

all possible efforts to conciliate and/or settle such disputes and/or differences and/or misunderstanding mutually.

- 29.2** In the event the parties hereto being not able to amicably clarify the confusions and/or misunderstanding and/or to mutually resolve the disputes and/or differences as provided hereinabove, all disputes and differences by and between the parties hereto concerning or relating to or arising out of this Agreement or with regard to interpretation of this Agreement or any of the clauses herein recorded and/or the respective claims of the parties, the same shall be referred and adjudicated as per the provisions of the Arbitration and Conciliation Act, 2015.

**30. JURISDICTION:**

- 30.1** The Courts at Kolkata shall exclusively have the jurisdiction to entertain, try and determine all matters concerning or relating to or arising out of this Agreement.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**("SAID PROPERTY")**

**ALL THAT** piece and parcel of more or less **05 Cottahs 08 Chhitaks Bastu land** out of more or less 11 Decimals of Bastu land together with **100 Square Feet kaccha structure** standing thereon lying and situated at **Mouza - Thakdari village**, presently within **Ward No. 27, within the limits of Bidhannagar Municipal Corporation**, J.L. no. 19, appertaining to R.S. and **L.R. Dag no. 438**, C.S. Khatian no. 249, **L.R. Khatian no. 2466 (previously L.R. Khatian no. 774)** within **Police Station - Rajarhat, Post Office - Krishnapur, Sub-Registry Office - Rajarhat New Town, District - North 24 Parganas, Kolkata - 700102, (Road Name : Thakdari Baidya Para)**, which is butted and bounded by :-

On the North - **12 feet wide road;**

On the South - Land of part of R.S. Dag no. 438;

On the East - Part of land of R.S. Dag nos. 439 and 440; and

On the West - **District Board Road (16 feet wide).**

(The Owner has applied for mutation before the concerned department of Bidhannagar Municipal Corporation vide application no. BNMC/22-23/MU/003630, application date 24.02.2023, Type - Assessment of unassessed property).

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(SPECIFICATIONS)**

- **Structure:-**  
RCC framed structure on Pile Foundation incorporating Earthquake Resistant Design as per relevant IS Code. Aerated Concrete Block for both external and internal walls.
  
- **Exteriors:-**  
Cement plaster, cement-based painting over water repellent coating.
  
- **Flooring:-**  
Vitrified/Rectified tiles in Bedrooms, living/dining and lobbies on all floors of all the residential units of the Owner' and Developer's Allocation.
  
- **Interiors:-**  
Putty punning inside flats, OBD painting over putty punning in common areas and lobbies.
  
- **Kitchen:-**  
Anti-skid ceramic tiles on floor, Cuddapah kitchen counter, stainless steel sink with 2 number of taps at each and every kitchen, glazed ceramic tiles dado on the walls above kitchen counter, CP fittings of reputed make, granite table top of the kitchen, upto 3 feet height ceramic tiles from the table top of each and every kitchen.
  
- **Bathroom-cum-Toilets:-**  
Anti-skid ceramic tiles on floor, glazed ceramic tiles dado on the walls, ceramic wash basins, European WC and CP fittings of reputed make. However, for the Owner' Allocation, the Developer shall provide 6 feet height glazed tiles from 6 inches skirting at bathroom, one shower, 3 numbers of taps in each bathroom for the Owner' Allocation only. The taps and fittings of the bathroom will be of Jaquar brands or equivalent company's fittings.



- **Doors:-** Wooden door frames, solid core flush shutters for main entrance door with night match and magic eye, outside finish, polish teak Veneer, Inside, Paint finish, Painted wooden door frames, solid core flush shutters for all internal doors with paint finish. For the Owner' Allocation, the Developer shall provide collapsible gate in front of the main door of each and every flat and covered grill at each and every verandah's flat of the Owner' Allocation.
- **Windows:-** Anodised aluminium frames with fully glazed shutters.
- **Stairs:-** Indian patent stone flooring; MS railing.
- **Roof:-** Properly waterproofed.
- **Lift facia:-** Vitrified tiles with granite/marble in ground floor lobby.
- **Electrical:-** Concealed insulated copper wiring with switches of reputed make; AC points in master bedroom; Geyser points in master bathroom; Exhaust fan points in all Bathrooms and kitchens; conduiting of cable TV. For the Developers; Allocation the Developer shall provide modular switches of Anchor company for each and every flat of Owner's Allocation.
- **Plumbing:-** Internal concealed plumbing.
- **Power back-up:-** Emergency power back-up for common area lighting and lifts. 500W back-up in each flat.
- The Developer shall provide ARD facilitated lift.
- The Developer shall provide 2 light points, 1 exhaust fan point, 1 mixer grinder and water purifier point, 1 chimney point, 1 5Amp plug point at kitchen of each and every flat of Owner' allocation.
- The Developer shall provide 2 light points, 1 fan point, 1 geyser point at bathroom of each and every flat of Owner' allocation.

- The Developer shall provide 2 light points, 1 fan point, 1 AC point, one 5Amp plug point, 1 PV point for each and every bed-room of each and every flat of the Owner' Allocation, 2 light points, 1 fan point, 1 5Amp plug point for fridge for dining space for each and every flat of Owner' Allocation.

### **THE THIRD SCHEDULE ABOVE REFERRED TO**

#### **POWER OF ATTORNEY**

- 1. Sanction, revalidation, modification, extension and alteration of Building Plans and other Statutory Compliances:** To cause sanction, revalidation, modification, extension and alteration of the Building Plans to be prepared and submitted by appointing a qualified person/architect and structural engineer and then to have the same sanctioned and/or revalidated and/or modified and/or extended and/or altered and/or revised by the concerned Bidhannagar Municipal Corporation, the other authorities and to pay fees, costs and charges for such sanction, modification, alteration, revision, extension and re-validation as the case may be and upon completion of work, to obtain drainage connection, water connection, occupancy certificate and other certificates from the concerned Bidhannagar Municipal Corporation and other authorities.
- 2. Dealing with Authorities:** To deal with all authorities including but not limited to concerned Bidhannagar Municipal Corporation and other Authorities for sanction, modification, alteration, extension, revision, and re-validation of the Building plans and obtaining drainage connection, water connection, occupancy certificate and other certificates and in this regard to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required and cause gift of portion of the Said Property in favour of the concerned Bidhannagar Municipal Corporation and other Authorities for road widening or any other necessities as may be required by the Developer/Attorney.
- 3. Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities for the Said Property.



- 4. Amalgamation of Said Property:** To apply and take all steps in order to amalgamate the said property on behalf of the Owner along with the adjacent land.
- 5. Regulatory clearances:** To apply for and obtain all requisite statutory clearances/permissions/approvals under various Acts, including but not limited to clearances under (1) West Bengal Land Reforms Act, 1955 and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.
- 6. Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction of the said Project on the Said Property.
- 7. Construction:** To construct temporary sheds and go-downs for storage of building materials and running of site office and to construct the said Project and/or any other structure on the said Property, in accordance with the Development Agreement.
- 8. Contracts for Construction:** In relation to such construction, to sign, execute and register any kind of contracts for construction with any third party under the terms and conditions as be deemed fit by the Developer/Attorney in accordance with the Development Agreement and without creating any liability or obligation of the Owner.
- 9. Signing and execution:** To sign, execute, accept, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all papers, documents, declarations, affidavits, applications, returns, Deed of Gift in favour of the Municipality/Panchayet, confirmations and consents for and in connection with the Said Property, sanction, modifications, alterations, revision and re-validation of the Building Plans, Boundary declaration and to have the same registered and obtain all permissions and clearances as may be required for the same.
- 10. Mortgage:** To obtain construction loan from any Bank or financial institution as contemplated within the Development Agreement and/or any part thereof and can sign and execute all documents in this behalf from time to time and arrange for registration of the same from the appropriate authority.

11. **Acceptance of Papers:** To accept notices and service of papers from the concerned Municipality/Gram Panchayet, Fire Brigade/Competent Authority under the Police, both Civil Court and Criminal, Land and Land Reforms Department and/or any other statutory authorities and/or other persons.
12. **Granting receipts:** To received and pay and/or deposit moneys including fees, rent, interest from any person or persons, body or bodies, authority/ies and receive fund and to receive and grant valid receipts and discharges in respect thereof.
13. **Land Revenue:** To make payment of up to date land revenue/municipality/local authority taxes in respect of the said property by way of approaching the concerned authorities and obtaining necessary orders for such payments and to collect receipt thereof.
14. **Outgoings:** To pay all outgoings, including Municipal/Panchayet Taxes, etc. in respect of the Said Property/Said Project and to collect receipts thereof.
15. **Mutation:** To take all necessary steps and to sign and submit all papers, applications and documents to record the Owner' name as Owner of the Said Property in the Office of the B.L. & L.R.O., the concerned authorities/Municipality/Panchayet. Local authorities and/or any other concerned authorities and to pay fees, costs and charges for that purpose.
16. **Land Conversion:** To take all necessary steps and to sign and submit all papers, applications and documents in connection with change of the nature and character of land contained in the Said Property inter alia by way of approaching the concerned authorities and obtaining necessary orders for conversion of the said Property as may be required or deemed fit by the Developer and thereafter paying fees and charges for the same.
17. **Watch and Ward:** To employ and appoint watchmen, guards and other security personnel for the Said Property.
18. **Appointment:** To appoint architects, structural engineers, civil engineers, overseers, contractors, solicitors, advocates,



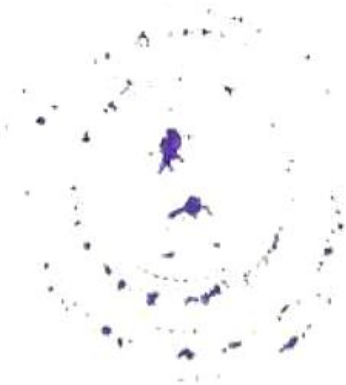
chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.

- 19. Negotiation and Transfer:** To negotiate for transfer/sublet/assignment and transfer the Units and Parking Spaces in the said Project, and also commercial spaces, if any, in the said Project, comprised in the Developer's Allocation (as defined in the Development Agreement) including any future supplementation/s and as per the terms therein), to the intending buyers, on terms and conditions as be deemed fit by the Developer and to prepare sign, execute and deliver agreements, conveyances and other instruments in this regard.
- 20. Received Payments:** To receive all payments with regard to the transfer of the Units and Parking Spaces and Commercial spaces, if any, in the said Project falls within the Developer's Allocation to the intending buyers and acknowledge receipt of the payments.
- 21. Permissions and Clearances:** To apply for and obtain all kinds of permissions and clearances required for entering into such agreements, conveyances, sub-lease, assignment and instruments including but not limited to clearance under the Income Tax Act, 1961, for transfer of the Units in the said Project falls within the Developer's Allocation to the intending buyers.
- 22. Registration and Authentication:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities and to have notarized, registered and authenticated, declarations, gifts Deed in favour of Bidhannagar Municipal Corporation, amalgamation and/or other Authorities (if required), boundary declarations as may be required and to appear before the concerned Registrar for registration of Sale Deeds of, assignments, other instruments for transfer of the Units and parking spaces, and commercial spaces, if any in the said Project falls within the Developer's Allocation and in particular to present for registration, admit execution, have registered and obtain original of said declarations, said Gift Deed in favour of the concerned Bidhannagar Municipal Corporation and/or other Authorities and Sale Deeds for transfer of the Units and parking spaces, commercial spaces if any, in the said Project falls within the Developer's Allocation.

**23. Registration of Sale Deeds:** To appear before the concerned Registrar for Registration of Sale Deeds assignments, other instruments for transfer of the Units and Parking Spaces, Commercial Spaces, if any in the said Project falls within the Developer's Allocation and in particular to present for registration, admit execution, have registered and obtain original of Sale Deed from the concerned Registration Office.

**24. Legal Action:** To take any legal action or to defend any legal proceedings including arbitration proceedings arising out of any matter in respect of the Said Property and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees, etc.

**Ratification hereby made:** The Owner/Grantors hereby ratify and confirm and agree to ratify and confirm all lawful actions of the Developer/Attorney in pursuance of this Power of Attorney.





**IN WITNESS WHEREOF** the parties hereto hereunto set and subscribe their respective hands and seals the day, month and year first written above.

**SIGNED, SEALED AND DELIVERED** by

The **Owner/Grantor** abovenamed at  
Kolkata in the presence of:-

**WITNESSES :-**

1. Sourav Baidya, Adv.  
Alipore Judges' Court,  
Kol-27.
2. Hrishant Goswami  
Baruipor, Kol-

*Grantor's Signature*

**SIGNED, SEALED AND DELIVERED** by

The **Developer/Attorney** abovenamed at  
Kolkata in the presence of:-

1. Sourav Baidya,
2. Hrishant Goswami

**HIVE CONSTRUCTION**

Molla Md. Rafiq  
Partner

**HIVE CONSTRUCTION**

Sudip Haily  
Partner

**HIVE CONSTRUCTION**

Azizul Hoque  
Partner

Prepared and Drafted and identified by me,

*Sourav Baidya*

(SOURAV BAIDYA, Advocate,  
Alipore Judges' Court, Kolkata - 700027;  
Regd. No. WB/2217/2013)

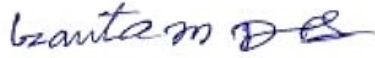
**MEMO**

Received an amount of Rs. 6,00,000/- (Rupees Six Lacs) only as refundable security deposit from the Developer on this very day for the Development of the aforesaid schedule property.

| Date       | Mode of payment (Cheque)                                  | Bank                                   | Amount         |
|------------|---|--|----------------|
| 04.04.2023 | 022905500725 &<br>(A/c no) cheque nos.<br>000267 & 000268 | ICICI Bank, Kolkata<br>Technopolis Br. | Rs. 6,00,000/- |

**Witnesses:-**

1. Sourav Baidya
2. Hrishant Goswami

  
**SIGNATURE OF THE**  
**LANDOWNER**



Grant 10/10/07



|            | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name Grant U.T.A.M.D. 07  
Signature Grant U.T.A.M.D. 07



|            | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name Molla Mol. Rafi  
Signature Molla Mol. Rafi



|            | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name Sudip Halder  
Signature Sudip Halder



|            | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name Azizul Hoque  
Signature Azizul Hoque



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



192023240000496728

GRN Details

|                   |                     |                     |   |
|-------------------|---------------------|---------------------|---|
| GRN:              | 192023240000496728  | Payment Mode:       | SBI Epay                                    |
| GRN Date:         | 01/04/2023 16:37:31 | Bank/Gateway:       | SBlePay Payment Gateway                     |
| BRN :             | 9354262980920       | BRN Date:           | 01/04/2023 16:38:02                         |
| Gateway Ref ID:   | 0637429265          | Method:             | ICICI Bank - Corporate NB                   |
| GRIPS Payment ID: | 010420232000049671  | Payment Init. Date: | 01/04/2023 16:37:31                         |
| Payment Status:   | Successful          | Payment Ref. No:    | 3000827019/9/2023<br>[Query No*/Query Year] |

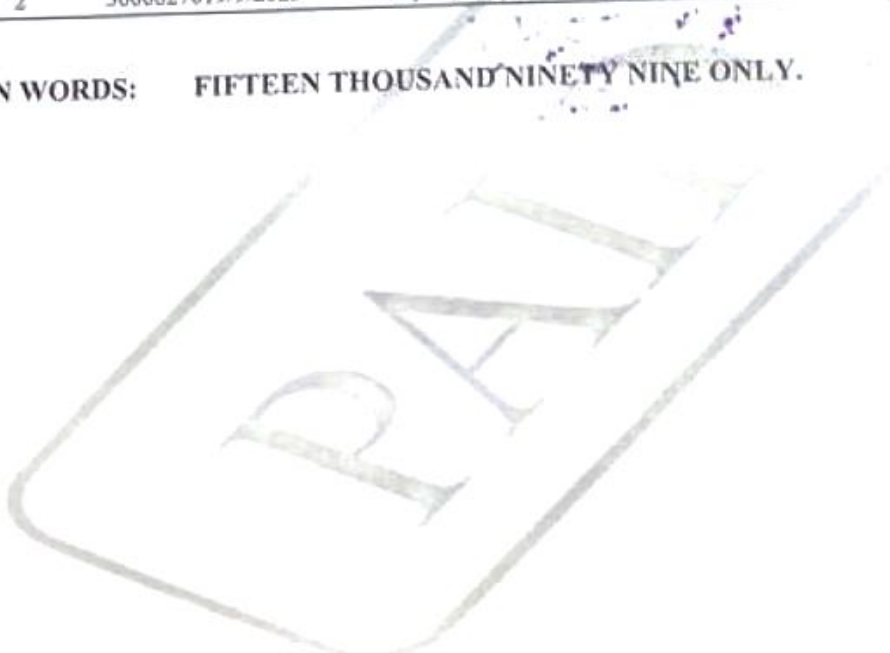
Depositor Details

|                           |                      |
|---------------------------|----------------------|
| Depositor's Name:         | Mr HIVE CONSTRUCTION |
| Address:                  | 10, CANAL SIDE ROAD  |
| Mobile:                   | 8961811314           |
| Period From (dd/mm/yyyy): | 01/04/2023           |
| Period To (dd/mm/yyyy):   | 01/04/2023           |
| Payment Ref ID:           | 3000827019/9/2023    |
| Dept Ref ID/DRN:          | 3000827019/9/2023    |

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C<br>Description               | Head of A/C        | Amount (₹)   |
|---------|-------------------|--|--------------------|--------------|
| 1       | 3000827019/9/2023 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 9071         |
| 2       | 3000827019/9/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 6028         |
|         |                   |  | <b>Total</b>       | <b>15099</b> |

IN WORDS: FIFTEEN THOUSAND NINETY NINE ONLY.





### Major Information of the Deed

|  |  |  |            |
|--|--|--|------------|
| Deed No :  | 1-1523-05233/2023  | Date of Registration                           | 04/04/2023 |
| Query No / Year  | 1523-3000827019/2023   | Office where deed is registered                |            |
| Query Date   | 28/03/2023 4:46:54 PM  | A.D.S.R. RAJARHAT, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details                      | SOURAV BAIDYA<br>HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001,<br>Mobile No. : 8296868298, Status : Advocate   |  |            |
| Transaction  | Additional Transaction   |  |            |
| [0110] Sale, Development Agreement or Construction agreement | [4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 6,00,000/-] |  |            |
| Set Forth value  | Market Value   |  |            |
| Rs. 2/-  | Rs. 94,90,499/-  |  |            |
| Stampduty Paid(SD)   | Registration Fee Paid  |  |            |
| Rs. 10,071/- (Article:48(g))                                 | Rs. 6,028/- (Article:E, E, E.)   |  |            |
| Remarks  | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip (Urban area)   |  |            |

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Thakdari, Mouza: Thakdari, JI No: 19, Pin Code : 700102



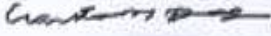
| Sch No               | Plot Number     | Khatian Number | Land Proposed | Use ROR | Area of Land     | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details   |
|----------------------|-----------------|----------------|---------------|---------|------------------|-------------------------|-----------------------|---|
| L1                   | LR-438 (RS :- ) | LR-2466        | Bastu         | Bastu   | 5 Katha 8 Chatak | 1/-                     | 94,04,999/-           | Width of Approach Road: 16 Ft., Adjacent to Metal Road, |
| <b>Grand Total :</b> |                 |                |               |         | 9.075Dec         | 1 /-                    | 94,04,999 /-          |   |

### Structure Details :

| Sch No  | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1  | On Land L1        | 100 Sq Ft.        | 1/-                     | 85,500/-              | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| <b>Total :</b>  |                   | 100 sq ft         | 1 /-                    | 85,500 /-             |                           |

**id Details :**



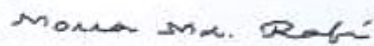


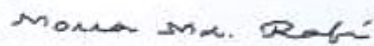


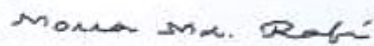
**Name,Address,Photo,Finger print and Signature**

| 1   | Name   | Photo   | Finger Print  | Signature   |
|---|--|---|---|---|
|   | <b>Shri GOUTAM DAS<br/>(Presentant)</b><br>Son of Late DILIP DAS<br>Executed by: Self, Date of Execution: 04/04/2023<br>, Admitted by: Self, Date of Admission: 04/04/2023 ,Place : Office |  |  |  |
|   |  | 04/04/2023  | LTI<br>04/04/2023   | 04/04/2023  |
| , AF 365, SHIVAM APT. SARAT SARANI HANAPARA KRISHNAPUR, City:- , P.O:- KRISHNAPUR, P.S:- Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx1E, Aadhaar No: 67xxxxxxxx5335, Status :Individual, Executed by: Self, Date of Execution: 04/04/2023 , Admitted by: Self, Date of Admission: 04/04/2023 ,Place : Office |  |   |   |   |







**Developer Details :**

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>HIVE CONSTRUCTION</b><br>,10, CANAL SIDE ROAD, 92, City:- , P.O:- GARIA, P.S:-Garia, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |




**Representative Details :**

| SI No  | Name,Address,Photo,Finger print and Signature   |   |   |              |           |   |   |   |   |  |                   |                   |            |
|--|---|---|---|--------------|-----------|---|---|---|---|--|-------------------|-------------------|------------|
| 1  | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>MOLLA MD RAFI</b><br/>                     Son of MOLLA LUTFAR RAHAMAN<br/>                     Date of Execution - 04/04/2023 , , Admitted by: Self, Date of Admission: 04/04/2023, Place of Admission of Execution: Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Apr 4 2023 1:31PM</td> <td>LTI<br/>04/04/2023</td> <td>04/04/2023</td> </tr> </tbody> </table> | Name  | Photo   | Finger Print | Signature | <b>MOLLA MD RAFI</b><br>Son of MOLLA LUTFAR RAHAMAN<br>Date of Execution - 04/04/2023 , , Admitted by: Self, Date of Admission: 04/04/2023, Place of Admission of Execution: Office |  |  |  |  | Apr 4 2023 1:31PM | LTI<br>04/04/2023 | 04/04/2023 |
| Name   | Photo   | Finger Print  | Signature   |              |           |   |   |   |   |  |                   |                   |            |
| <b>MOLLA MD RAFI</b><br>Son of MOLLA LUTFAR RAHAMAN<br>Date of Execution - 04/04/2023 , , Admitted by: Self, Date of Admission: 04/04/2023, Place of Admission of Execution: Office  |    |  |  |              |           |   |   |   |   |  |                   |                   |            |
|  | Apr 4 2023 1:31PM   | LTI<br>04/04/2023   | 04/04/2023  |              |           |   |   |   |   |  |                   |                   |            |
| , SHANTI KUNJA APT. MC 1 NEW PARK,GARIA STATION RD., City:- , P.O:- GARIA, P.S:-Garia, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx3H, Aadhaar No: 42xxxxxxxx2986 Status : Representative, Representative of : HIVE CONSTRUCTION (as PARTNER) |   |   |   |              |           |   |   |   |   |  |                   |                   |            |



| 2  | Name  | Photo  | Finger Print   | Signature   |
|--|---|--|--|---|
|  | <b>Shri SUDIP MAITY</b><br>Son of Shri ANUBHUSAN MAITY<br>Date of Execution - 04/04/2023, , Admitted by: Self, Date of Admission: 04/04/2023, Place of Admission of Execution: Office | <br>Apr 4 2023 1:32PM | <br>LTI<br>04/04/2023 | <br>04/04/2023 |
| , CHHOTO SRIKRISHNAPUR DATAN II, City:- , P.O:- CHHOTO SRIKRISHNAPUR, P.S:-Datan, District:-Paschim Midnapore, West Bengal, India, PIN:- 721435, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx7E, Aadhaar No: 94xxxxxxxx8090 Status : Representative, Representative of : HIVE CONSTRUCTION (as PARTNER) |   |  |  |   |
| 3  | Name  | Photo  | Finger Print   | Signature   |
|  | <b>AZIZUL HAQUE</b><br>Son of SIRAJUL HAQUE<br>Date of Execution - 04/04/2023, , Admitted by: Self, Date of Admission: 04/04/2023, Place of Admission of Execution: Office            | <br>Apr 4 2023 1:35PM | <br>LTI<br>04/04/2023 | <br>04/04/2023 |
| , PASCHIM PARA JATRAGACHI, City:- , P.O:- GHUNI, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx3B, Aadhaar No: 69xxxxxxxx7257 Status : Representative, Representative of : HIVE CONSTRUCTION (as PARTNER)                  |   |  |  |   |

**Identifier Details :**

| Name   | Photo   | Finger Print  | Signature   |
|--|---|---|---|
| <b>Shri SOURAV BAIDYA</b><br>Son of Shri DEBDAS BAIDYA<br>, HIGH COURT, City:- , P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 | <br>04/04/2023 | <br>04/04/2023 | <br>04/04/2023 |
| Identifier Of Shri GOUTAM DAS, MOLLA MD RAFI, Shri SUDIP MAITY, AZIZUL HAQUE   |   |   |   |

**Transfer of property for L1**

| Sl.No                       | From            | To. with area (Name-Area)            |
|-----------------------------|-----------------|--------------------------------------|
| 1                           | Shri GOUTAM DAS | HIVE CONSTRUCTION-9.075 Dec          |
| Transfer of property for S1 |                 |                                      |
| Sl.No                       | From            | To. with area (Name-Area)            |
| 1                           | Shri GOUTAM DAS | HIVE CONSTRUCTION-100.00000000 Sq Ft |

# Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Thakdari, Mouza: Thakdari, JI No: 19, Pin Code : 700102

| Sch No | Plot & Khatian Number                  | Details Of Land  | Owner name in English as selected by Applicant |
|--------|--|--|--|
| L1     | LR Plot No:- 438, LR Khatian No:- 2466 | Owner:গৌতম দাস , Gurdian:বিনীত দাস, Address:বিজ , Classification:বাড়, Area:0.09000000 Acre, | Shri GOUTAM DAS                                |





Endorsement For Deed Number : I - 152305233 / 2023

On 28-03-2023

**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 94,90,499/-

*Sanjoy Basak*

Sanjoy Basak  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

On 04-04-2023

**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.

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

Presented for registration at 12:44 hrs on 04-04-2023, at the Office of the A.D.S.R. RAJARHAT by Shri GOUTAM DAS ,Executant.

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

Execution is admitted on 04/04/2023 by Shri GOUTAM DAS, Son of Late DILIP DAS, , AF 365, SHIVAM APT. SARAT SARANI HANAPARA KRISHNAPUR, P.O: KRISHNAPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business

Indetified by Shri SOURAV BAIDYA, , , Son of Shri DEBDAS BAIDYA, , HIGH COURT, P.O: G P O, Thana: Hare Street , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-04-2023 by MOLLA MD RAFI, PARTNER, HIVE CONSTRUCTION (Partnership Firm), ,10, CANAL SIDE ROAD, 92, City:- , P.O:- GARIA, P.S:-Garia, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Shri SOURAV BAIDYA, , , Son of Shri DEBDAS BAIDYA, , HIGH COURT, P.O: G P O, Thana: Hare Street , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 04-04-2023 by Shri SUDIP MAITY, PARTNER, HIVE CONSTRUCTION (Partnership Firm), ,10, CANAL SIDE ROAD, 92, City:- , P.O:- GARIA, P.S:-Garia, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Shri SOURAV BAIDYA, , , Son of Shri DEBDAS BAIDYA, , HIGH COURT, P.O: G P O, Thana: Hare Street , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 04-04-2023 by AZIZUL HAQUE, PARTNER, HIVE CONSTRUCTION (Partnership Firm), ,10, CANAL SIDE ROAD, 92, City:- , P.O:- GARIA, P.S:-Garia, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Shri SOURAV BAIDYA, , , Son of Shri DEBDAS BAIDYA, , HIGH COURT, P.O: G P O, Thana: Hare Street , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 6,028.00/- ( B = Rs 6,000.00/- ,E = Rs 28.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 6,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/04/2023 4:38PM with Govt. Ref. No: 192023240000496728 on 01-04-2023, Amount Rs: 6,028/-, Bank: SBI EPay ( SBIEPay), Ref. No. 9354262980920 on 01-04-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,071/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 9,071/-

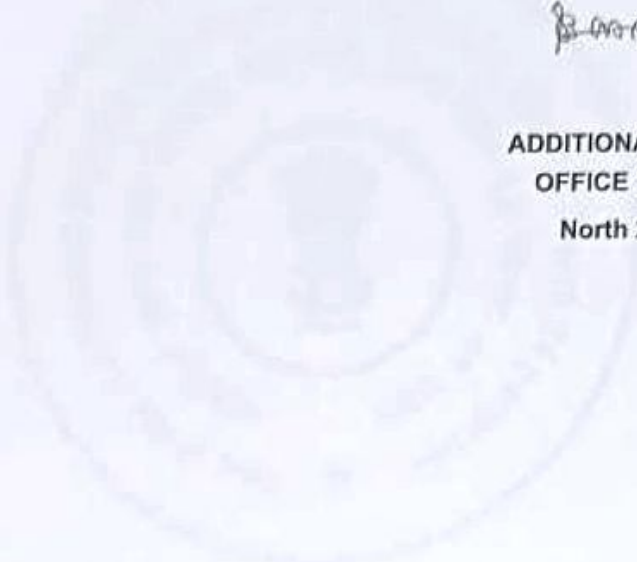
**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 29674, Amount: Rs.1,000.00/-, Date of Purchase: 30/03/2023, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/04/2023 4:38PM with Govt. Ref. No: 192023240000496728 on 01-04-2023, Amount Rs: 9,071/-, Bank: SBI EPay ( SBlePay), Ref. No. 9354262980920 on 01-04-2023, Head of Account 0030-02-103-003-02



**Sanjoy Basak**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**North 24-Parganas, West Bengal**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2023, Page from 182520 to 182571  
being No 152305233 for the year 2023.



Digitally signed by SANJOY BASAK  
Date: 2023.04.11 14:50:19 +05:30  
Reason: Digital Signing of Deed.

*Sanjoy Basak*

(Sanjoy Basak) 2023/04/11 02:50:19 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)