA DHANDABAG, J. L. No. 118, ALL THAT piece and parcel of homestead lands recorded under R. S. Khatian No. 64 classified "Danga", R. S. Plot No. 706 (Seven Hundred Six), L. R. Plot No. 428 (Four Hundred Twenty Eight), measuring an area of 15 (Fifteen) Decimals.

<u>L. R. Khatian No.</u>	<u>Measuring Area</u>
108	3 (Three) Decimals
109	3 (Three) Decimals
110	3 (Three) Decimals
111	3 (Three) Decimals
112	3 (Three) Decimals

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AND

ALL THAT piece and parcel of homestead lands recorded under R. S. Khatian Nos. 603, 611, 618 classified "Baid", R. S. Plot No. 703 (Seven Hundred Three) corresponding to L. R. Plot No. 427 (Four Hundred Twenty Seven), measuring an area of 31 (Thirty One) Decimals.

<u>L. R. Khatian No.</u>	<u>Measuring Area</u>
2413	7 (Seven) Decimals
2414	6 (Six) Decimals
2415	6 (Six) Decimals
2416	6 (Six) Decimals
2417	6 (Six) Decimals

AND

ALL THAT piece and parcel of homestead lands recorded under R. S. Khatian Nos. 632, 625, classified "Danga" R. S. Plot No. 702 (Seven Hundred Two) corresponding to L. R. Plot No. 426 (Four Hundred Twenty Six), measuring an area of 46 (Forty Six) Decimals.

<u>L. R. Khatian No.</u>	<u>Measuring Area</u>
4916	9 (Nine) Decimals
4915	10 (Ten) Decimals
4917	9 (Nine) Decimals
4573	9 (Nine) Decimals
4918	9 (Nine) Decimals

*Subhash Chandra
Ahr*

- 19 -

AND

ALL THAT piece and parcel of homestead lands recorded under R. S. Khatian Nos. 142 classified "Baid" R. S. Plot No. 701 (Seven Hundred One), L. R. Plot No. 425 (Four Hundred Twenty Five), measuring an area of 2 (Two) Decimals.

<u>L. R. Khatian No.</u>	<u>Measuring Area</u>
4640	2 (Two) Decimals

The aforesaid 94 (Ninety Four) Decimals of lands is butted and bounded in the following manner :-

ON THE NORTH : By Executants Nij Land.
ON THE SOUTH : By Ananda Bid and House of Mr. Ghosh.
ON THE EAST : By 30 (Thirty) feet wide "Kancha" Road.
ON THE WEST : By R. S. Plot No. 704.

The aforesaid property stands assessed as part of Holding No. 0071682 119/N, Khudiram Nagar (Link Road), BGP - 13, within the limits of Durgapur Municipal Corporation.

A Sketch Plan showing the lands shown in colour RED in the manner as above described is annexed with this deed, forming part of this deed.

Contd.p/20...

*Balrajendra
Ahr*

IN WITNESS WHEREOF the Parties herein above put their respective signatures on this the day of 29th SEPTEMBER 2021 (TWO THOUSAND TWENTY ONE) after fully understanding the contents thereof in presence of following witnesses.

Witnesses :

1. Partha Sarathi Mozumder
S/o Lali Jitendranath
Mozumder
Asansol Court
PO - Asansol 713304
P.O. - Asansol (S)
Paschim Bardhaman.
2. Prabir Hazra:
S/o Lt. Pravakar Hazra.
Budha Village
Asansol-1

Sushil Kumar Chatterjee
Rajendra Prasad Chatterjee
Jitendra Nath Chatterjee

Shyamal Kumar Chatterjee

Kaami Kanta Chatterjee

Suprawat Chatterjee

Susmita Chatterjee

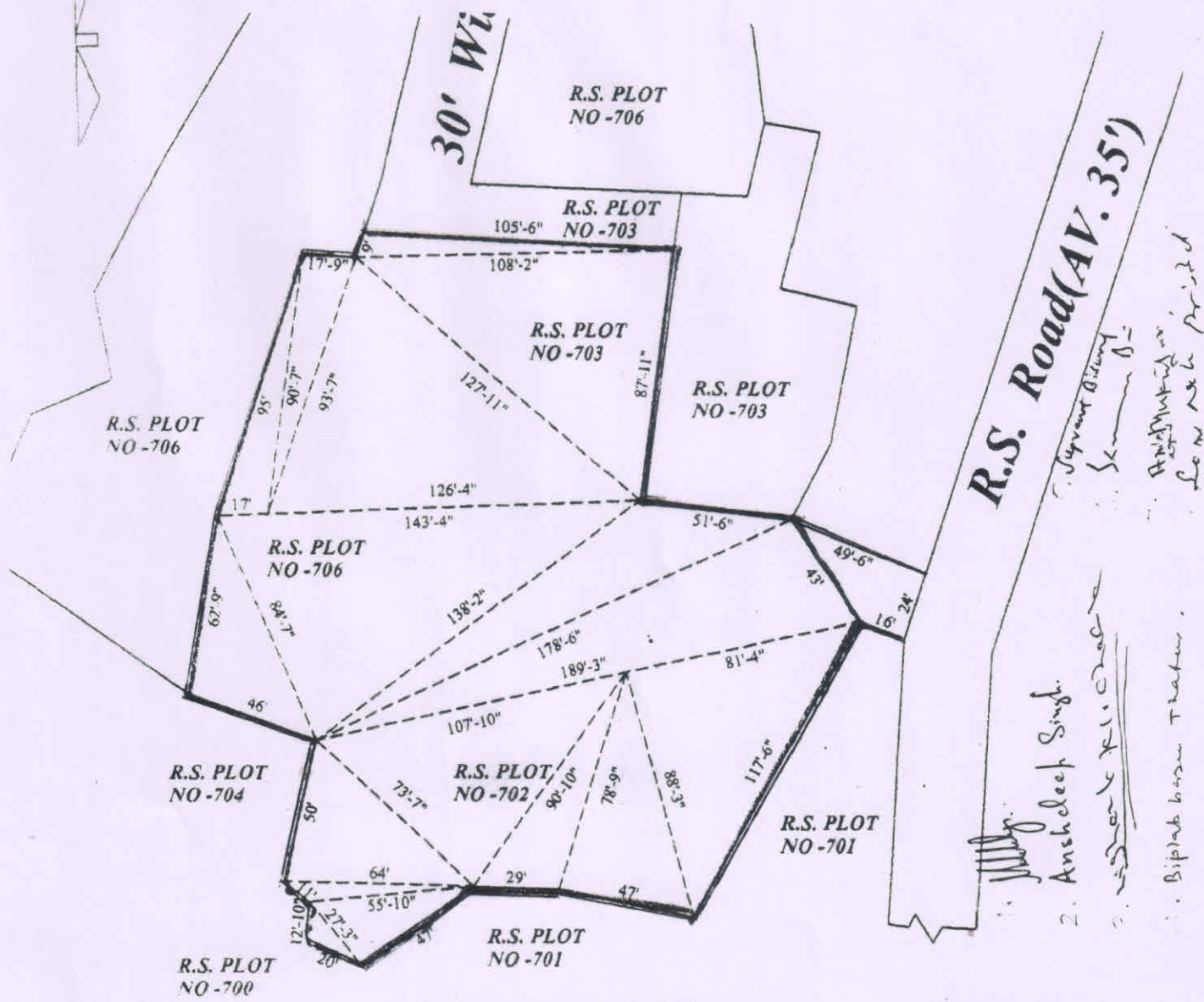
Usha Chatterjee
Manju Chatterjee

Nilima Chatterjee

SIGNATURE FIRST PARTY/ OWNERS

Asansol
Ach

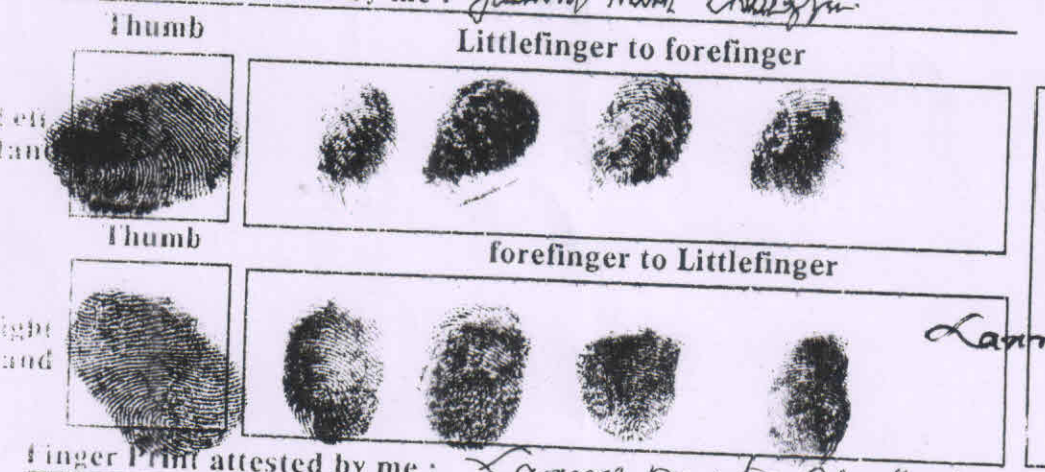
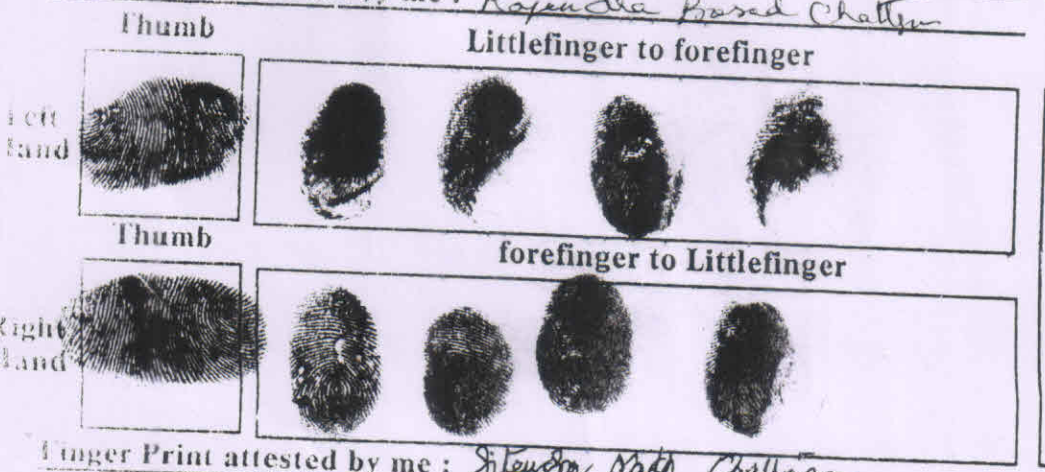
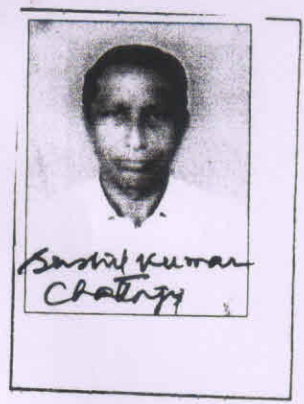
SKETCH PLAN SHOWING MORE OR LESS 94 DECIMAL OF LAND IN RED BOUNDED IN R. S. PLOT NO. MENTIONED IN THE SKETCH OF MOUZA DHANDABAG, J.L. NO- 66, P. S. DURGAPUR, DIST – PASCHIM BARDHAMAN.



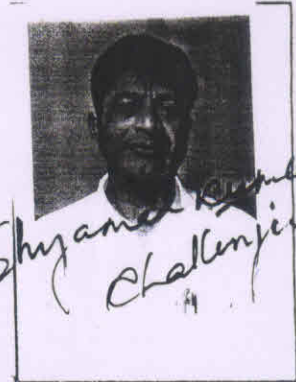
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|---------------------------|-------------------------|
| 1. Sushil Kumar Chatterji | Supravat Chatterjee |
| Rajendra Prasad Chatterji | Usha Chatterjee |
| Laxmi Pranta Chatterji | Nilima Chatterjee |
| Sudipa Chatterjee | Manju Chatterjee |
| Jitendra Nath Chatterji | Shyamal Kumar Chatterji |

DRAWN BY
 U. Paul
 26/10/2016
UJWAL PAUL
 LAND SURVEYOR
 2017 REG. NO. 2 BJK-253107
 NEW BANGALORE PUR
 DIST. PASCHIM BARDHAMAN

1. Anshdeep Singh
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Finger Print attested by me : Laamir Kanta Chatterjee



Finger Print attested by me : Shyamal Kumar Chatterjee



Finger Print attested by me : Supravat Chatterjee



Finger Print attested by me : Sudipta Chatterjee



Finger Print attested by me : Usha Chatterjee









Government of West Bengal

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









OFFICE OF THE D.S.R. Paschim Bardhaman, District Name :Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23012001286586/2021









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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri SUSHIL KUMAR CHATTEREE Dhandabag, City:- , P.O:- Amrai, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN - 713203	Land Lord			Sushil Kumar Chatterjee 29.09.2021
2	Shri RAJENDRA PRASAD CHATTEREE Dhandabag, City:- , P.O:- Amrai, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713203	Land Lord			Rajendra Prasad Chatterjee 29.09.2021
3	Shri Jitendra Nath Chatterjee Dhandabag, City:- , P.O:- Amrai, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713203	Land Lord			Jitendra Nath Chatterjee 29.09.2021








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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri Laxmi Kanta Chatterjee Dhandabag, City - P.O.- Amrai, P.S.- Durgapur, District - Paschim Bardhaman, West Bengal, India, PIN:- 713203	Land Lord			<i>Laxmi Kanta Chatterjee</i> 29.09.21
5	Shri Shyamal Kumar Chatterjee Dhandabag, City - , P.O:- Amrai, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713203	Land Lord			<i>Shyamal Kumar Chatterjee</i> 29.09.2021
6	Shri Supravat Chatterjee Dhandabag, City:- , P O - Amrai, P S:- Durgapur, District - Paschim Bardhaman, West Bengal, India, PIN:- 713203	Land Lord			<i>Supravat Chatterjee</i> 29.09.2021
7	Shri Sudipta Chatterjee Dhandabag, City:- , P O:- Amrai, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713203	Land Lord			<i>Sudipta Chatterjee</i> 29.09.2021










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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Smt Usha Chatterjee Dhandabag, City:-, P O:- Amrai, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713203	Land Lord			Usha Chatterjee 29.09.2021
9	Smt MANJU CHATTEREE Dhandabag, City - , P O - Amrai, P.S - Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713203	Land Lord			Manju Chatterjee 29.09.2021
10	Smt NILIMA CHATTEREE Dhandabag, City:- , P O:- Amrai, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713203	Land Lord			Nilima Chatterjee 29.09.2021
11	Mr SAMIRAN BUTT C 71 KABI KANKAN MUKUNDARAM SARANI,, Block/Sector: 2 A, City:- , P.O - Bidhannagar, P S - Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212	Represent ative of Developer [M S KRISHNA BUILDER AND DEVELOP ER]			S. B. 29.09.2021





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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
12	Mr Animesh Mukherjee B 91 Bipin Chandra Pal Sarani, Block/Sector: 2 A, City - . P.O:- Bidhanagar, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212	Represent ative of Developer [M S KRISHNA BUILDER AND DEVELOP ER]			
13	Mr Somnath Biswal Flat No A 3 Hill View Apartment, Hill View Park North, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304	Represent ative of Developer [M S KRISHNA BUILDER AND DEVELOP ER]			
14	Mr Biplab Kumar Basu Thakur B N 100 Market Street Bidhannagar. City - . P O:- Bidhannagar, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212	Represent ative of Developer [M S KRISHNA BUILDER AND DEVELOP ER]			

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
15	Mr Supravat Biswal Flat No A 3 Hill View Apartment , Hill View Park North, City:- , P.O:- Asansol, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304	Representative of Developer [M S KRISHNA BUILDER AND DEVELOPER]			
16	Mr Nishant Kumar Chawla House No 02 Old C H Area Opposite Army Camp, City:- , P O:- Sakchi, P.S:- BISTOPUR, District:- Purbi Singhbhum, Jharkhand, India, PIN:- 831001	Representative of Developer [M S KRISHNA BUILDER AND DEVELOPER]			
17	Mr Manish Dubey In Front Of S F/3 Flat, H No 12 New Baradwari Sakchi,, City:- , P.O:- Sakchi, P.S:-BISTOPUR, District:-Purbi Singhbhum, Jharkhand, India, PIN:- 831001	Representative of Developer [M S KRISHNA BUILDER AND DEVELOPER]			

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
18	Mr ANSHDEEP SINGH Bagan No 19 New Sitaramdera. Jamshedpur, City: - P O - New Sitaramdera, P S -SITARAM DERA, District -Purbi Singhbhum, Jharkhand, India, PIN:- 831009	Represent ative of Developer [M S KRISHNA BUILDER AND DEVELOP ER]			<i>Anshdeep Singh</i> 29.09.2021
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Partha Sarathi Mozumder Son of Late Jitendra Nath Mozumder Asansol Court, City:- P O:- Asansol, P.S:- Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713304	Shri SUSHIL KUMAR CHATTEREE, Shri RAJENDRA PRASAD CHATTEREE, Mr SAMIRAN BUTT, Mr Animesh Mukherjee, Mr Somnath Biswal, Mr Biplab Kumar Basu Thakur, M Supravat Biswal, Mr Nishant Kumar Chawla, Mr Manish Debey, Mr ANSHDEEP SINGH			<i>Partha Sarathi Mozumder</i> 29.09.2021

(Sukanta Mandal)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R.
Paschim Bardhaman
Paschim Bardhaman, West
Bengal