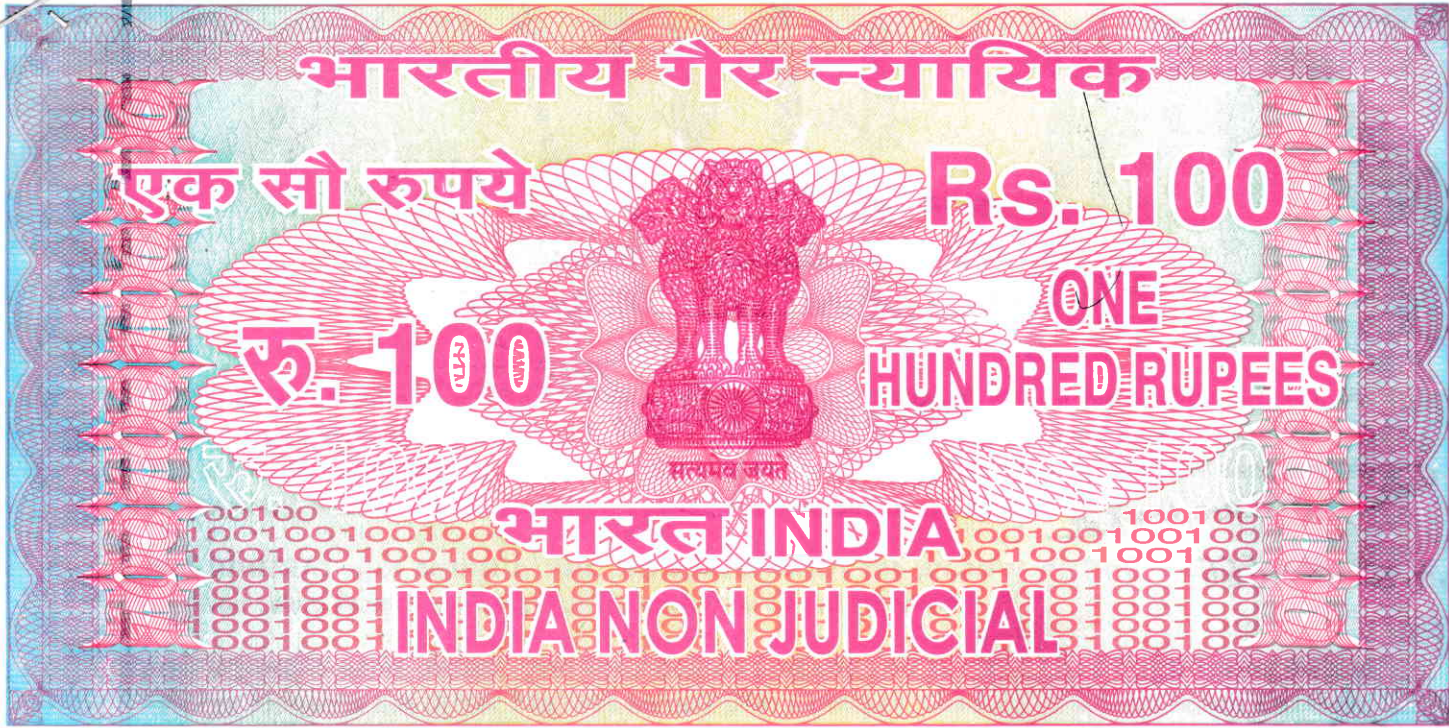


SL.NO- 3212/2023

I- 3156/2023



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AK 721885

S. NO 8 001370606/2023

28/6/23
5:20 PM

Certified that the documents is admitted to Registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Registration u/s 7(2) of Act xvi of 1908 Purulia (W.B.)

18/07/23

Dilip Karmakar
Chandan Karmakar
Kanan Karmakar
Sanjit Karmakar
Smt. Jharna Karmakar

SHREE SAI CONSTRUCTION
Hemant Kumar Karmakar
Rabi Kanan Karmakar
PARTNER

DEVELOPERS POWER OF ATTORNEY

(After Registered Development Agreement)

1. Sri Dilip Karmakar (UID-3012 1625 5419, PAN-BNNPK0804R) 2. Sri Chandan Karmakar (UID-6242 6450 0632, PAN-AZSPK9240M) 3. Sri Kanan Karmakar (UID-2522 9542 5875, PAN-BNXPk3998L) 4. Sri Sanjit Karmakar (UID-8608 8165 7004, PAN-BOSPK2015J) all are sons of Late Tulsi Karmakar 5. Smt. Jharna Karmakar (UID-9797 1212 8005, PAN-BPTPK8914G) wife of Late Banshi Karmakar, all are Hindu by faith, by Occupation Business & household etc., by Nationality Indian, residing at L M Ghosh Street Munseffdanga, Purulia, ward no 3, P.O. Purulia, P.S. Purulia (Town), Dist. Purulia, West Bengal, Pin 723101. hereinafter called and referred to as the LAND LORD/ OWNER/ PRINCIPAL

Dilip Karmakar
Chandan Karmakar
Kanan Karmakar
Sanjit Karmakar
Tulsi Karmakar

SHREE SAI CONSTRUCTION
Anur Dahu Karmakar
Rabi Rosan Verma
PARTNER

WHEREAS the property describe in the schedule below situated at Mouza Raghabpur J.L. No. 66, under Purulia Municipality ward no. 3, within District Purulia, P.S. Purulia(Town) under the jurisdiction of A D S R , Purulia, being L.R. Plot nos 3842 & 3843 previously recorded in the name of Sadhucharan Mistry, in L.R. Khatian no.781 and he was owned & possessed over the same till death.

AND WHEREAS after demise of said Sadhucharan Mistry the property left by him acquired by his daughter Laxmi Karmakar wife of Tulsi Karmakar by way of inheritance.

AND WHEREAS while possess over her inherited property said Laxmi Karmakar died leaving behind her, her four sons out of her five sons namely Dilip Karmakar, Chandan Karmakar, Kanan Karmakar, Sanjit Karmakar and daughter in law Jharna Karmakar wife of late Bangshi Karmakar (one of the son of Laxmi Karmakar who died before her death) and the property left by Laxmi Karmakar devolved upon her aforesaid sons and daughter in law.

AND WHEREAS the Landlords/ owners have been in peaceful uninterrupted possession over the aforementioned property which will be mentioned in the schedule herein below. Presently in the L.R. Settlement the schedule property have been recorded in our names in L.R. Khatian No 5149, 5150, 5151, 5152 & 5976 respectively.

AND WHEREAS for the benefit of ourselves and also for the development of the property, we the landlord/owner/Principal have decided to erect and/or construct a multi-storied building over the aforesaid property mentioned in the schedule herein below but due to insufficient fund and other sufficient reasons and lack of technical expertise, We have entered into an agreement dated 27/04/2023 with a developer firm namely "Shree Sai Construction" (PAN – ADVFS9414J) a Partnership Firm, having it office at West Lake Road, Ashram Pally, Saheb Bandh, Ward No. 03, P.O. – Purulia, P.S. – Purulia (T), Dist. Purulia, PIN 723101, West Bengal, herein after called and referred to as the **DEVELOPERS** (which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include their heirs, executors, administrators, legal representatives, assignees etc. in office) of the **OTHER PART**. represented by it's Partners **(a) Sri Amarnath Karmakar** (UID-2992 7777 2902, PAN– CMHPK2504A) S/o Late Shiblal Karmakar, by faith hindu, Indian Citizen, by occupation Business, resident of Sonu Tower, Namopara, Rathtala, Purulia, P.O. – Namopara, P.S. – Purulia (T), Dist. – Purulia, West Bengal, PIN – 723103, (First Partner) **(b) Sri Rabi Rosan Verma**(UID-9028 2280 0281PAN- AUQPV5891C) S/o Manup Kumar Verma by faith hindu, Indian Citizen, by occupation Business, resident of H.P. Dan Road, Station Para, Purulia, PIN –723103, West Bengal(hereinafter called as "Developers/ Attorneys") which was duly registered on 27/04/2023, registered in the office of the D S R, Purulia and recorded as Deed No. 01794/2023 Book I, Volume 1401-2023, Page no. 30626 to 30660, for development of the said land by constructing multi-storied building thereon on the terms and condition and stipulations contained in the said Agreement.

AND WHEREAS one of the condition contained in the said agreement is that We shall grant irrevocable Development Power of Attorney in favour of the Developer(s) to carry out the Development work and also for transfer the flats/ shops/Garages/unit to the intending Purchaser/s from the Developer's Allocation as mentioned in the said Development Agreement and also for execution and registration of the other Registered Deeds and documents for completion of the Development work. We, therefore appoint the said **Developer(s)**, described in this deed above, as our true and lawful Attorney(s) for the purpose hereinafter mentioned and vesting them with the power and authorities to act and to perform as herein contained.

Ashish Karmakar
Chandan Karmakar
Kanam Karmakar
Sampit Karmakar
SHREE SAI

SHREE SAI CONSTRUCTION
Jagan Deba Karmakar
Rishi Rosan Deba
PARTNER

3

Terms and Conditions of Development Power:

1. To look after, manage, control, supervise and protect the said property in such manner as our said Attorney(s) shall think fit and proper.
2. To cause necessary drafting work, preparing Building plan, site plan, floor plans, Revised Plan, specifications of structure, construction of multi-storied building in the said property as well as revised or new plans in respect of such construction and to sign all such building plans, site plan, floor plans, specifications including revised or new plans or Addition Plan, Alteration Plan and to submit the same before the concerned Municipal Authority for sanction and to observe and perform all the formalities and obligations in connection of the sanction of the said building plan, site plan, floor plans, specifications and also to sign Deed of Rectification, Deed of Declaration, Deed of Amalgamation and also with regard to specification and to receive all Plans including sanctioned Building plan, Addition Plan, Alteration Plan, Revised Plan etc., from the concerned Municipal Authority upon giving proper acknowledgement and or receipts for the same.
3. To appear before and represent me/us at the office of the B.L. & L.R.O., S.D.L. R.O., A.D.M.(L.R.), District Collector, Revenue Inspector, Urban Land (Ceiling and Regulations) Authority, Service Tax and Income Tax Authority in respect of land and Tax matter and all other acts, statutes, laws, rules and bye-laws in any way in connection with the development of the said property.
4. To negotiate for sale or disposal of the Developer's Allocation as specified in the reference **Development Agreement(Deed No. 01794 of 2023)** and also for development work in respect of entire Scheduled property, described fully herein below, which includes the Owners' Allocation, and Developer's Allocation, fully described in the reference **Development Agreement(Deed no. 01794 of 2023)** and also in respect of the proportionate share in the land in the said property, on which the said multi-storied building will be constructed together with all easement and other rights and appurtenances therein with any person or persons at the choice of my said Attorney(s) and/or in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and condition as our said Attorney(s) shall think fit and proper and for that purpose, to sign, execute and perfect all easement and other rights and appurtenances therein with any person or persons at the choice of our said Attorney(s) and in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and conditions as our said Attorney(s) shall think fit and proper and for that purpose, to sign, execute and perfect all agreement, contracts and other writings and papers relating to the sale lease or disposal as aforesaid containing such covenants and conditions as our said Attorney(s) shall think fit and proper.
5. To receive all moneys by way of earnest money or initial payment or payments or installments or full payment of consideration money in connection with sale, lease or disposal of flats or units or part of the said multi-storied building, which belongs to the Developer's Allocation as per said Development Agreement as well as proportionate share in the land in the said property and to grant valid and effectual receipts and discharges thereof.

Ashish Karmakar
Chandou Karmakar
4 Karmakar
Sanjit Karmakar
STATIST

SHREE SAI CONSTRUCTION
Anuradh Karmakar
Rashi Rosan Verma.
PARTNER

6. To appoint engineers, architects, surveyors, supervisors, caretaker, masons, carpenters, electricians, plumbers, mistries, collies, labourers, durwans and all other persons required for the construction supervision and all other works in connection with the said multistoried building in the said property at such wages, remuneration fees or other payments and no such terms and conditions as my/our said Attorneys shall think fit and proper and to dismiss and discharge all or any of them and to re-appoint any of them.
7. To apply to appropriate authorities for cement, iron, steel and other materials required for construction of the said multi-storied building and to purchase the same at such price and no such terms and conditions as our said Attorney(s) shall think fit and proper.
8. To apply to appropriate authorities for electric connections sanitary, connections, water supply connections, drainage and sewerage connections, temporary or permanently for the said multistoried building in the said property .
9. To pay or cause to be paid all Municipal rates, taxes and other outgoing and impositions payable in respect of the said property during the construction of the said multistoried building.
10. In terms of the said reference **Development Agreement**(Deed no. 01794 of 2023) and to sign and execute all conveyance, deeds or lease or any type of Deed of transfer, Deed of Tenancy, and all other documents and writings in respect of the newly constructed building or any portion thereof or the flats or units in the said multi-storied building, which relates to the Developer's Allocation as mentioned in the Development Agreement stated above as well as the proportionate share of the land in the said property, for sale, lease, mortgage, transfer or disposal of Developer's Allocation on such terms and conditions as our said Attorney(s) shall think fit and proper to admit receipts of consideration and to execute and to register the same according to the provisions of law.
11. In case of acquisition or requisitions either by State Government or Central Government of the said land in the said property as well as the multi-storied building therein or any portions thereof, to file objections and to apply for compensations and such authorities and to receive all compensation and statutory allowance and to grant proper receipts and for the said purpose, to appoint Advocates, solicitors and lawyers and to sign retainers warrants of Attorneys and Vakalatnama.
12. To make representations to Government, Military Railways public bodies and any other bodies, authorities and persons concerned relating to the said property and/or the said multistoried building and all matters relating thereto.
13. To ask, demand sue for recover and receive all moneys, securities for money and things of whatsoever in nature and description now belonging or hereafter to belong to use whether solely or jointly with any other person or persons in connection with the Developer's Allocation in the said property, fully described in reference Development Agreement(Deed no. 01794 of 2023), and to give valid and effectual receipts and discharges for the same.

Dilip Karmakar
Chandan Karmakar
Karon Karmakar
Sanjit Karmakar
Rajesh

5

SHREE SAI CONSTRUCTION

Rishi Rosan Verma
PARTNER

14. To commence, prosecute, defend and continue all actions suits, appeals and other legal proceeding or which may hereafter be commenced by or against us individual or joint capacity in and outside the union or India in any court of justice, civil criminal or Revenue, both appellate and original, in respect of the said property and to appear before all Magistrates and other officers for the recovery of any debt or other sum of money, right, title interest property matter or thing whatsoever now due or payable or deliverable or in anywise belonging to us in respect of the said property by any means or on any means or any account whatsoever to prosecute, defend or discontinue or become non-suited therein to settle, compromise and refer to arbitration any suits, appeal, actions or proceeding to appoint solicitors, council, advocates, pleaders or other legal agents and to sign Vakalatnama and to sign and verify complaints, written statement, petitions and other pleadings and documents to prefer appeals and to apply for reviews and revisions, to apply for execution of decrees and orders to draw money from any court, Accountant General, official receiver or other authorities and to give effectual receipts and discharge for the same and to accept service of writs of summons and other legal process and generally to do and represent us before all courts, Magistrates, and other judicial criminal and revenue authorities in and outside the union of India.
15. To adjust, settle, compromise all disputes, accounts or any other matter regarding our property building or documents, which may arise hereafter between us and any other person, firm or company on such terms as our said Attorney(s) may think fit and proper.
16. To execute and registrar necessary Deed of Conveyance in favour of the intending purchaser or purchasers on our behalf and to present any such conveyance or conveyances for registration to admit, execute before the registering authority for and to have the said Deed of Conveyance registered in respect of the Developer's Allocation in the said property as per Development Agreement stated above and to do all acts, deeds and things which our said Attorney(s) shall consider necessary for conveying the said property or newly constructed multi-storied building and/or any part thereof on the basis of the aforesaid Development Agreement and other things, which our said Attorney(s) shall consider necessary for conveying the said Developer's Allocation in favour of the intending purchaser or purchasers, fully and effectually in all respect as We, could do the same by us personally.
17. Generally, to do all other acts, deeds, matters and things whatsoever in and about the said property and the affairs relating thereto as effectually as we, ourselves could do personally.
18. We do hereby ratify and confirm and agree and covenant with our said Attorney(s) shall lawfully do or execute or purport to do or execute or about the premises by virtue hereof and hereby declare that every such act deed matter or things lawfully done or execute or purporting to be lawfully done or executed by our said Attorney(s).
19. We, do hereby agree and confirm that our Attorney(s) in every respect if he/she/they wanted to do so and vice-versa in respect of every affair of the below mentioned scheduled property including having authority to sign solely as developer(s).

Ashiq Karmakar

Chandray Karmakar

6

Karan Karmakar

Sanjit Karmakar

SHREE SAI CONSTRUCTION

SHREE SAI CONSTRUCTION

Hemant Karmakar
Trabi Karmakar PARTNER

And generally to do all other acts, deeds and things which in the opinion of the owners ought to be done all acts, deeds and things lawfully done by the developer shall be construed as the acts, deeds and things done by the owners as the owners is personally present and do the same themselves.

And the owners does hereby ratify and confirm and agrees to ratify and confirm all the lawful acts of the developer which will be done by virtue of this irrevocable general power of Attorney hereby conferred and on the strength of this deed.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on this the 28th day of June 2023.

SCHEDULE OF PROPERTY

(Said Property)

All That piece and parcel of residential land measuring about 07.65 decimal or 04 cottah 10 Chhatak 05 Sq. ft., more or less, lying and situated at Mouza Raghampur, J.L. Number 66, under Purulia Municipality ward no. 3, within District Purulia, Police Station Purulia (Town), under the jurisdiction of A D S R, Purulia being R.S. /L.R. Plot Number 3842/P measuring area 02.73 Decimal & R.S. /L.R. Plot Number 3843/P measuring area 04.92 Decimal, recorded in L.R. Khatian Number 781, Presently Recorded in L.R. Khatian No 5149, 5150, 5151, 5152 & 5976 total area in two R.S./L.R. Plots 07.65 Decimal over which the proposed multi storied building will be construct. Butted and bounded as follows:

On the North: R.S. /L.R. Plot no. 3844

On the South: North Lake Road

On the East: 16 ft. wide Municipal Road

On the West : R.S. /L.R. Plot 3841, 3842 & 3843.

Ashish Karmakar
Chandan Karmakar
Ramon Karmakar
Sanjit Karmakar

SHREE SAI CONSTRUCTION
Anur Datta Karmakar
Rishi Anan Verma.
PARTNER

Note:- Signature with photo and fingers' print of the owners/ Principals and the developers are affixed on the specimen copy annexed with this Deed.

Witnesses

1. Subhojit Mondal
S/o Lt. Kirtick Chandra Mondal
Will Cap Road, Bhutbandh, Purulia
DL. No: WB-5520160010837

2. Samanesh Mahato
S/o Kamalakanta Mahato
Willtochakra,
P.S+Dist Purulia
6360 1876 0978

Ashish Karmakar
Chandan Karmakar
Ramon Karmakar
Sanjit Karmakar
Rishi Anan Verma.

Signature of the landowner/Principals

1. Anur Datta Karmakar

2. Rishi Anan Verma.

Signature of the Developer/Attorneys







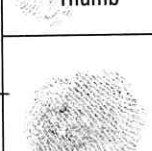
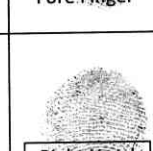
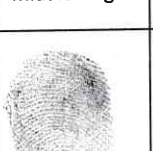
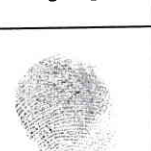

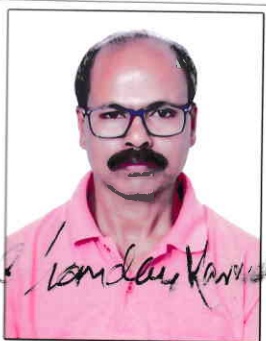










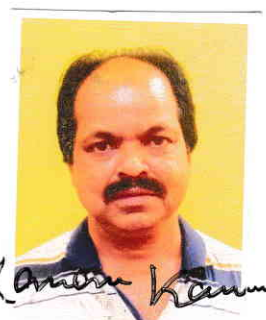





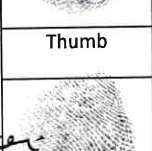
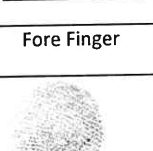
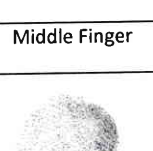

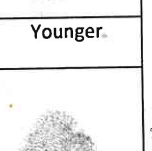











Scribe – The Deed has been drafted as per the instruction of the Parties and the writings of this deed read over and explained to the Parties who having been fully understood the meaning and purport of this writing of this Deed, put their respective signature and Fingers impression by their own hand and fingers.

Saroj Panda
Saroj Panda(Advocate)
District Judges Court Purulia
Enrolment No.F-500/425/2000

Printed by Ramjit Mahato

Specimen Page

















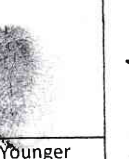
















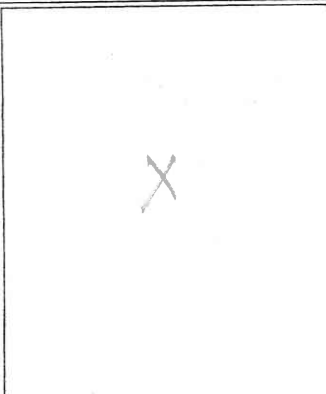










Photo with Ten Finger's Impression of the Owners & Attorney

 <i>Chandan Karmakar</i>	 Thumb	 Fore Finger	 Middle Finger	 Ring Finger	 Younger
	 Thumb	 Fore Finger	 Middle Finger	 Ring Finger	 Younger
 <i>Chandan Karmakar</i>	 Thumb	 Fore Finger	 Middle Finger	 Ring Finger	 Younger
	 Thumb	 Fore Finger	 Middle Finger	 Ring Finger	 Younger
 <i>Kamran Karmakar</i>	 Thumb	 Fore Finger	 Middle Finger	 Ring Finger	 Younger
	 Thumb	 Fore Finger	 Middle Finger	 Ring Finger	 Younger
 <i>Sanjit Karmakar</i>	 Thumb	 Fore Finger	 Middle Finger	 Ring Finger	 Younger
	 Thumb	 Fore Finger	 Middle Finger	 Ring Finger	 Younger

Chandan Karmakar - Chandan Karmakar
Kamran Karmakar - Kamran Karmakar
Sanjit Karmakar - Sanjit Karmakar

Specimen Page

Photo with Ten Finger's Impression of the Owners & Attorney

 <i>Handwritten signature</i>		 Left Hand				<i>Handwritten signature</i>
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger	
		 Right Hand				
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger	
 <i>Handwritten signature: Aman Dahu Kumbhar</i>		 Left Hand				<i>Handwritten signature: Aman Dahu Kumbhar</i>
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger	
		 Right Hand				
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger	
 <i>Handwritten signature: Rabi Ratan Verma</i>		 Left Hand				<i>Handwritten signature: Rabi Ratan Verma</i>
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger	
		 Right Hand				
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger	
		 Left Hand				
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger	
		 Right Hand				
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger	





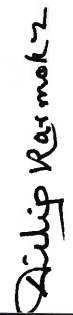






Government of West Bengal

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













OFFICE OF THE D.S.R. PURULIA, District Name :Purulia




Signature / LTI Sheet of Query No/Year 14018001370606/2023


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
1	Shri Dilip Karmakar L M Ghosh Street Munsifdanga Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Principal			
2	Shri Chandan Karmakar L M Ghosh Street Munsifdanga Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Principal			
3	Shri Kanan Karmakar L M Ghosh Street Munsifdanga Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Principal			

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 Sanjit Karmakar L M Ghosh Street Munsifdanga Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Principal			
5	Smt Jharna Karmakar L M Ghosh Street Munsifdanga Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Principal			
6	Shri Amarnath Karmakar Sonu Tower Namopara Rathtala, City:- Purulia, P.O:- Namopara, P.S:- Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723103	Representative of Attorney [Shree Sai Construction]			
7	Shri Rabi Rosan Verma H P Dan Road Station Para Purulia, City:- Purulia, P.O:- Namopara, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103	Representative of Attorney [Shree Sai Construction]			

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Samaresh Mahato Son of Shri Kamala Kanta Mahato Village:- Chakra, P.O:- Chakra, P.S:- Purulia Muffassil, District:-Purulia, West Bengal, India, PIN:- 723149	Shri Dilip Karmakar, Shri Chandan Karmakar, Shri Kanan Karmakar, Shri Sanjit Karmakar, Smt Jharna Karmakar, Shri Amarnath Karmakar, Shri Rabi Rosan Verma			


 (Kausnik Ray)
 DISTRICT SUB-
 REGISTRAR
 OFFICE OF THE D.S.R.
 PURULIA
 Purulia, West Bengal

Major Information of the Deed

Deed No :	I-1401-03156/2023	Date of Registration	18/07/2023
Query No / Year	1401-8001370606/2023	Office where deed is registered	
Query Date	29/05/2023 12:02:59 PM	D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	SAROJ PANDA DISTRICT JUDGES COURT PURULIA,Thana : Purulia Town, District : Purulia, WEST BENGAL, PIN - 723101, Mobile No. : 9932262327, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
	Rs. 35,05,091/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 140101794/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Surya Sen Pally Lane, Mouza: Raghampur, , Ward No: 3 Pin Code : 723101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3842	RS-781	Bastu	Bastu	2.73 Dec		12,50,836/-	Width of Approach Road: 16 Ft.,
L2	RS-3843	RS-781	Bastu	Bastu	4.92 Dec		22,54,255/-	Width of Approach Road: 16 Ft., , Project Name :
		TOTAL :			7.65Dec	0 /-	35,05,091 /-	
		Grand Total :			7.65Dec	0 /-	35,05,091 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Dilip Karmakar (Presentant) Son of Late Tulsī Karmakar L M Ghosh Street Munsifdanga Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bnxxxxx4r, Aadhaar No: 30xxxxxxxx5419, Status :Individual, Executed by: Self, Date of Execution: 28/06/2023 , Admitted by: Self, Date of Admission: 28/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/06/2023 , Admitted by: Self, Date of Admission: 28/06/2023 ,Place : Pvt. Residence
2	Shri Chandan Karmakar Son of Late Tulsī Karmakar L M Ghosh Street Munsifdanga Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: azxxxxx0m, Aadhaar No: 62xxxxxxxx0632, Status :Individual, Executed by: Self, Date of Execution: 28/06/2023 , Admitted by: Self, Date of Admission: 28/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/06/2023 , Admitted by: Self, Date of Admission: 28/06/2023 ,Place : Pvt. Residence
3	Shri Kanan Karmakar Son of Late Tulsī Karmakar L M Ghosh Street Munsifdanga Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bnxxxxx8l, Aadhaar No: 25xxxxxxxx5875, Status :Individual, Executed by: Self, Date of Execution: 28/06/2023 , Admitted by: Self, Date of Admission: 28/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/06/2023 , Admitted by: Self, Date of Admission: 28/06/2023 ,Place : Pvt. Residence
4	Shri Sanjit Karmakar Son of Late Tulsī Karmakar L M Ghosh Street Munsifdanga Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: boxxxxx5j, Aadhaar No: 97xxxxxxxx8005, Status :Individual, Executed by: Self, Date of Execution: 28/06/2023 , Admitted by: Self, Date of Admission: 28/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/06/2023 , Admitted by: Self, Date of Admission: 28/06/2023 ,Place : Pvt. Residence
5	Smt Jharna Karmakar Wife of Late Banshi Karmakar L M Ghosh Street Munsifdanga Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bpxxxxx4g, Aadhaar No: 97xxxxxxxx8005, Status :Individual, Executed by: Self, Date of Execution: 28/06/2023 , Admitted by: Self, Date of Admission: 28/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/06/2023 , Admitted by: Self, Date of Admission: 28/06/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shree Sai Construction West Lake Road Ashram Pally Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 , PAN No.:: adxxxxx4j,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

No	Name,Address,Photo,Finger print and Signature
1	Shri Amarnath Karmakar Son of Late Shiblal Karmakar Sonu Tower Namopara Rathtala, City:- Purulia, P.O:- Namopara, P.S:- Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: cmxxxxxx4a,Aadhaar No Not Provided Status : Representative, Representative of : Shree Sai Construction
2	Shri Rabi Rosan Verma Son of Shri Manup Verma H P Dan Road Station Para Purulia, City:- Purulia, P.O:- Namopara, P.S:- Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: auxxxxxx1c,Aadhaar No Not Provided Status : Representative, Representative of : Shree Sai Construction (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Samaresh Mahato Son of Shri Kamala Kanta Mahato Village:- Chakra, P.O:- Chakra, P.S:- Purulia Muffassil, District:-Purulia, West Bengal, India, PIN:- 723149			
Identifier Of Shri Dilip Karmakar, Shri Chandan Karmakar, Shri Kanan Karmakar, Shri Sanjit Karmakar, Smt Jharna Karmakar, Shri Amarnath Karmakar, Shri Rabi Rosan Verma			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Dilip Karmakar	Shree Sai Construction-0.546 Dec
2	Shri Chandan Karmakar	Shree Sai Construction-0.546 Dec
3	Shri Kanan Karmakar	Shree Sai Construction-0.546 Dec
4	Shri Sanjit Karmakar	Shree Sai Construction-0.546 Dec
5	Smt Jharna Karmakar	Shree Sai Construction-0.546 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Dilip Karmakar	Shree Sai Construction-0.984 Dec
2	Shri Chandan Karmakar	Shree Sai Construction-0.984 Dec
3	Shri Kanan Karmakar	Shree Sai Construction-0.984 Dec
4	Shri Sanjit Karmakar	Shree Sai Construction-0.984 Dec
5	Smt Jharna Karmakar	Shree Sai Construction-0.984 Dec

On 27-06-2023

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 35,05,091/-



Kaushik Ray
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
Purulia, West Bengal

On 28-06-2023

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

Presented for registration at 17:20 hrs on 28-06-2023, at the Private residence by Shri Dilip Karmakar , one of the Executants.

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

Execution is admitted on 28/06/2023 by 1. Shri Dilip Karmakar, Son of Late Tulsi Karmakar, L M Ghosh Street Munsifdanga Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business, 2. Shri Chandan Karmakar, Son of Late Tulsi Karmakar, L M Ghosh Street Munsifdanga Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business, 3. Shri Kanan Karmakar, Son of Late Tulsi Karmakar, L M Ghosh Street Munsifdanga Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL India, PIN - 723101, by caste Hindu, by Profession Business, 4. Shri Sanjit Karmakar, Son of Late Tulsi Karmakar, L M Ghosh Street Munsifdanga Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business, 5. Smt Jharna Karmakar, Wife of Late Banshi Karmakar, L M Ghosh Street Munsifdanga Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession House wife

Indetified by Mr Samaresh Mahato, , , Son of Shri Kamala Kanta Mahato, P.O: Chakra, Thana: Purulia Muffassil, , Purulia, WEST BENGAL, India, PIN - 723149, by caste Hindu, by profession Cultivation

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

Execution is admitted on 28-06-2023 by Shri Amarnath Karmakar,

Indetified by Mr Samaresh Mahato, , , Son of Shri Kamala Kanta Mahato, P.O: Chakra, Thana: Purulia Muffassil, , Purulia, WEST BENGAL, India, PIN - 723149, by caste Hindu, by profession Cultivation

Execution is admitted on 28-06-2023 by Shri Rabi Rosan Verma, PARTNER, Shree Sai Construction, West Lake Road Ashram Pally Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101

Indetified by Mr Samaresh Mahato, , , Son of Shri Kamala Kanta Mahato, P.O: Chakra, Thana: Purulia Muffassil, , Purulia, WEST BENGAL, India, PIN - 723149, by caste Hindu, by profession Cultivation



Kaushik Ray
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
Purulia, West Bengal

On 18-07-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46.00/- (E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) Rs 4.00/-) and Registration Fees paid by Cash Rs 46.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6113, Amount: Rs.100.00/-, Date of Purchase: 29/05/2023, Vendor name: Debdas Bhattacharya



Kaushik Ray
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
Purulia, West Bengal

ificate of Registration under section 60 and Rule 69.
gistered in Book - I
Volume number 1401-2023, Page from 53419 to 53438
being No 140103156 for the year 2023.



Digitally signed by SANDIP PAL
Date: 2023.07.20 18:15:05 +05:30
Reason: Digital Signing of Deed.

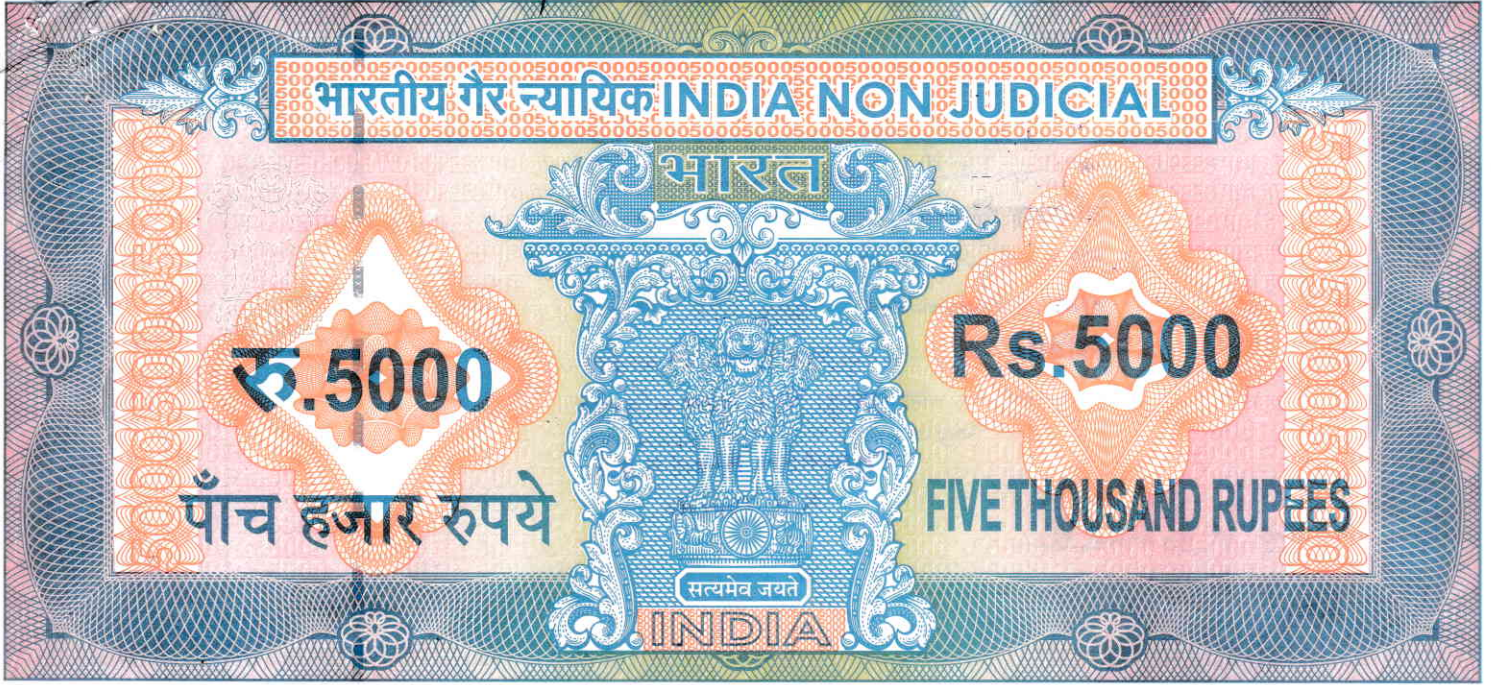
Sandip

(SANDIP PAL) 2023/07/20 06:15:05 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
West Bengal.

(This document is digitally signed.)

SL.No# 1827/2023

F-1794/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 815949

K 815949

Certified that the documents is admitted to Registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Registration u/s 7(2) of Act. xvi of 1908 Purulia (W.B.)

27/04/23

Handwritten signature and date: 27/4/23



Signature: Dilip Kumar Kar

Signature: Chandan Kumar Kar

Signature: Sanjit Kumar Kar

Signature: - সত্যকর্মতা

*Signature: SHREE SAI CONSTRUCTION
Anwar Ratan Kamulakar
Rabi Ratan Jena, PARTNER*

Handwritten text: R-2/10052-42/23

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made at Purulia on this the 7th day of April year 2023 **BETWEEN**

Dilip Karmakar
Chandan Karmakar
Kanan Karmakar
Sanjit Karmakar
Sri Sanjit

SHREE SAI CONSTRUCTION
Amarnath Karmakar
Rabi Rosan Verma
PARTNER

1. **Sri Dilip Karmakar**(UID-3012 1625 5419, PAN-BNNPK0804R) 2. **Sri Chandan Karmakar**(UID-6242 6450 0632, PAN-AZSPK9240M) 3. **Sri Kanan Karmakar** (UID-2522 9542 5875, PAN-BNXPk3998L) 4. **Sri Sanjit Karmakar** (UID-8608 8165 7004, PAN-BOSPK2015J) all are sons of Late Tulsi Karmakar 5. **Smt. Jharna Karmakar** (UID-9797 1212 8005, PAN-BPTPK8914G) wife of Late Banshi Karmakar, all are Hindu by faith, by Occupation daily wager & household, by Nationality Indian, residing at L M Ghosh Street Munseffdanga, Purulia, ward no 3, P.O. Purulia, P.S. Purulia(Town), Dist. Purulia, West Bengal, Pin723101. Herein after referred to and called as the **“OWNER(S)/ LAND OWNERS** (which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective legal heirs, successors, legal representatives, administrators, executors and assigns) of the **FIRST PART;**

AND

“Shree Sai Construction” (PAN- ADVFS9414J) a Partnership Firm, having its office at West Lake Road, Ashram Pally, Saheb Bandh, Ward No. 03, P.O.- Purulia, P.S.-Purulia (T), Dist. Purulia, PIN 723101, West Bengal, herein after called and referred to as the **DEVELOPER**(which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include their heirs, executors, administrators, legal representatives, assignees etc. in office) of the **SECOND PART.** represented by its Partners **(a) Sri Amarnath Karmakar** (UID-2992 7777 2902, PAN- CMHPK2504A) S/o Late Shiblal Karmakar, by faith hindu, Indian Citizen, by occupation Business, resident of Sonu Tower, Namopara, Rathtala, Purulia, P.O.- Namopara, P.S.-Purulia(T), Dist. - Purulia, West Bengal, PIN - 723103, (First Partner) **(b) Sri Rabi Rosan Verma** (UID-9028 2280 0281, PAN-AUQPv5891C) S/o Manup Kumar Verma by faith hindu, Indian Citizen, by occupation Business, resident of H.P. Dan Road, Station Para, Purulia, PIN - 723103, West Bengal (2nd Partner).

WHEREAS the property describe in the schedule below situated at Mouza Raghhabpur J.L. No. 66, under Purulia Municipality ward no. 3, within District Purulia, P.S. Purulia(Town) under the jurisdiction of A D S R , Purulia, being L.R. Plot nos 3842 & 3843 previously recorded in the name of Sadhucharan Mistry, in L.R. Khatian no.781 and he was owned & possessed over the same till death.

Dilip Karmakar
Chandan Karmakar
Kanan Karmakar
Sanjit Karmakar
Jharna Karmakar

SHREE SAI CONSTRUCTION
Aman Dasu Karmakar
Rishi Dasu Verma
PARTNER

AND WHEREAS after demise of said Sadhucharan Mistry the property left by him acquired by his daughter Laxmi Karmakar wife of Tulsi Karmakar by way of inheritance.

AND WHEREAS while possess over her inherited property said Laxmi Karmakar died leaving behind her, her four sons out of her five sons namely Dilip Karmakar, Chandan Karmakar, Kanan Karmakar, Sanjit Karmakar and daughter in law Jharna Karmakar wife of late Bangshi Karmakar (one of the son of Laxmi Karmakar who died before her death) and the property left by Laxmi Karmakar devolved upon her aforesaid sons and daughter in law.

AND WHEREAS the Landlords/ owners have been in peaceful uninterrupted possession over the aforementioned property which will be mentioned in the schedule herein below.

AND WHEREAS for the benefit of themselves and also for the development of the property, the landlord/owner have decided to demolish the existing structures and to erect and/or construct a multi-storied building thereon over the aforesaid property mentioned in the schedule herein below and as such due their lacuna in the area of infrastructure, the landlord/owner have decided and intended to develop the schedule property with the assistance of a competent Developer and/or promoter and as soon as the Developer of the other part in this deed have come to know the intention of the landlord/owner have proposed to the landlord/owner to make an agreement for development of the schedule property and the landlord/owner also agreed with such proposal of the Developer of the other part in this deed and has agreed to make an agreement under certain terms and condition as cited herein below.

AND WHEREAS the Developers after scrutinizing and going through all the papers and documents regarding the valid title and possession over the schedule property have agreed to develop the schedule property by construction and or erecting a proposed multi-storied (B+G+4) or (B+G+5) building thereon over the same and the same multi-storied (B+G+4) or (B+G+5) building will be known as (B+G+4) or (B+G+5) as the multi-storied (B+G+4) or (B+G+5) building is being erected.

Dilip Karmakar
Chandan Karmakar
Kanan Karmakar,
Sanjit-Karmakar
Smt. Jharna

SHREE SAI CONSTRUCTION
Rishi Ramesh Verma.
PARTNER

AND WHEREAS the landlord/owner has assured the present developer that the schedule property is free from all encumbrances, liens, attachment, mortgage etc. and any other liabilities of any nature whatsoever and howsoever and the owners are in peaceful possession of the said property, the owner has assured the developer that he has marketable and saleable right and title over the Scheduled property.

AND WHEREAS after satisfaction regarding the right, title, interest and possession of the landlords, the Developer herein make this deed of Development agreement with the consent that landlord in every part of construction with assist.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreeing upon by and between the parties hereto on the following terms and conditions.

ARTICLE - I - DEFINITIONS

In this present unless there is anything repugnant to or inconsistent with: -

1.1 OWNER(S): shall mean the aforesaid Sri Dilip Karmakar, Sri Chandan Karmakar, Sri Kanan Karmakar, Sri Sanjit Karmakar & Smt. Jharna Karmakar and their respective legal representatives administrators, executors and assigns.

AND

1.2 DEVELOPER(s): shall mean and include the **Shree Sai Construction.**

1.3 TITLE DEEDS: shall mean all the documents of title relating to the said land and premises, which shall be handed over and/or handed over in original to the Developer at the time of execution of the agreement.

1.4 PREMISES/PROPERTY: shall mean **ALL THAT** piece and parcel of land as described in the "A" schedule of this deed described herein below

Shree Karmakar

Chandan Karmakar

Kannu Karmakar

Sanjit Karmakar

SHREE SAI

SHREE SAI CONSTRUCTION

Ambar Das Karmakar
Rishi Das Karmakar
PARTNER

1.5 NEW BUILDING: shall mean the Multistoried Building (B + G+ 4) or (B+ G+5) as per available sanctioned area, which is to be constructed over the said premises as per plan to be sanctioned by the concerned Municipality.

1.6 COMMON AREA FACILITIES AND AMENITIES: shall mean and include, corridors stair ways, passage ways, drive ways, Lift, Common lavatories, tube well, overhead water tank, water pump and motor, roof and all other facilities which is to be attached with the proposed Building for better enjoyment as Apartment Ownership Act or mutually agreed by and between the owners and the Developer.

1.7 COVERED AREA: shall mean the area covered with outer wall and constructed for the unit including fifty Percent area covered by the common partition wall between two units, and cent percent area covered by the individual wall for the unit plus proportionate area share of stair/lobby/other facilities etc. It is applicable for individual unit.

1.8 SALEABLE SPACE: shall mean the flat/Shop/Garage/space in the building available for independent use and occupation of the self-contained flat/Shop after making due provision for common amenities and facilities for better enjoyment against consideration.

1.9 SUPER BUILT UP AREA OF THE FLAT/UNIT/SPACE/GARAGE: shall mean and include the total covered area of the unit plus minimum 25% service area, over the aforesaid total covered area, is applicable for individual unit.

1.10 BUILDING PLAN: shall mean such plan to be prepared by the Architect/ Engineer/L.B.S. for the construction of the building and to be sanctioned by the concerned Municipality. Be it mentioned here that the Building Plan will be sanctioned in the name of the Owners at the cost of the Developer with such addition, alteration or modification as prescribed and/or made afterwards by the Developer from time to time through the owners or by themselves.

Divip Karmakar
Chandan Karmakar
Ramu Karmakar
Sanjit Karmakar
Raj Karmakar

SHREE SAI CONSTRUCTION
Dr. Ravi Karmakar
Ravi Karmakar
PARTNER

1.11 OWNERS' ALLOCATION shall be 5(five) nos. of 2 BHK residential flats within residential area of the proposed (B+ G+ 4) or (B+ G+ 5) apartment and 5(five) nos. of commercial shop rooms (super built up will be 125 sq. ft. to 135 sq. ft. each) on the ground floor.

Description of flats under owners allocation :

All the Flats shall have the undivided proportionate share or interest of underneath land along with proportionate rights on all common areas and facilities of the proposed building, within their respective Blocks, which is constructed and/or to be constructed as per Building Plan and/or its added and/or Revised Plan, which was be duly sanctioned by the concerned Authority.

1.12 DEVELOPERS'/PROMOTERS' ALLOCATION: shall mean the remaining constructed area after providing the Owners' allocation in the proposed (B + G + 4) or (B+ G+ 5) building to be constructed on the said premises including proportionate share of the common facilities and amenities. Addition of upper floor as per amend sanction plan if any of proposed (B+ G+ 4) or (B+ G+ 5) shall be exclusively Developer's allocation.

1.13 TRANSFER: shall mean and included transfer by delivered of possession as per present customs or by any other means adopted by the Developer for effecting transfer of the proposed building or flat to the intending purchasers thereof against valuable consideration.

ARTICLE - II : COMMEENCEMENT & DURATION

2.1 This agreement shall be deemed to have commenced on and from the date of execution of this Agreement and thereafter sale out of all the flat/Shop/Garage/space/shop rooms to the intending purchasers and also after delivery of possession to the flat/Shop owners and land owners and after formation of the flat/Shop unit owners' Association, if required, this Development Agreement will be coming to an end.

Ashish Karmakar
Chandou Karmakar
Kaminkarmakar,
Sanjit-Karmakar
Smt. P. P. P.

SHREE SAI CONSTRUCTION
Shree Sai Construction
Rishi Roshan Verma.
PARTNER

ARTICLE - III: OWNER'S DECLARATION, RIGHTS AND RESPONSIBILITIES

3.1 The owner (s) hereby declare that he/she/they is/are the single / joint and absolute owner (s) of the scheduled property and now seized and possessed of or otherwise well and sufficient entitled thereto without any disturbance hindrance in any manner whatsoever and the said property is free from all encumbrances charges, attachments, acquisition or requisition whatsoever or howsoever and the owners have good and marketable title over the said land. The owners will liable to solve all the dispute if any raise in future regarding the schedule land.

3.2 That the owner (s) hereby agreed that he /she/they will not grant lease, mortgage, charge or encumber the scheduled property in any manner whatsoever during the existing/ substance of this agreement as well as during the construction of the building without prior written consent of the Developer and also undertakes that for the betterment of the Project shall acquire and to produce all the relevant papers documents and copy of the order if any from the competent Court Authority Concern.

3.3. That the owner (s) hereby agree to sign, execute Registered Development Power of Attorney and also all the petitions, Affidavit, Deeds, Plaints, written objection, proposed site plan, Building plan, Completion Plan, Declaration of Amalgamation, Deed of Amalgamation, Agreement for Sale and all other necessary Documents in favour of the Developer or its Nominated person or persons for betterment of the construction over the schedule land and adjacent land and betterment of project and also for the betterment of title over the Schedule property and the owner (s) also agreed to pay all the costs and expenses of the documents in up-to-date condition and for betterment of Title of the property of the owner (s) herein.

3.4. That the owner(s) shall be liable and responsible for litigation, if any arose due to defects on their part or with regard to title in respect of the land or any boundary dispute and if any restraining order comes into force due to act of any third party or contagious land owners, then the Developer(s) will be entitled to get cost of litigation from the Landowner(s), which will be incurred by the developer(s) during such litigation.

Dilip Karmakar
Chanday Karmakar
Kannu Karmakar
Sanjit Karmakar
[Signature]

SHREE SAI CONSTRUCTION
Anur Dahu Karmakar
Rabi Resan Verma. PARTNER

Be it mentioned that if there any type of litigation is found or arose due to any order of the competent Court Authority concern or any other competent authority concern, then the delay in respect of delivery of possession of the owners' allocation shall not be considered the delay on the part of the Developer(s).

3.5. That the owner(s) hereby undertake(s) to deliver and/or handover all the Photostat copy and/or Original of all the Deeds and documents to the Developer(s) at the time of execution of this Agreement and if the Original documents is not delivered in favour of the Developer(s), then produce all the Original documents, whenever called for production of the same by the Developer(s).

3.6 That the Owner(s) hereby giving exclusive license to the Developer(s) to commercially exploit the same as per terms and condition contained in this Agreement and hereby authorized the Developer(s) to enter into agreement for sale, lease, transfer, mortgage and to dispose of the Developer's Allocation together with right to assignment of all the rights title interest of this agreement to any third party and the owner(s) will give necessary consent for betterment of this project without raising any objection to that effect save and expect the owners' allocation as mentioned.

3.7 The Owner(s) hereby agree to execute a Registered Development Power of Attorney in favour of the Developer(s) or its nominated person/s in respect of the Developer's Allocation and also for the purpose of addition, alteration, revision of the sanctioned building plan, Completion Plan for construction and completion of the work as per Agreement and also to sign on the Deed on or behalf of the owner and to present the same before the District Registrar, Addl. District Sub-Registrar or other Registrars, who has authority to register the Deed of transfer and other documents.

3.8 The owner(s) hereby undertake(s) not to do any act, deeds or things by which the Developer(s) may prevent from executing any Deed of Conveyance in favour of the intending purchaser or Purchasers of the Develop Allocation.

Dilip Karmakar
Kandan Karmakar
Kanu Karmakar
Sanjit-Karmakar
S. S. Karmakar

SHREE SAI CONSTRUCTION
Anand Park Karmakar
Ravi Ratan Karmakar
PARTNER

3.9 If the Developer(s) fail(s) to deliver possession of the owners' Allocation within the stipulated period, then the owner(s) will be entitled to get compensation/damages from the Developer(s) as deemed fit by the Developer(s). Be it mentioned here that the Time will be essence of the contract.

3.10 That the Owner(s) hereto without being influenced or provoked by anybody do hereby categorically declared that the Developer(s) shall continue to construct the building exclusively in the name of the Developer(s)/Development Firm and also by taking partner in the Firm at its own cost, arrangement and expenses as well as the Owner(s) shall have no financial participation and or involvement. The Developer(s) shall handover the complete habitable peaceful vacant possession of the Owner's Allocation within 24 months from the date of execution and registration of this Agreement, which is later and the time is the essence of this Contract and such time shall be enhanced and/or extended for another 12 months for any force-majeure, acts of God and/or other reasons which is or are or shall be beyond control of the Developer(s) and if the Developer(s) will fail or neglect to handover the possession of Owners' Allocation within the said stipulated 36 months from the date of obtaining the Sanctioned Building Plan, then in that case the Owner(s) shall have every right to take legal steps with due process of law.

ARTICLE - IV:

DEVELOPER'S RIGHTS, OBLIGATION AND DECLARATION

4.1 The Developer(s) hereby agreed to complete the multi-storied (B+G+4) or (B+G+5) or building over the property as per plan as sanctioned by the concerned Municipal Authority concern with due modification or amendment of the sanction plan as made or caused to be made by the Architect /Engineer/L.B.S. of the Developer. Be it pertinent to mention here that at present the Plan of (B+G+4) or (B+G+5) Building will be submitted for sanction before the concerned Municipality.

Zitaj Karmakar
Chandan Karmakar
Naman Karmakar
Sampit Karmakar
Karmakar

SHREE SAI CONSTRUCTION
Ajmer Rishi Karmakar
Rishi Rishi Karmakar
PARTNER

4.2 All applications plans papers and documents as may be required by the developer(s) for the purpose of sanction of Plan, Revised plan, Addition/ Alteration of the building plan shall be submitted by the developer(s) with due signature of the owner(s) or on behalf of the owners as may be required and all costs expenses and charges be paid by the developer(s) and also for construction of the building thereon and the Developer(s) will pay all the payments and expenses required for clearance of the occupier thereof, either in cash or in area or in any other lawful manner.

The Developer(s) hereby agreed to deliver possession of the owners' allocation in the proposed new building within aforesaid stipulated months from the date of execution and Registration of this Agreement, and if required, the owner(s) will further allow aforesaid stipulated months for delivery of possession of the owners' allocation without claiming any damages.

4.3 That the notice for delivery of possession of the owners' Allocation shall be delivered by the developer(s) in writing or through the Advocate of the Developer(s) either by Registered post or courier service or under certificate of posting or hand delivery with acknowledgement due card and the owner(s) are bound to take possession within 15 days from the date of service of this letter. If the owner(s) fail(s) to take delivery of possession or neglected to do so, then it will be deemed that the owner's allocation already delivered and the Developer(s) shall be entitled to transfer the Developer's Allocation without any further notice.

That the owners shall have to clear all the dues if any due is caused due to extra work other than the specification of flat as mentioned in the schedule as mentioned below.

4.4 That the Developer(s) shall have every responsibility for the incidents occurred during the course of construction and the Owner(s) shall have no responsibility for the same, if the Owner (s) are not interfere during the construction and after completion of the building and handover the same to the Owner(s) and Intending Purchaser(s), the Developer(s) shall have no liability for any incident occurred in the said Building.

Dilip Karmakar
Chandan Karmakar
Kann Karmakar
Sanjit Karmakar
KAT KAT

SHREE SAI CONSTRUCTION
Anur Rishi Karmakar
Rishi Roshan Dama.
PARTNER

ARTICLE - V. CONSIDERATION & PROCEDURE

5.1 In consideration of the construction of the owners' allocation in the building and other consideration of any mentioned in the owners' allocation, the Developer(s) is/are entitled to get remaining constructed area of the building and proportionate share of the land as Developer's allocation.

5.2 That if the Developer(s) fail(s) to complete the construction work in respect of the owner's allocation within the stipulated period as stated above, and then the Owner(s) shall have liberty to rescind this Agreement on re-payment of the cost and expenses as well as the consideration money paid by the Developer(s) as per mutual calculation of the parties. Be it mentioned here that time will be essence of the contract.

ARTICLE - VI. DEALINGS OF SPACE IN THE BUILDING

6.1 The Developer(s) shall on completion of the building put the owner(s) in undisputed possession in respect of the owners' allocation together with the right to enjoy the common facilities and amenities attached thereto with other of the units/shops etc.

6.2 The Developer(s) being the party of the Second part shall be at liberty with exclusive rights and authority to negotiate for the sale of the flats/Shop/unit/ space together with right to proportionate share of land excluding the shop/units/flat provided under the Developer's Allocation in the premises to any prospective buyer/s before, after or in course of the construction work of the said building at such consideration and on such terms and conditions as the Developer(s) shall think fit and proper.

6.3 The Developer(s) shall at /his/her/their/its own costs, construct and complete the building at the said premises strictly in accordance with the sanctioned plan and due modification if any with such material and with such specification as are to be mentioned in the sanctioned plan of the building hereunder written and as may be recommended by the Architect/Engineer from time to time.

Siddhi Karmakar
Chanday Karmakar
Kaushik Karmakar
Sanjit-Karmakar
SHREE SAI CONSTRUCTION
Anur Ratan Karmakar
Partner
Rishi Roshan Venma.
PARTNER

6.4 That the developer(s) shall install erect and shall provide standard pump set, overhead and underground reservoirs, electric wiring, sanitary fittings, and other facilities as are required to be provided in respect of building having self-contained apartment and constructed for sale of flats/shops/garages on ownership basis and as mutually agreed. Be it mentioned that the security money deposit for the new electric meter connection shall be paid by the owner(s) to the Developer(s) for their respective meters in the individual name(s) of the Owner(s). It is also mentioned that the Developer(s) will fix the sale rate for flat/shop/garages etc. for Developer's allocation without consultation of the owner(s).

ARTICLE - VII. COMMON FACILITIES

7.1 The Developer(s) shall pay and bear all property taxes and other dues and outgoings in respect of the building accruing due on and from the date of execution of the agreement or before and after handing over the possession of the flats all the flats owner(s) will pay due according to his/her/their shares.

7.2 As soon as the respective self-contained flat/shop is completed the developer(s) shall give written notice to the owner(s) requiring the owner(s) to take possession of the owner's allocation in the newly constructed building and after 15 days from the date of service of such notice and at all times, thereafter the owner(s) shall be exclusively responsible for payment of municipal and property taxes rates duties dues electric installation charges electric charges bill and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the owners' allocation the said rates to be apportioned prorate with reference to the saleable space in the building if any are levied on the building as whole.

7.3 The Owner(s) and Developer(s) shall punctually and regularly pay for their respective allocation the said rates and taxes (including service taxes and other taxes) to the concerned authorities as levied by the Central or State Govt. or other Appropriate Authorities or otherwise as may be mutually agreed upon between the Owner(s) and the Developer(s).

Dilip Karmakar
Chanday Karmakar
Kannu Karmakar
Sanjiv Karmakar
K. A. K. S. S.

SHREE SAI CONSTRUCTION
Anon. Rakesh Kumar
Rakesh Kumar
PARTNER

7.4 The owner(s) hereby agreed that he/she/they shall keep each other indemnified against all claims actions demands, costs, charges and expenses and proceeding instituted by any third party or against the owner(s) for the same the developer(s) will be entitled to get damages.

7.4 The owner(s) or his/her/their agents or representatives or any third party of the owners' behalf shall not do any act deed or things wherein the developer(s) shall be prevented from construction and completing of the said building or to sale out the flat/shop/units to the intending purchaser/purchasers. If the developer(s) is prevented by the owner(s) without any reasonable and/or justified reason, then the owner(s) or his/her/ their legal representative(s) shall pay bound to indemnify the loss and pay damages with interest and such delay will not be calculated within the stipulated time.

ARTICLE - VIII. COMMON RESTRICTIONS

THE OWNERS' ALLOCATION AFTER POSSESSION IN THE PROPOSED BUILDING SHALL BE SUBJECT TO THE SAME RESTRICTION AND USE AS IT IS APPLICABLE TO THE DEVELOPER'S ALLOCATION RESPECTIVE POSSESSION IN THE BUILDING WHICH ARE FOLLOWS: -

8.1. Neither party shall use or permit to the use of the respective allocation in the building or any portion thereto for carrying on any obnoxious illegal and immoral trade or activities nor use thereto for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.

8.2. Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural addition or alteration therein without previous written consent from the owner, developer or from the competent authority or from Municipal authority concern in this behalf.

Dilip Karmalkar

Chandrar Karmalkar

Kamru Karmalkar

Sanjit Karmalkar

SHREE SAI CONSTRUCTION

SHREE SAI CONSTRUCTION

Amer Desai Karmalkar

Rohi Rosan Verma. PARTNER

8.3. Both parties shall abide by all laws, bye laws rules and regulations of the Government Statutory bodies and/or local bodies as the case may and shall be responsible for any deviation and/or breach of any of the said laws and regulations.

8.4. The respective allottee or their transferees shall keep the interior walls, sewers, drains pipe and other fitting and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particulars so as not to cause any damage to the building or any other of them and/or the occupiers of the building indemnified from the against the consequence of any breach.

8.5. No goods or other items shall be kept by either party or their transferees for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free movement of user in the corridors and other places of common use in the building.

8.6. Neither party nor their transferees shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about be building or in the compounds corridors or any other portion or portions of the building.

8.7. Neither the parties or their transferees shall permit other agent with or without workmen and other at all reasonable times to enter into and upon each party's allocation and each part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing maintaining rebuilding and/or for the purpose of repairing maintaining rebuilding cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down, maintaining, repairing and testing drains and water pipes and electric wires and for any similar purpose.

Ailup Karmakar
Chandan Karmakar
Karen Karmakar
Sanjit-Karmakar
NAT KARTI

SHREE SAI CONSTRUCTION
Anur Rishi Karmakar
Rishi Rosan Juma.
PARTNER

ARTICLE - IX. OWNER'S DUTY & INDEMNITY

9.1. The owner(s) doth hereby agree and covenants with the Developer(s) not to use cause any interference or hindrance in any manner during the construction and throughout the existence of this agreement of the said building at the said premises and if any such interference or hindrance is caused by the owner(s) or their heirs, agents, servants, representatives causing hindrance or impediments to such construction the owner(s) will be liable to repay entire amount invested by the developer(s) amount will be settled by the parties amicably. It is also further agreed that if the developer(s) is prevented for making construction due to any litigation cropped up or due to any restraining order passed by the competent court of a competent Authority Concern or any statutory body law or due to any boundary dispute amongst the contiguous land owner(s), then owner(s) will be liable to pay cost of litigation to the Developer(s), which will be incurred by the Developer(s).

9.2. The owner(s) or their legal representative(s) herein will have no right/ authority power to terminate and/or determinate this agreement within the stipulated period for construction of the building as well as till the date of disposal of all the flats/shops/units of the Developer's allocation or without the violation of the terms and conditions of this Agreement. If tried to do so then the owner(s) shall pay firstly total market price of the constructed area with damage together with interest on investment intimation for such intention.

9.3. It is agreed that the owner(s) will not involve any of their workmen, contractor, agent or representative etc. or stag any constructional materials in the building for any type of constructional work if required in respect of the owners' allocation in the building without any written consent from the Developer(s).

Dilip Karmakar
Chandrar Karmakar
Kanu Karmakar
Sanjit Karmakar
ANIL KARMAKAR

SHREE SAI CONSTRUCTION
Anon Dada Karmakar
Rabi Rosan Jena.
PARTNER

9.4. That the owner(s) and their legal heirs hereby declare and undertake that upon the demise of the owner/one of the owners, the legal heir(s) of the said owner/owners will join the Development Agreement and also execute fresh Power of Attorney and also other required documents in favour of the Developer(s) and also for the betterment of the project on the same terms and conditions mentioned herein.

ARTICLE - X. MISCELLANEOUS

10.1 The Owner(s) and Developer(s) hereto have entered into this agreement purely as a contract and under no circumstance this agreement shall be treated as partnership by and between the parties and/or an Association of persons.

10.2 As and from the date of Completion of the building the developer(s) and/or its transferees and the owner(s) and/or his/her/their transferees shall be liable to pay and bear proportionate charges on account of ground rents and service tax and other taxes, charged by the Govt. or Semi Govt. or local authority concern. And the proportionate cost towards regular maintenance charges.

10.3 The building to be constructed by the developer(s) shall be made in accordance with the specification more fully and particulars mentioned and described in the schedule annexed in separate sheet which will be treated part of the agreement.

ARTICLE - XI. FORCE MAJEURE

10. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligation is prevented by the existing of "Force Majeure" and shall be suspended from obligations during the duration of the Force Majeure, which also includes non-availability of Building materials due to Government Notifications or against notification or rules and regulations of the other appropriate authority and also includes mass stopping of work in the locality against notification or rules and regulations of the other appropriate authority.

Kilip Karmakar
Chandan Karmakar
Kamun Karmakar
Sanjit Karmakar
Ratna Karmakar

SHREE SAI CONSTRUCTION
Anur Debn Karmakar
Rabi Rosan Jena.
PARTNER

ARTICLE - XII. ARBITRATION CLAUSE

12. It is hereby agreed by and between the parties that all dispute and/or difference by and between the parties hereto in any way relating to or connected with the flats/Shops and or construction and or in respect of this agreement and/or anything done in pursuance hereto and/or otherwise shall be referred for arbitration, which will adjudicated in accordance with the Arbitration and conciliation Act, 1996, or any amendment thereon as may be applicable.

In case agreement unless it is contrary or repugnant to the context.

- a) Singular shall include the plural and vice-versa.
- b) Masculine shall include the feminine and vice-versa.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SCHEDULE OF PROPERTY

(Said Property)

All That piece and parcel of residential land measuring about **07.65** decimal or 04 cottah 10 Chhatak 05 Sq. ft., more or less, lying and situated at Mouza Raghampur, J.L. Number 66, under Purulia Municipality ward no. 3, within District Purulia, Police Station Purulia(Town), under the jurisdiction of A D S R, Purulia being R.S. /L.R. Plot Number **3842/P** measuring area **02.73** Decimal & R.S. /L.R. Plot Number **3843/P** measuring area **04.92** Decimal, recorded in L.R. Khatian Number **781** total area in two R.S./L.R. Plots **07.65** Decimal. Butted and bounded as follows:

On the North: R.S. /L.R. Plot no. 3844

On the South: North Lake Road

On the East: 16 ft. wide Municipal Road

On the West : R.S. /L.R. Plot 3841, 3842 & 3843.

Ashish Karmakar
Chandra Karmakar
Kannu Karmakar
Sanjit Karmakar
K. S. Karmakar

SHREE SAI CONSTRUCTION
Anur Datta Karmakar
Rishi Roshan Verma. PARTNER

WORK SCHEDULE

SPECIFICATION OF CONSTRUCTION AND MATERIALS

1. **Foundation** : Filling with isolated footings.
2. **Structure** : Structure will be of RCC with bricks 10 Inch. outside and 5 Inch. inside wall including cement plaster.
3. **Walls** : Internal- Wall putty and External- Weather coat paint with Water proofing compound.
4. **Flooring**: The entire flat with vitrified tiles.
5. Cement and Rod will be of ISI Mark.
6. **Electrical** : Concealed ISI copper wiring with modern switches, adequate light power points.
7. **Kitchen** : Glazed tiles up to the height of 48 inches above cooking platform. Cooking platform of Marble. Stainless Steel Sink.
8. **Toilet** : Concealed pipelines with hot and cold water lines. Glazed tiles up to the height of seven feet. CP bath fittings, sanitary fittings, PVC Cistern of reputed company with ISI mark.
9. **Doors** : wood frame with flush door shutter, Synthetic doors and frame in toilets. And aluminum glass windows.
10. **Water supply**: Deep Tube well. Overhead tank for sufficient storage & supply.

NOTE- The above specification made are subject to change and Builder/ Developer can change the specifications without any prior notice.

Ashif Karmakar
Chandan Karmakar
Kamran Karmakar
Sanjit Karmakar

SHREE SAI CONSTRUCTION

SHREE SAI CONSTRUCTION
Rabi Basan Jena.
PARTNER

(COMMON EXPENSES AND GENERAL EXPENSES)

GENERAL: All costs and expenses for maintaining, repairing and doing all acts, deeds and things which are necessary for maintaining and beautifying the said Buildings has to be borne by respective parties as per their respective shares in the aforesaid building. The expenses for maintaining the gutters and water pipes, drains and electrical wires of the said building and used and enjoyed by the parties in common with other occupiers and all expenses for maintaining the said Building, Main Entrance, Landing, Staircases of the Building and Boundary walls and the cost of cleaning and lightening of the said Building and keeping the said, back and front of the building borne by the respective parties as per their respective shares in the building.

ASSOCIATION: All cost and expenses for establishment and incorporation and registration of the Association for the whole building. Proportionate expenses for the Association will be paid by the parties as per their respective shares in the building including the cost of formation of Association, establishment and registration.

OPERATIONAL: The expenses for day today maintenance of the whole Building particular building and such expenses to be incurred by Association will be borne by the Unit holders proportionately including the salary of the staffs of the Association.

RESERVES: Creation of funds replacement, renovation and / or other periodic expenses.

GENERATOR AND TRANSFORMER: Cost for installation of the Generator and Transformers will be borne by parties and unit holders as per their proportionate share in the building and the same will be treated as common.

Dilip Karmakar
Chandray Karmakar
Kamun Karmakar
Sanjit-Karmakar
श्री साई

SHREE SAI CONSTRUCTION
Anur Datta Karmakar
Rabi Roshan Verma.
PARTNER

Note:- Signature with photo and fingers' print of the owner and the developers are affixed on the specimen copy annexed with this Deed.

Witnesses

1. Kailash ch. Pandey.
S/o Sri Ramnath Pandey.
vill. Samishakuri
P.O - Adarkari
P.S. Chandakijari
Dist - Bokaro.
Aadhar: - 6810 0700 7422.

Samasudh Mahato
S/o Kamal Kant Mahato
Chakra, Purulia.

Dilip Karmakar
Chandray Karmakar
Kamun Karmakar
Sanjit-Karmakar
श्री साई

Signature of Owner

SHREE SAI CONSTRUCTION
Anur Datta Karmakar
Rabi Roshan Verma.
PARTNER

Signature of the Developers

Scribe - The Deed has been drafted as per the instruction of the Parties and the writings of this deed read over and explained to the Parties who having been fully understood the meaning and purport of this writing of this Deed, put their respective signature and Fingers impression by their own hand and fingers.

Saraj Panda

Saraj Panda(Advocate)



District Judges Court Purulia

Enrollment No.F-500/425/2000

Printed by

Ranjit Mahato

Photo with Ten Finger's Impression of the *Land owners & Developer*




 <p><i>Dilip Karmakar</i></p>					
		Left Hand			
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
		Right Hand			
 <p><i>Chandan Karmakar</i></p>					
		Left Hand			
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
		Right Hand			
 <p><i>Karan Karmakar</i></p>					
		Left Hand			
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
		Right Hand			
 <p><i>Sanjit Karmakar</i></p>					
		Left Hand			
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
		Right Hand			












Dilip Karmakar












Chandan Karmakar

Karan Karmakar

Sanjit Karmakar

					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
	Left Hand				
	Right Hand				

					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
	Left Hand				
	Right Hand				

					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
	Left Hand				
	Right Hand				

Handwritten signature

Amun Dabhi Kumbhar

Rabi Gosan Verma

Handwritten signature

Handwritten signature

SKETCH MAP WITH SITE PLAN OF MDUZA RAGHABPUR, J.L. NO. 66.

P.S. PURULIA (T) DIST. PURULIA. UNDER PURULIA MUNICIPALITY.


WARD NO. 03 HOLDING NO.

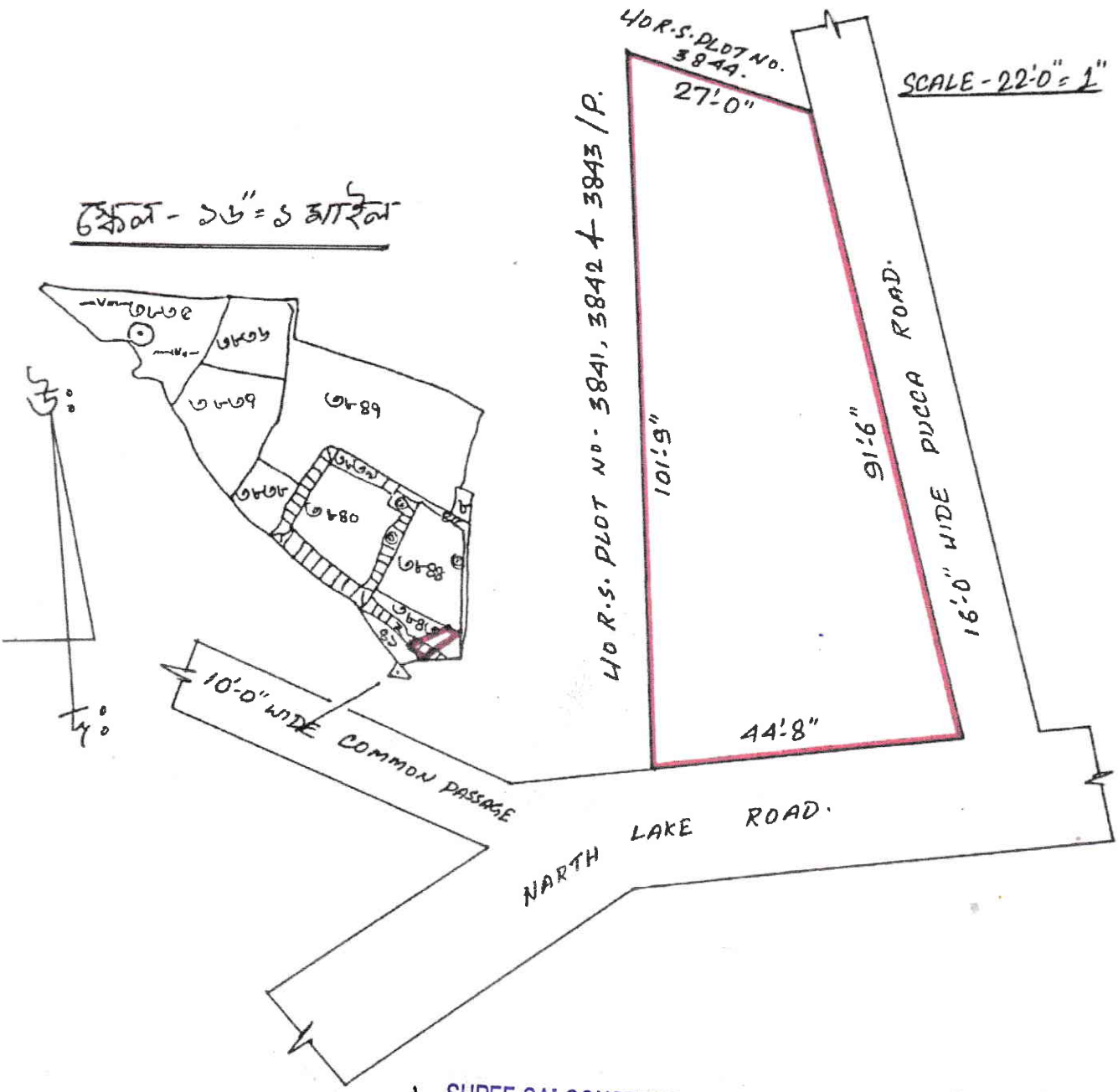
REF:- PROPOSED LAND OF R.S./L.R. KHATIAN NO. 781

R.S. PLOT NO. 3842 IN PART AREA - 2.73 DECIMAL

R.S. PLOT NO. 3843 IN PART AREA - 4.92 DECIMAL

BOTH PLOT'S TOTAL AREA 7.65 DECIMAL OR 0.07650 ACRE

OR 04 KATHA 10 CHH. 05 SFT. RED INK MARKED 



60'-0" = 5 CHH. 05 SFT.

SUBMITTED BY
Dilip Karmakar
Chandu Karmakar
Kanu Karmakar
Sanjit Karmakar
Bhalu Karmakar

SHREE SAI CONSTRUCTION
Anur Dalm Karmakar.
Rabi Rosan Verma.
PARTNER

DRAWN BY
Shakti Pada Mahato
SHAKTI PADA MAHATO
Surveyor & Amin, Reg No. - 1603407001
Vill. - Hulka, P.O. - Chakra, Purulia












Government of West Bengal

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













OFFICE OF THE D.S.R. PURULIA, District Name :Purulia




Signature / LTI Sheet of Query No/Year 14012001005242/2023

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 Dilip Karmakar L M Ghosh Street Munsifdanga Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Land Lord			
2	Shri Chandan Karmakar L M Ghosh Street Munsifdanga Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Land Lord			
3	Shri Kanan Karmakar L M Ghosh Street Munsifdanga Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Land Lord			

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri Sanjit Karmakar L M Ghosh Street Munsifdanga Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Land Lord			
5	Smt Jharna Karmakar L M Ghosh Street Munsifdanga Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Land Lord			
6	Shri Amarnath Karmakar Sonu Tower Namopara Rathtala, City:- Purulia, P.O:- Namopara, P.S:- Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723103	Represent ative of Developer [Shree Sai Constructi on]			
7	Shri Rabi Rosan Verma H P Dan Road Station Para Purulia, City:- Purulia, P.O:- Namopara, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103	Represent ative of Developer [Shree Sai Constructi on]			

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Kailash Chandra Pandey Son of Shri Ramanath Pandey Village:- Sarishakuri, P.O:- Adarkuri, P.S:- CHANDANKEYARI, District:-Bokaro, Jharkhand, India, PIN:- 827013	Shri Dilip Karmakar, Shri Chandan Karmakar, Shri Kanan Karmakar, Shri Sanjit Karmakar, Smt Jharna Karmakar, Shri Amarnath Karmakar, Shri Rabi Rosan Verma			

(Kaushik Ray)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R.
PURULIA

Purulia, West Bengal



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



192023240027633901

GRN Details

GRN: 192023240027633901 Payment Mode: Online Payment
GRN Date: 25/04/2023 14:41:28 Bank/Gateway: State Bank of India
BRN : CKW7400418 BRN Date: 25/04/2023 14:43:52
GRIPS Payment ID: 250420232002763389 Payment Init. Date: 25/04/2023 14:41:28
Payment Status: Successful Payment Ref. No: 2001005242/3/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: AMARNATH KARMAKAR
Address: AT SONU TOWER RATHALA PO NAMOPARA PS& DT PURULIA,
West Bengal, 723103
Mobile: 7908017343
Depositor Status: Buyer/Claimants
Query No: 2001005242
Applicant's Name: Mr Saroj Panda
Address: D.S.R. PURULIA
Office Name: D.S.R. PURULIA
Identification No: 2001005242/3/2023
Remarks: Sale, Development Agreement or Construction agreement Payment No 3
Period From (dd/mm/yyyy): 25/04/2023
Period To (dd/mm/yyyy): 25/04/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001005242/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	2010
2	2001005242/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	46
Total				2056

IN WORDS: TWO THOUSAND FIFTY SIX ONLY.

Major Information of the Deed

Deed No :	I-1401-01794/2023	Date of Registration	27/04/2023
Query No / Year	1401-2001005242/2023	Office where deed is registered	
Query Date	20/04/2023 3:03:40 PM	D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	Saroj Panda D B Road Purulia, Thana : Purulia Town, District : Purulia, WEST BENGAL, Mobile No. : 9932262327, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
	Rs. 35,05,091/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,010/- (Article:48(g))	Rs. 46/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Surya Sen Pally Lane, Mouza: Raghobpur, , Ward No: 3 JI No: 66, Pin Code : 723101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3842	RS-781	Bastu	Bastu	2.73 Dec		12,50,836/-	Width of Approach Road: 16 Ft.,
L2	RS-3843	RS-781	Bastu	Bastu	4.92 Dec		22,54,255/-	Width of Approach Road: 16 Ft.,
		TOTAL :			7.65Dec	0 /-	35,05,091 /-	
	Grand Total :				7.65Dec	0 /-	35,05,091 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Dilip Karmakar (Presentant) Son of Late Tulsi Karmakar L M Ghosh Street Munsifdanga Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bnxxxxx4r, Aadhaar No: 30xxxxxxxx5419, Status :Individual, Executed by: Self, Date of Execution: 07/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Pvt. Residence

2	<p>Shri Chandan Karmakar Son of Late Tulsi Karmakar L M Ghosh Street Munsifdanga Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: azxxxxx0m, Aadhaar No: 62xxxxxxx0632, Status :Individual, Executed by: Self, Date of Execution: 07/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Pvt. Residence</p>
3	<p>Shri Kanan Karmakar Son of Late Tulsi Karmakar L M Ghosh Street Munsifdanga Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bnxxxxx8l, Aadhaar No: 25xxxxxxx5875, Status :Individual, Executed by: Self, Date of Execution: 07/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Pvt. Residence</p>
4	<p>Shri Sanjit Karmakar Son of Late Tulsi Karmakar L M Ghosh Street Munsifdanga Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: boxxxxx5j, Aadhaar No: 86xxxxxxx7004, Status :Individual, Executed by: Self, Date of Execution: 07/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Pvt. Residence</p>
5	<p>Smt Jharna Karmakar Wife of Late Banshi Karmakar L M Ghosh Street Munsifdanga Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bpxxxxx4g, Aadhaar No: 97xxxxxxx8005, Status :Individual, Executed by: Self, Date of Execution: 07/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Pvt. Residence</p>

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Shree Sai Construction West Lake Road Ashram Pally Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 , PAN No.:: adxxxxx4j,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>Shri Amarnath Karmakar Son of Late Shibal Karmakar Sonu Tower Namopara Rathtala, City:- Purulia, P.O:- Namopara, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: cmxxxxx4a, Aadhaar No: 29xxxxxxx2902 Status : Representative, Representative of : Shree Sai Construction</p>
2	<p>Shri Rabi Rosan Verma Son of Shri Manup Verma H P Dan Road Station Para Purulia, City:- Purulia, P.O:- Namopara, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: auxxxxx1c, Aadhaar No: 90xxxxxxx0281 Status : Representative, Representative of : Shree Sai Construction (as PARTNER)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Kailash Chandra Pandey Son of Shri Ramanath Pandey Village:- Sarishakuri, P.O:- Adarkuri, P.S:- CHANDANKEYARI, District:-Bokaro, Jharkhand, India, PIN:- 827013			

Identifier Of Shri Dilip Karmakar, Shri Chandan Karmakar, Shri Kanan Karmakar, Shri Sanjit Karmakar, Smt Jharna Karmakar, Shri Amarnath Karmakar, Shri Rabi Rosan Verma

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Dilip Karmakar	Shree Sai Construction-0.546 Dec
2	Shri Chandan Karmakar	Shree Sai Construction-0.546 Dec
3	Shri Kanan Karmakar	Shree Sai Construction-0.546 Dec
4	Shri Sanjit Karmakar	Shree Sai Construction-0.546 Dec
5	Smt Jharna Karmakar	Shree Sai Construction-0.546 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Dilip Karmakar	Shree Sai Construction-0.984 Dec
2	Shri Chandan Karmakar	Shree Sai Construction-0.984 Dec
3	Shri Kanan Karmakar	Shree Sai Construction-0.984 Dec
4	Shri Sanjit Karmakar	Shree Sai Construction-0.984 Dec
5	Smt Jharna Karmakar	Shree Sai Construction-0.984 Dec

Land Details as per Land Record

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Surya Sen Pally Lane, Mouza: Raghabpur, , Ward No: 3 JI No: 66, Pin Code : 723101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 3842, RS Khatian No:- 781		
L2	RS Plot No:- 3843, RS Khatian No:- 781		

On 20-04-2023

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

Presented for registration at 19:15 hrs on 20-04-2023, at the Private residence by Shri Dilip Karmakar , 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 35,05,091/-

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

Execution is admitted on 20/04/2023 by 1. Shri Dilip Karmakar, Son of Late Tulsi Karmakar, L M Ghosh Street Munsifdanga Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business, 2. Shri Chandan Karmakar, Son of Late Tulsi Karmakar, L M Ghosh Street Munsifdanga Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business, 3. Shri Kanan Karmakar, Son of Late Tulsi Karmakar, L M Ghosh Street Munsifdanga Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL India, PIN - 723101, by caste Hindu, by Profession Business, 4. Shri Sanjit Karmakar, Son of Late Tulsi Karmakar, L M Ghosh Street Munsifdanga Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business, 5. Smt Jharna Karmakar, Wife of Late Banshi Karmakar, L M Ghosh Street Munsifdanga Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession House wife

Identified by Shri Kailash Chandra Pandey, , Son of Shri Ramanath Pandey, P.O: Adarkuri, Thana: CHANDANKEYARI, , Bokaro, JHARKHAND, India, PIN - 827013, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 20-04-2023 by Shri Amarnath Karmakar,

Identified by Shri Kailash Chandra Pandey, , Son of Shri Ramanath Pandey, P.O: Adarkuri, Thana: CHANDANKEYARI, , Bokaro, JHARKHAND, India, PIN - 827013, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-04-2023 by Shri Rabi Rosan Verma, PARTNER, Shree Sai Construction (Partnership Firm), West Lake Road Ashram Pally Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101

Identified by Shri Kailash Chandra Pandey, , Son of Shri Ramanath Pandey, P.O: Adarkuri, Thana: CHANDANKEYARI, , Bokaro, JHARKHAND, India, PIN - 827013, by caste Hindu, by profession Law Clerk



Kaushik Ray
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
Purulia, West Bengal

On 27-04-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46.00/- (E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 46/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2023 2:43PM with Govt. Ref. No: 192023240027633901 on 25-04-2023, Amount Rs: 46/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW7400418 on 25-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,010/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 408, Amount: Rs.5,000.00/-, Date of Purchase: 06/04/2023, Vendor name: Pravash Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2023 2:43PM with Govt. Ref. No: 192023240027633901 on 25-04-2023, Amount Rs: 2,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW7400418 on 25-04-2023, Head of Account 0030-02-103-003-02



Kaushik Ray
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
Purulia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1401-2023, Page from 30626 to 30660
being No 140101794 for the year 2023.**



Digitally signed by KAUSHIK RAY
Date: 2023.05.03 13:48:43 +05:30
Reason: Digital Signing of Deed.

**(Kaushik Ray) 2023/05/03 01:48:43 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
West Bengal.**

(This document is digitally signed.)