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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

NO - 2 - 235817/21

T 218376

Utomma
3/2/21

Certified that Signature Sheet
Attached herewith are part
of the documents.

Utomma

Add. Dist. Sub-Registrar
UTARPARA, HOOGHLY

03 FEB 2021

Development Agreement cum General Power Of Attorney

THIS DEED OF AGREEMENT CUM GENERAL POWER
OF ATTORNEY is made on this 3rd day of February two thousand twenty-
one.

BETWEEN

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SRI DEBABRATA MUKHERJEE, PAN NO :ATIPM0492K, Aadhaar No.5437 4428 4190,son of Late Netai Chandra Mukherjee , by faith-Hindu, by occupation- Journalist, by nationality- Indian. Residing at. 343/1 Cripier Bye Lane South ,P.O.Konnagar, P.S. Uttarpara, District-Hooghly,Pin-712235 ,West-Bengal hereinafter called and referred to as the " **OWNER** " (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and/or assigns) of the **ONE PART**. **AND**

"MANNDEEP DEVELOPER REAL ESTATE" PAN ABAFM4050D in Principal place of business situated at **25/C/1, Bancharam Mitra Lane , P.O. Konnagar, P.S. Uttarpara, Dist: Hooghly Pin-712235** represented by its Partners namely-----

1. SHRI GOPAL AGARWAL, PAN: **AVZPA0192R**,Aadhaar No. **6700 3922 0663** son of Late Parameswar Lal Agarwal, by faith Hindu, by occupation-Business, residing Permanently---at "SHYAM-KUNJ" 5A ,on Fifth Floor, P.O.Barabahera, P.S Uttarpara ,Dist: Hooghly Pin 712246,(W.B),

2. SHRI DEEPAK KUMAR AGARWAL, PAN — **BHCPA2931C**,Aadhaar No. **4466 6850 9563** son of Shri Mahendra Kumar Agarwal, by faith Hindu, by occupation Business, residing Permanently at "SHYAM -KUNJ" 5A, on Fifth Floor,, P.O. Barabahera, P.S.-Uttarpara, Dist: Hooghly Pin 712246,(W.B)

3. SHRI BHASKAR CHAKRABORTY, PAN — **AHZPC7702M**,Aadhaar No. **6956 4981 1059** Son of Shri Tarun Chakraborty, by faith Hindu, by occupation-Business, residing Permanently at 18, Bancharam Mitra Lane, P.O. Konnagar, P.S. Uttarpara, Dist-Hooghly, Pin-712235 (W.B.) &

4. SMT KIRAN SINGH, PAN — **CENPS9497C**,Aadhaar No. **6358 3789 3218** Daughter of Shri Gopeswar Singh, by faith Hindu, by occupation Business, residing Permanently at Barabahera,Purba,Near Saraswati Sikhsha Niketan School P.O. Barabahera, Dist- Hooghly, Pin-712246 (W.B.) hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, administrators, legal representatives and/or assigns) of the **OTHER PART**

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WHEREAS:

All that piece and parcel of 'Basta' land measuring 00 Cottahs 12 Chhattaks 00 sq. ft. be the same or a little more or less with structure measuring 00 Sq. ft. situated therein comprised in R.S. Plot No. 1884 Corresponding to L.R. Decy No. 2283 under R.S. Khata No. 6277 Corresponding to L.R. Khata No. 6274 being within Village Konnagar, T.L. No. 7, A.D.S.R. Office at Uttarpara, within the ambit of Konnagar Municipality, being Municipal Holding No. 505 on Colonee Bye Lane South, P.O. Konnagar, P.S. Uttarpara, Dist. Hooghly, with all appurtenances, originally belonged to one Sri Shyamal Banerjee alias Sri Shyamal Kanti Banerjee son of Late Manindra Nath Banerjee, who acquired the same by virtue of a Deed of Partition, which was registered on 29/07/1904 with the office of Sub-Registrar at Singur, duly recorded in Book No. 1, Volume No. 9, in Pages 483 to 510, being No. 665 for the year 1904.

AND WHEREAS by virtue of that Deed of Partition dt. 29/07/1904 being No. 665 for the year 1904, the said Sri Shyamal Banerjee alias Sri Shyamal Kanti Banerjee son of Late Manindra Nath Banerjee, being the party of the Fourth part therein had been allotted absolutely and forever All that piece and parcel of specific demarcated Basta land 02 Cottahs 08 Chhattaks 00 sq. ft. be the same or a little more or less with structure situated therein, which was shown in the map annexed with the said Deed of Partition and bounded in "BASANTI" colour and marked as Lot "D" therein, which has been more fully described in the "D" Schedule of that Deed of Partition being No. 665 for the year 1904.

AND WHEREAS since date of partition, the said Sri Shyamal Banerjee alias Sri Shyamal Kanti Banerjee son of Late Manindra Nath Banerjee mutated his name in the office of the Konnagar Municipality being municipal holding no. 505 on Colonee Bye Lane South, P.O. Konnagar, P.S. Uttarpara, Dist. Hooghly and his name had also been published in the L.R. Record of Rights in L.R. Plot no. 2283, L.R. Khata no. 6274 and he used to pay relevant taxes to the municipality and khata to the Govt. at a regular basis. He constructed building therein.

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AND WHEREAS by the Strength of a registered deed of sale duly registered at Uttarpara Sub-Registry Office, incorporated in Book No. I, Being No. 062101778 for the year 2020 **Sri Shyamal Banerjee** alias **Sri Shyamal Kanti Banerjee** son of **Late Manindra Nath Banerjee**, Vendor therein transferred the Schedule mentioned property unto and in favour of **Present Vendor Sri Debabrata Mukherjee**, measuring area of Land 00 Cottahs 12 Chhattaks 30 sq. ft with structure measuring 60 Sq.ft. and he recorded his name in the assessment Roll of Konnagar Municipality & B.L&L.R.O Serampore, since mutation and he paid relevant rate of rent and taxes therein.

AND WHEREAS That the present owner hereby declare that the property in schedule hereunder is the absolute property of the owner and have good saleable and marketable title and is not subject matter of any mortgage, liens, surety, attachment and not involved with any pending litigation and the property or any part of it has not affected by any Acquisition and Requisition and the property is free from all encumbrances whatsoever. The owner further declares that if any statement is found to be false subsequently he will be liable under the law and also liable to pay damages.

AND WHEREAS after getting the property more fully referred in the Schedule written hereunder the aforesaid **Sri Debabrata Mukherjee** become the absolute owner and have possessed the same by exercising his right, title and interest thereon.

Now The Owner mentioned herein above is enjoying the first schedule property and was in searched of a developer and the developer herein having come to know the desire of the owners approached to the development of the said land by demolishing the existing structure for which the parties hereto agreed on the terms and conditions here in after appearing.

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NOW THIS AGREEMENT WITNESSETH AND IS HEREBY AGREED BY AND BETWEEN THE PARTIES TO THESE PRESENTS AS FOLLOWS:- In this presents unless it is repugnant to or inconsistent with the context, the words or expressions mentioned above and also those mentioned below shall have the meaning as assigned to it respectively.

COMMENCEMENT OF THE AGREEMENT:-

This agreement shall come into force with immediate effect from the date of execution of this agreement.

DEFINITIONS:-That in this agreement unless otherwise agreed upon the following expressions will have the following meaning.

PROPERTY/ PREMISES shall mean the property of Bastu land measuring about more or. less 00 Cottahs 12 Chhattaks 30 sq. ft with structure measuring 60 Sq.ft comprised in R.S. Plot No. 1694 Corresponding to L.R Dag No 3245 under R.S. Khatian No. 3037 Corresponding to L.R Khatian No.6274 lying within Mouza Konnagar, J.L. No. 7, A.D.S.R. Office at Uttarpara, within the ambit of Konnagar Municipality Under Uttarpara police station, District - Hooghly, Pin Code - 712235.

BUILDING DESCRIPTION: Sanctioned plan shall mean the plans which also includes all modifications, revisions and/ or amendments thereto for construction of new building at the said land to be sanctioned by Konnagar Municipality and also includes additions, alterations, and modifications to be made by the developer.

New building shall mean the blocks or buildings constructed and/ or being constructed and/ or to be constructed at the said land.

The building or buildings shall also includes residential, semi commercial building or buildings to be constructed on the said land by the developer or with such modifications as may be decided by the developer and the owner on the said property/ premises.

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OWNER:

Owner Shall mean **SRI DEBABRATA MUKHERJEE**, PAN NO :ATIPM0492K, Aadhaar No.5437 4428 4190,son of Late Netai Chandra Mukherjee , by faith-Hindu, by occupation- Journalist, by nationality- Indian. Residing at. 343/1 Criper Bye Lane South,P.O.Konnagar, P.S. Uttarpara, District-Hooghly,Pin-712235 ,West-Bengal , hereinafter called and referred to as the **OWNER**.

DEVELOPERS shall mean **"MANNDEEP DEVELOPER REAL ESTATE"** PAN ABAFM4050D in Principal place of business situated at **25/C/1, Bancharam Mitra Lane , P.O. Konnagar, P.S. Uttarpara, Dist: Hooghly Pin-712235** represented by its Partners namely-----

1. SHRI GOPAL AGARWAL, PAN: **AVZPA0192R**, Aadhaar No. **6700 3922 0663** son of Late Parameswar Lal Agarwal, by faith Hindu, by occupation-Business, residing Permanently---at "SHYAM-KUNJ" 5A ,on Fifth Floor, P.O.Barabahera, P.S Uttarpara ,Dist: Hooghly Pin 712246,(W.B),

2. SHRI DEEPAK KUMAR AGARWAL, PAN — **BHCPA2931C**, Aadhaar No. **4466 6850 9563** son of Shri Mahendra Kumar Agarwal, by faith Hindu, by occupation Business, residing Permanently at "SHYAM -KUNJ" 5A, on Fifth Floor,, P.O. Barabahera, P.S.-Uttarpara, Dist: Hooghly Pin 712246,(W.B)

3., SHRI BHASKAR CHAKRABORTY, PAN — **AHZPC7702M**, Aadhaar No. **6956 4981 1059** Son of Shri Tarun Chakraborty, by faith Hindu, by occupation-Business, residing --Permanently at 18, Bancharam Mitra Lane, P.O. Konnagar, P.S. Uttarpara, Dist-Hooghly, Pin-712235 (W.B.) &

4. SMT KIRAN SINGH, PAN — **CENPS9497C**, Aadhaar No. **6358 3789 3218** Daughter of Shri Gopeswar Singh, by faith Hindu, by occupation Business, residing Permanently at Barabahera,Purba,Near Saraswati Sikhsha Niketan School P.O. Barabahera, Dist- Hooghly, Pin-712246 (W.B.).

OWNER ALLOCATION shall means ALL THAT the Owner namely- **Sri Debabrata Mukherjee** will get **one residential flat cum professional chamber** measuring more or less **850 sq.ft** , S.B areas in **ground floor** south east facing and on Criper Bye Lane South with at least 10 to 12 feet Clear Frontage on Criper Bye Lane South of this said Proposed building which is delivered within 3 years of this registration.

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THE DEVELOPERS ALLOCATION means and includes ALL THAT total of covered area of total constructed area of sanctioned plan to be sanctioned by the Konnagar Municipality which will be provided. **TOGETHER WITH** impartible proportionate share in the land **TOGETHER WITH** the rights to use and enjoy all common areas and facilities of the land and the proposed building more particularly mentioned in the second schedule hereunder written.

MATERIALS TO BE USED FOR CONSTRUCTION OF THE BUILDING shall mean those materials which will be used for construction of the building.

COMMON AREAS INSTALLATIONS AND FACILITIES shall mean and include corridors, stairways, lobbies, passage ways, pump room , overhead water pump and motor, reservoir, underground tank, main gate, main entrance to be constructed on the proposed building, lifts and other facilities which are more particularly mentioned in the forth schedule hereunder written.

CO-OWNERS according to context shall mean all the persons who purchased or agree to purchase or own unites / car parking space or any portion in the said building.

COMMON PURPOSES shall mean and include the purposes of managing maintain and up keeping the building to be constructed on the said premises (and in particular the common areas installations and facilities), rendering of common service in common expenses and dealing with the disbursement of the common expenses dealing with the matters of common interest of the co-owner and relating to their manual rights an obligations for the beneficial use and enjoyment of their respective units exclusively and the common areas installatinalons and facilities in common.

PLANS shall mean Sanctioned plan and shall also mean the plans which also includes all modifications, revisions and/ or amendments thereto for construction of new building at the said land to be sanctioned by Konnagar Municipality and also includes additions, alterations, modifications to be made by the developer.

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THE DEVELOPER'S ALLOCATION means and includes ALL THAT and all covered area of land constructed area of sanctioned plan to be sanctioned by the Kottayam Municipality which will be provided TOGETHER WITH impartible proportionate share in the land TOGETHER WITH the right to use and enjoy all common areas and facilities of the land and the proposed building more particularly mentioned in the second schedule hereunder written.

MATERIALS TO BE USED FOR CONSTRUCTION OF THE BUILDING shall mean those materials which will be used for construction of the building.

CONVEYANCE AREA'S INSTALLATIONS AND FACILITIES shall mean and include corridors, driveways, lobbies, passage ways, pump room, overhead water pump and motor, elevator, underground tank, rain pits, rain channels to be constructed on the proposed building, lifts and other facilities which are more particularly mentioned in the both schedules hereunder written.

CO-OWNERS according to context shall mean all the persons who purchased or agree to purchase or own units / car parking spaces or any portion in the said building.

CONVEYANCE PURPOSES shall mean and include the purposes of managing maintain and or keeping the building to be constructed on the said premises (and in particular the common areas installations and facilities), rendering of common services in common expenses and dealing with the disbursement of the common expenses dealing with the matters of common interest of the co-owner and relating to their mutual rights or obligations for the beneficial use and enjoyment of their respective units exclusively and the common areas installations and facilities in common.

PLANS shall mean Sanctioned plan and shall also mean the plans which also includes all modifications, revisions and or amendments thereto for construction of new building at the said land to be sanctioned by Kottayam Municipality and also includes additions, alterations, modifications to be made by the developer.

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TITLE DEED shall mean all original documents and all papers of title of the said land which shall remain under the custody and control of developers and shall be produced as and when necessary to fulfill the object of this agreement and shall not be parted, dealt with any manner and after completion of the project the same to be handed over to the owners association and inspection by the developer, its intending purchasers, owners, their representatives and their intending purchaser and shall be allowed and also to make copies of the same.

ARCHITECT shall mean such architect/ engineer who being appointed by the developer and who will design and plan, prepare modification of plan, alterations of the plan of the building on the said premises and obtained the required sanction for construction of such building from the appropriate authority.

ASSOCAITON: Establishment and all other expenses of the committee including its formation, office, establishment and miscellaneous expenses.

SUPER BUILT UP AREA according to the context shall mean (i) the plinth area of the said unit which includes inter alia the area of the covered balconies and servants quarter, if any attached thereto and also the thickness of the external and internal walls thereof and pillars and columns therein provided that if any wall pillar or column be common between two units then the one- half of the area under such wall or pillar shall be included in each such unit(ii) such proportionate share of the area of the common areas.

PROPORTIONATE OR PROPORTIONATELY according to the context Shall mean the proportion in which the super built- up area of the Units/portions in the building. PROVIDED THAT where it refers to the share of any rents and/or taxes amongst the common expenses, that such share of the whole shall be determined on the basis of such rates and/or taxes that are being respectively levied [i.e. in case the basis of any levy be area/rental income of user of the respective units by the co-owners respectively].

THE DEVELOPER'S OBLIGATION AND RIGHT:-

1. The Developer shall prepare the plan and submit the same to the owners as mentioned herein above for their approval and signature and after obtaining the approval of the "OWNERS" as mentioned hereinabove and their signatures on the plan shall submit to Konnagar Municipality as well as appropriate department for obtaining the sanction at the cost .and expenses of the developers.

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The developer will be at liberty to have the said land surveyed and/or measured at its own costs.

2. The developer will be at liberty to have the soil of the said land appropriately tested at its own costs.
3. The developer shall ensure that the residential building to be erected on the said land shall be habitable with adequate electrical, telephone and domestic water supply connection, drainage and sewerage and obtained all necessary permission from the competent authority regarding completion of the building.
4. That Developer shall not discontinue or abandon the construction of the proposed building **except the suspension of the work or due to force majeure event.**
5. That developer shall pay all taxes outgoing payable of the said premises on and from the date of execution of this agreement of the entire property and up to the date of handing over possession of the owner's allocation or intimation to the owners as mentioned herein above in writing whichever is the earlier.
6. **PROVIDED HOWEVER** the developer shall be liable to pay taxes outgoing in respect of the developer's allocation even after completion of the building but the owners as mentioned herein above shall have to pay arrear rent/taxes or other outgoing (if any).
7. If required, the developer will be at liberty to modify after and amend the plan to be sanctioned by Konnagar Municipality or appropriate authority as the case may be in respect of the said land with the written consent of the owner as mentioned herein above.
8. The developer shall commence construction within 6 months from date of obtaining sanction plan and shall complete the construction within 36 months from the date of the agreement. **If due to force majeure or strike** then in such event the period of construction will be extended until such situation become normal and further reasonable period will be given to the developer for completion of the building.

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9. The developer hereby undertake to keep the "**OWNERS**" as mentioned herein above indemnified against all third party claims and action arising out of any sort of act or omission or commission of the developer in relation to the making of construction of the said building.
10. After obtaining the plan sanctioned and subject to the terms and conditions Herein after appearing, the developer shall be at liberty with exclusive right and authority to negotiate for the sale, lease, deal with dispose of the developer's allocation in respect of the floor / flat together with proportionate share of land excluding space provided under owner's allocation as mentioned herein before of the said proposed building of the said premises with any prospective buyers before or in course of the construction work of the said building at such consideration and on such terms and conditions as the developer shall think fit and proper. It is clearly agreed and declared by the party herein that the consideration money for such transfer as aforesaid including earnest money or initial payment or part payment received by the developer and the owners as mentioned herein above shall not have any right, share and will not be entitled to any portion thereof.
11. After obtaining the plan sanctioned and subject to the terms and conditions hereinafter appearing, the developer shall be entitled to enter into agreement for sale, lease or transfer in respect of developer's allocation on basis of the **General Power of Attorney** in the name of the developer and entitled to sign all necessary documents on behalf of the owners, however, that such dealings shall not in any manner fasten or create any financial and legal liability upon the owner as mentioned herein above.
12. The developer shall execute the deed of conveyance or conveyances in favour of the intending purchaser or purchasers of the developer's allocation of the building on behalf of the "**OWNER**" as mentioned herein above on the strength of the General Power of Attorney to be

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executed simultaneously in favour of the developer by the "Owner" as mentioned herein above **PROVIDED HOWEVER** the costs of conveyance or conveyances including stamp, registration charges and all other expenses including legal expenses shall be borne and paid by the intending purchaser or purchaser thereof.

PROVIDED FURTHER it will not prevent the developer to get the deed of conveyance of the intending purchaser of the developer or its intending Purchasers.

13. All cost, charges, and expenses for obtaining plan sanction, construction of the building on the land including architects fees shall be discharged and paid by the developer and the "OWNER" as mentioned herein above shall not be liable in this regard in any manner whatsoever.
14. On and from the date of obtaining possession of the new building, the owners as mentioned herein above and the developer shall be liable to pay all outgoing, maintenance charges, electricity charges, proportionate of their share within such time as may be agreed by and between the parties mutually.
15. The developer shall complete the building in this respect in terms of this development agreement and shall obtain the completion certificate as early as possible.
16. The original title deed of the said premises which will - be handed over to the developer at the time of execution of this agreement which will be produced by the developer as and when the same is required by the "OWNER" as mentioned herein above.
17. Every flat including the flat allocated for the owner as mentioned herein above will have the same quality.
18. That it is further agreed that during the period of demolition and construction, if any accident occurs of whatsoever nature, the Developers will solely be responsible for that and the Owner shall not have any kind of responsibility in this regard. It is further mentioned that the developers shall be solely responsible and liable for the construction work of the said building in this respect the owner shall not have any sort or kind of responsibility.

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OWNERS REPRESENTATION AND ASSURANCES:-

Prior to entering into this agreement, the owner hereby assures, represent and confirm that

1. The said land is free from all encumbrances, liens, lis pendens, charges, acquisitions, requisitions, attachments whatsoever and howsoever.
2. Save and except the "OWNER" as mentioned herein above, nobody has any right, title and or interest or claim in respect of the said land in any manner whatsoever.
3. There is no legal bar or impediment to develop the said land in any manner whatsoever.
4. The owner is in khas possession of the said land.
5. The owners have a marketable title of the said land and is otherwise entitled to enter into this agreement with the developer for development of the said land.
6. The said land is not subject to any acquisition, requisitions whatsoever by statutory authority or by public body.
7. There is no attachment either under Public Demand Recovery Act or under the Income Tax Act or under Wealth Tax Act or under Wealth Tax Act or under any other acts or statutes in respect of the said land.
8. The owner have not entered into any agreement for sell, encumbering dealing with, disposing of, parting with or development of the said land or any portion thereof in any manner whatsoever except owners allocation.

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9. The Owner is not part with the said land or any portion thereof in any manner whatsoever and the said land is fit for equitable mortgage.
10. The said land is not under any charge or attachment for payment of alimony pendente lite or maintenance by an order of any court of law.
11. The said land is not under either Debuttar or private or any wakf.
12. There is no bar or restriction of conversion of the said land.

OWNERS RIGHTS AND OBLIGATIONS:-

1. Simultaneously at the time of execution of this agreement the owners shall hand over to the developer all original documents, title deeds of the said land.
2. Simultaneously at time of execution of this agreement the owners shall execute and register Power of Attorney in favour of the developer or its nominee or nominees for obtaining the plan sanctioned and construction of the building on the said premises.
3. The owners shall apply and obtain all necessary permission and certificate as may be required for development of the said premises and also to sell the developer's allocation.
4. The owners do hereby grant exclusive right of development of the said premises unto and in favour of the developer with the intent and object that the developer shall have the necessary maps or plans prepared by a duly authorized architect for being submitted to the Konnagar Municipality or appropriate authority as the case may be or other authorities concerned for sanction and shall construct, erect and complete the multistoried building or buildings on the said premises being complete in all respects in accordance with the plan to be sanctioned by the said authorities concerned or with such modifications as may be decided by the developer.

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12. Also the developer shall have no right, authority and power to sale owners' share hereinabove mentioned as "OWNER" of the said building subject to the terms and conditions mentioned under this agreement.
13. The owners will sign all papers and documents as may be required for obtaining plan sanctioned, modification of the plan, construction and development of the said premises and assist the developer for construction of the building in terms of this agreement.,
14. That if any accident occur due to low grade materials or due to any negligence of engineer, contractor or developer for construction of multistoried building, in that case the owner's hereinabove mentioned "OWNER" shall not be liable for the same.
15. In the event of undivided and un demarcated property or the property is amalgamated with other properties entire over which the building would be built, The Owner shall have to partition their share by executing proper instrument to become the owner of the separated unit.

MISCELLANIOUS

1. In the circumstances and in consideration of the terms and conditions contained herein above and the obligation to be performed, fulfilled and observed the owner and the developer, the owner having agreed to grant the exclusive right of development of the said premises to the developer.
2. The respective allocations shall keep the interior walls, sewers drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working condition and repair and in particular so as not cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupiers of the building indemnified from and against the consequence of any breach.

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3. No goods or other items shall be kept by the respective parties for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be caused in any manner in the free movement of users in the corridors and other places of common use in the building
4. Neither party shall throw or accumulate any dirt, rubbish, waste or permit the same to be' thrown or accumulated in or around the building or in the compounds, corridors or any other portion or portions of the building.
5. Neither of the party shall permit other's agents with or without workmen and others at all reasonable times to enter into and upon each party's allocation and each party thereof for the purpose of maintenance or 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, gas and water pipes, and electric wires and for any similar purpose.
6. Both the developer and the owners shall enjoy their respective allocations /portions in the said building under their occupation forever with absolute right of alienation, transfer, 'lift, deal with, dispose of any manner whatsoever and such rights of the parties in no way could be taken off or infringed by either of the party under any circumstances.
7. Neither party shall use or permit to the use of the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal , and immoral trade or activity, nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.
8. Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the other in this behalf.

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Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless:-

- I] Such party shall have observed and performed by a written undertaking to the effect that such transferee shall remain bound by the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in each of their respective possessions.
- II] Both parties shall abide by all law, by-laws, rules and regulations of the Government, statutory bodies, and/or local bodies as the case may be and shall be bound to answer and be responsible for any deviation and/or breach of any of the said laws, by-laws, rules and regulations.

FORCE MEJURE

The developer shall not be regarded in breach of any of the terms and conditions herein contained and on the part of the developer to be performed and observed if it is prevented by any of the conditions herein below:-

- i] Fire
- ii] Natural Calamity
- iii] Tempest
- iv] Any prohibitory order from the court, Konnagar Municipality and other authorities.

NEGOTIATION AND AMICABLE SETTLEMENT

All dispute and differences arising out of the agreement in relation to the determination of any liability of the parties hereto or the construction of interruption of any of the terms and/or meaning thereof the parties shall make best and honest efforts to settle the dispute amicably and if they failed then the matter will be referred to the Arbitration in a bid or to avoid litigation.

ARBITRATION

At any time any dispute shall arise between the parties hereto regarding the construction of interruption of any of the terms and conditions herein contained

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or touching these presents or determinations of any liability of any of the parties under this agreement, the same shall be referred to the arbitrator and their joint decision shall be deemed to be a reference within the meaning of the Arbitration and Reconciliation Act, 1996, or any statutory enactment or modification there under and the said arbitrator will be nominate jointly by the developer and the owners. In case of differences with the reference of the arbitrator to be appointed by the respective parties, the arbitrator will appoint an umpire and his decision is final and binding upon the respective parties but on no event none of the parties shall be entitled to stop the progress of construction or development of the said premises until such time and the award is given by the arbitrators or the umpire, as the case may be.

THE FOLLOWING POWERS IS GIVEN TO THE DEVELOPER AS FOLLOWS:- NOW KNOW ALL MEN BY THESE PRESENTS THAT

Owner SRI DEBABRATA MUKHERJEE, PAN NO :ATIPM0492K, Aadhaar No.5437 4428 4190,son of Late Netai Chandra Mukherjee , by faith-Hindu, by occupation- Journalist, by nationality- Indian. Residing at. 343/1 Criper Bye Lane South ,P.O.Konnagar, P.S. Uttarpara, District-Hooghly,Pin-712235 ,West-Bengal, **do hereby authorized, nominate and appoint "MANNDEEP DEVELOPER REAL ESTATE"** PAN ABAFM4050D in Principal place of business situated at **25/C/1, Bancharam Mitra Lane , P.O. Konnagar, P.S. Uttarpara, Dist: Hooghly Pin-712235** represented by its Partners namely-----

1.SHRI GOPAL AGARWAL, PAN: **AVZPA0192R**,Aadhaar No. **6700 3922 0663** son of Late Parameswar Lal Agarwal, by faith Hindu, by occupation-Business, residing Permanently---at "SHYAM-KUNJ" 5A ,on Fifth Floor, P.O.Barabahera, P.S Uttarpara ,Dist: Hooghly Pin 712246,(W.B),

2.SHRI DEEPAK KUMAR AGARWAL, PAN— BHCPA2931C,Aadhaar No. **4466 6850 9563** son of Shri Mahendra Kumar Agarwal, by faith Hindu, by occupation Business, residing Permanently at "SHYAM-KUNJ" 5A, on Fifth Floor., P.O. Barabahera, P.S.-Uttarpara, Dist: Hooghly Pin 712246,(W.B)

3., SHRI BHASKAR CHAKRABORTY, PAN — AHZPC7702M,Aadhaar No. **6956 4981 1059** Son of Shri Tarun Chakraborty, by faith Hindu, by occupation-Business, residing Permanently at 18, Bancharam Mitra Lane, P.O. Konnagar, P.S. Uttarpara, Dist-Hooghly, Pin-712235 (W.B.) &

4. SMT KIRAN SINGH, PAN — CENPS9497C,Aadhaar No. **6358 3789 3218** Daughter of Shri Gopeswar Singh, by faith Hindu, by occupation Business, residing Permanently at Barabahera,Purba,Near Saraswati Sikhsha Niketan School P.O. Barabahera, Dist- Hooghly, Pin-712246 (W.B.), partners **only for the matter related to this**

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Project work and to do the following as detailed hereunder:-

- 1) To appear and act in all the courts, Criminal, Civil, Revenue office, Block Land and Land Reform Office, District registrar office, additional District-Sub-Registrar office, District Magistrate & sub-Divisional office, District Board, Municipal Board of Notified area CESC office or any other local authority.
- 2) To, sign, revise plans, to verify complaints, written statements, petitions, objections, memorandum of appeal and petitions, objection and application of all kinds and to file it in any court of law such as civil court, criminal court, or any of the office or offices.
- 3) To appoint any Advocate, Barrister, Revenue Agent or any other legal practitioner or any person legally authorized to do any act.
- 4) To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.
- 5) To file and receive back any documents to deposit money by challan or receipt and to withdraw money from any court cases or from any office or offices and to grant proper acknowledgement receipt.
- 6) To accept service of any summons, notice, writ issued by any court and office against us.
- 7) To obtain, refund of stamp duty, court fees. To execute the decree or any decrees up to the amount of the decree.
- 8) To file suits, for damages and any kind of suit.

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- 9) To apply to courts and offices for copies of documents and papers and to withdraw deeds, documents, papers from any court.
- 10) To apply for the Inspection of and to inspect any judicial records any records of any office or offices.
- 11) To file any application before the municipal authority or any board and to appear and also to do all acts which will be necessary to protect the interest at the property and also take any copies from the municipality.
- 12) To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal and all its departments, police authorities, CESC for the time being in connection with the schedule property, and any other matters pertaining to the said property subject to the terms & conditions of this agreement entered into by the owners with the developer.
- 13) To deal and correspond with municipality and all its departments or officers or any officers or authorities in connection with or relating to the said property hereunder and in particular to do the aforesaid acts. Deeds, matters etc.
- 14) To deal with the CESC for obtaining electric connection over the schedule property and to put up an erect an electric substation for the supply of electric to the schedule property and for the purpose to sign all letter, applications, undertaking, terms &, conditions as may from time to be thought necessary as may be required by concerned authorities.
- 15) To enter into an agreement for sale of developer allocation on behalf and to do all acts which will be legal valid for completion of all agreement if required to appear before registering authority and presenting the same and shall admit execution and registration.

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- 16) To execute and register proper instrument of transfer on **my** behalf on duly stamp conveyance and any other kind of indenture like gift, sale, mortgage or any things be likes and shall present the same before the registering authority and shall admit execution and registration and also shall complete the observe all formalities for completion of sale and shall delivery of possession except owners allocation mentioned it herein above as "**OWNER**" and shall take all money and consideration and to grant receipt for acknowledge of payment except owners allocation.
- 17) And generally to act as **my** attorney of agent in relation to all matters in respect of **my** scheduled property which we are now or may hereafter be interested or concerned and on **my** behalf to execute and do all instrument, acts ,matter and things as fully and effectually as **I** could do it personally present and **I** do here by agree to rectify and confirm whatsoever our side.

JURISDICTION

Serampore Judge's court shall have jurisdiction to entertain and try all actions suits and proceedings arising out of these present.

THE FIRST SCHEDULE ABOVE REFERRED TO (PROPERTY TO BE DEVELOPED)

ALL THAT an area of Bastu land measuring about more or less 00 Cottahs 12 Chhattaks 30 sq. ft with structure measuring 60 Sq.ft comprised in R.S. Plot No. 1694 Corresponding to L.R Dag No 3245 under R.S. Khatian No. 3037 Corresponding to L.R Khatian No.6274 lying within Mouza Konnagar, J.L. No. 7, A.D.S.R. Office at Uttarpara, within the ambit of Konnagar Municipality Under Uttarpara police station, District - Hooghly, Pin Code - 712235.

. **The property is butted and bounded by:-**

On the North: Property of Amal Kanti Banerjee.

On the south: 6' Common Passage.

On the east : Criper Bye Lane South .

On the west : Property of Shyamal Banerjee alias Shyamal Kanti Banerjee .

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OWNERS ALLOCATION

ALL THAT the **OWNER ALLOCATION** shall mean ALL THAT the Owner namely- **Sri Debabrata Mukherjee** will get **one residential flat cum professional chamber** measuring more or less 850 sq.ft, S.B areas in ground floor south east facing and on Cripier Bye Lane South with at least 10 to 12 feet Clear Frontage on Cripier Bye Lane South of this said Proposed building which is delivered within 3 years of this registration.

DEVELOPERS ALLOCATION

ALL THAT total covered area of constructed area of sanctioned plan to be sanctioned by the Konnagar Municipality which will be provided **TOGETHER WITH** impartible proportionate share in the land **TOGETHER WITH** the rights to use and enjoy all common areas and facilities of the land and the proposed building.

COMMON AREAS AND FACILITIES

1. Path passages and drive ways in the premises other than those reserved by the owners for his any purpose and those meant or earmarked or intended to be reserved for parking or marked by the owner for use of any co-owner.
2. Staircase, lobby, roof and landings, lift.
3. Room and the bathroom for darwan.
4. Electrical installations with main switch and meter and space required therefore.
5. Overhead water tank and water reservoir with submarshall distribution pipes there from connection to different apartments/ units and from the underground water or to the building.
6. Water waste and sewage evacuation pipes from the apartments/ units to drain and sewers common to the building.

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7. Drains and sewers from the building to the municipality drain.
8. Main gate for entrance to the premises.
9. Boundary wall to the premises.
10. Such other common areas and facilities as may be made for common purposes.

COMMON EXPENSES

MAINTENANCE: All costs and expenses for maintaining, whitewashing, pointing, repainting, repairing, renovating and replacing the common areas, machineries, equipments installations and accessories for common service, utilities and facilities(including the outside walls of the building).

OPERATIONS: All expenses for running and operating all machineries, equipments, installations and accessories for common facilities and utilities(including water pump with motor etc).

ASSOCIATION: Establishment and all other expenses of the association (including its formation) and also similar expenses of the owner or any agency looking after the common purpose until handing over the same to the association.

TAXES: Municipal and other rates , taxes and levies and all other outgoings in respect of the premises (save those assessed separately in respect of any unit).

COMMON UTILITIES: Expenses for savings/supply of common facilities and utilities (including electricity, water etc.) and all charges incidental thereto.

Contd..... P/24

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

OTHER: All other expenses and/or the Association for the common purpose.

SPECIFICATION ABOVE REFERRED TO :

FOUNDATION: R.C.C. Column Foundation based on soil report.

SUPER STRUCTURE: R.C.C. Framed structure with R.C.C. Columns, Beams 8, Slab.

WALLS: 254 mm (10") thick peripheral brick wall with 127 mm (5") thick brick partition wall with cement mortar.

FLOOR: Tiles/vitrified the flooring with 101 mm (4") high skirting on all internal walls.

DOORS: PVC flush door shall be provided for toilet, 10' TO 12' FEET Entrance rolling Sutter on criper Bye Lane South & 4' FEET rolling Sutter on back Side.

WINDOWS: Aluminum channel window with glass panel including integrated M.S. grills welded to the window M.S. handle & stays with aluminum sliding will be provided.

TOILET: Tiles floor/vitrified tiles with glazed tile dado upto 5ft height from floor level on all sides, 2 taps, 1 shower, 1 European Indian type W.C. pan with low down flushing cistern will be provided.

ATTACHED BATH- Same as common toilet except without any provision for W.C. pan but European/Indian commode shall be provided.

DRAWING/DINING: One modern basin 20-22" with other accessories shall be provided in each dinning space.

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WATER SUPPLY: Separate water supply line for each flat connected to main distribution line from overhead tank to be filled by submersible pump.

ELECTRIFICATION: Concealed conduit copper wiring with adequate nos. of light, fan and power sockets without any light/fan fittings & one A.C Point will be provided.

INTERNAL WALL: All internal wall and ceiling will be cement plastered and punned with plaster of Paris.

EXTERNAL WALL: Cement based (snowcem or similar) colour will be provided.

KITCHEN: Tiles floor/vitrified tiles black Kota cooking platform, only on one side wall. 2.5 ft. (two and half feet) high glazed tiles over cooking platform. one Blackstone sink with tap.

PLAN & DEEDS: Sanction plan, Title Deeds, ROR, Tax Receipts, Rent Receipts and all other related documents are available in Developer/ Owner office for inspection or verification. Any queries in connection with any legal matters may be entertained by their Advocate at his office with prior appointment.

EXTRA WORK: Extra work will be charged extra on prior payment.

Debasish Chakraborty
Reg. No. 708/1999 Advocate
6/1, Surya Sen Street
P.O. - Konnagar, Dist- Hooghly
Ph. - 712235

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IN WITNESS WHEREOF we have set and subscribed our hand, seal and signature on this the ^{3rd}.....th day of February two thousand **Twenty one (2021)**.

SIGNED, SEALED AND DELIVERED :-

In presence of :

WITNESSES :-

1. Imal Kanti Zangol
033 26746206.

Debabrata Mukherjee
Signature of the Owner
Mandeep Developer Realstate
Equal Agreement

Kiran Singh
Blasr Chandra
Deepak Kumar Agarwal

Signature of the DEVELOPERS ^{Partner}
Mandeep Developer Realstate
Equal Agreement

2. Shyamal Baner
033 2674 0477

Kiran Singh
Blasr Chandra
Deepak Kumar Agarwal

Signature of the constituted Attorney ^{Partner}

Drafted by me,
Debashish Chakraborty











Debashish Chakraborty
ADVOCATE
Reg No: W.B. 708/1999

ADVOCATE
REGISTRATION NO.W.B.708/1999
Email I.D. advocattechakraborty.debasish@gmail.com
64 Surya Sen Street, P.O.Konnagar, P.S.Uttarpara,
MOB : 98303915566 8910638247

Finger Prints of Both Hands



Debabrat Mukherjee











THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
					L H F P R H F P
					



Finger Prints of Both Hands













Ganeshwar

THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
					L H F P R H F P
					

Finger Prints of Both Hands



Dipak Kumar Agardal

THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
					L H F P R H F P
					

Finger Prints of Both Hands



Bhuvan Chandra

THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
					L
					H
					F
					P
					R
					H
					F
					P

Finger Prints of Both Hands



Khian Singh

THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
					L
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Finger Prints of Both Hands

Photo

THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
					L
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					F
					P
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					P

आयकर विभाग
INCOME TAX DEPARTMENT
DEBABRATA MUKHERJEE
NETAI CHANDRA MUKHERJEE

01/10/1960
Permanent Account Number

ATIPM0492K

Debabrata Mukherjee

Signature



भारत सरकार
GOVT. OF INDIA



17042014

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANDEEP DEVELOPER REAL ESTATE



02/04/2015

Permanent Account Number

ABAFM4050D

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GOPAL AGARWAL

SUMITRA AGARWAL

09/08/1976

Permanent Account Number

AVZPA0192R

Gopal Agarwal

Signature



14032011

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BHASKAR CHAKRABORTY
TARUN CHAKRABORTY

21/03/1981

Permanent Account Number
AHZPC7702M

Bhaskar Chakraborty
Signature



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

DEEPAK KUMAR AGARWAL

MAHENDRA KUMAR AGARWAL

1803/1096

Permanent Account Number

BHCRA2931C

Deepak Kumar Agarwal

Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

कुरान सिंह
KURAN SINGH

कुरेश्वर सिंह
KURISHWAR SINGH

02157311
Permanent Account Number

CENPS2487C

Jayant Singh
Signature



Major Information of the Deed

	I-0621-00566/2021	Date of Registration	03/02/2021
	0621-2000235817/2021	Office where deed is registered	
Deed No / Year	01/02/2021 8:53:36 PM	0621-2000235817/2021	
Applicant Name, Address & Other Details	DEBASHISH CHAKRABORTY 64 SURYA SEN STREET, KONNAGAR, HOOGHLY, Thana : Uttarpara, District : Hooghly, WEST BENGAL, PIN - 712235, Mobile No. : 9830391556, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 7,97,084/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,050/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Uttarpara, Municipality: KONNAGAR, Road: Cripier Road, Road Zone : (Netaji Statue -- GT Road, Holding on bye lane) , Mouza: Konnagar, JI No: 7, Pin Code : 712235



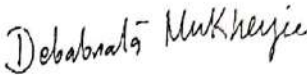
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3245 (RS :-)	LR-6274	Bastu	12 Chatak 30 Sq Ft	1/-	7,52,084/-	Property is on Road
Grand Total :				1.3063Dec	1 /-	7,52,084 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	60 Sq Ft.	1/-	45,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 60 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		60 sq ft	1 /-	45,000 /-	

Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Shri Debabrata Mukherjee Son of Late Netai Chandra Mukherjee Executed by: Self, Date of Execution: 03/02/2021 , Admitted by: Self, Date of Admission: 03/02/2021 ,Place : Office			
03/02/2021	LTI 03/02/2021	03/02/2021	

343/1, Cripier Bye Lane, P.O:- Konnagar, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712235 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ATxxxxxx2K, Aadhaar No: 54xxxxxxxx4190, Status :Individual, Executed by: Self, Date of Execution: 03/02/2021 , Admitted by: Self, Date of Admission: 03/02/2021 ,Place : Office




Developer Details :

Name,Address,Photo,Finger print and Signature



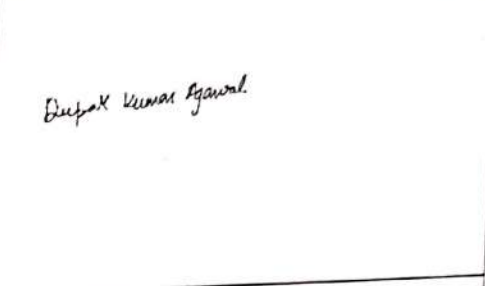


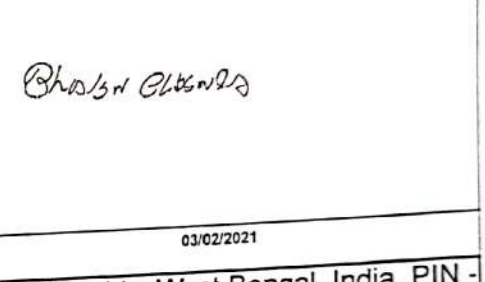


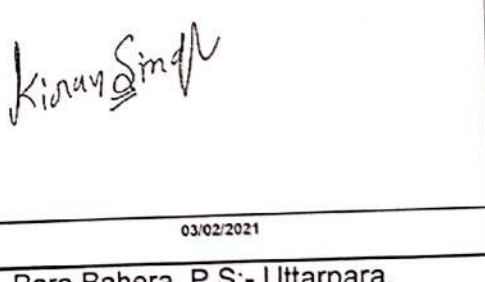
SI No	Name,Address,Photo,Finger print and Signature
1	Mandeep Developer Real Estate 25/C/1, Bancharam Mitra Lane, P.O:- Konnagar, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712235 , PAN No.:: ABxxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :




Name,Address,Photo,Finger print and Signature

SI No	Name	Photo	Finger Print	Signature
1	Shri Gopal Agarwal Son of Late Parameswar Lal Agarwal Date of Execution - 03/02/2021, , Admitted by: Self, Date of Admission: 03/02/2021, Place of Admission of Execution: Office			
	Feb 3 2021 12:06PM	LTI 03/02/2021	03/02/2021	

Shyam Kunj 5 A, Fifth Floor, P.O:- Bara Bahera, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712246, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx2R, Aadhaar No: 67xxxxxxxx0663 Status : Representative, Representative of : Mandeep Developer Real Estate (as Partner)

Name	Photo	Finger Print	Signature
Deepak Kumar Agarwal Son of Shri Mahendra Kumar Agarwal Date of Execution - 03/02/2021, , Admitted by: Self, Date of Admission: 03/02/2021, Place of Admission of Execution: Office	 Feb 3 2021 12:06PM	 LTI 03/02/2021	 03/02/2021
Shyam Kunj 5 A, Fifth Floor, P.O:- Bara Bahera, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712246, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BHxxxxxx1C, Aadhaar No: 44xxxxxxxx9563 Status : Representative, Representative of : Mandeep Developer Real Estate (as Partner)			
Name	Photo	Finger Print	Signature
Shri Bhaskar Chakraborty (Presentant) Son of Shri Tarun Chakraborty Date of Execution - 03/02/2021, , Admitted by: Self, Date of Admission: 03/02/2021, Place of Admission of Execution: Office	 Feb 3 2021 12:07PM	 LTI 03/02/2021	 03/02/2021
18, Bancharam Mitra Lane, P.O:- Konnagar, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712235, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx1M, Aadhaar No: 69xxxxxxxx1059 Status : Representative, Representative of : Mandeep Developer Real Estate (as Partner)			
Name	Photo	Finger Print	Signature
Smt Kiran Singh Daughter of Shri Gopeswar Singh Date of Execution - 03/02/2021, , Admitted by: Self, Date of Admission: 03/02/2021, Place of Admission of Execution: Office	 Feb 3 2021 12:07PM	 LTI 03/02/2021	 03/02/2021
Bara Bahera Purba ,Near Saraswati Sikhsha Niketan School, P.O:- Bara Bahera, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712246, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CExxxxxx7C, Aadhaar No: 63xxxxxxxx3218 Status : Representative, Representative of : Mandeep Developer Real Estate (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Debashish Chakraborty Son of Late Susit Baran Chakraborty 64, Surya Sen Street, P.O:- Konnagar, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712235	 03/02/2021	 03/02/2021	 03/02/2021
Identifier Of Shri Debabrata Mukherjee, Shri Gopal Agarwal, Shri Deepak Kumar Agarwal, Shri Bhaskar Chakraborty, Smt Kiran Singh			

Transfer of property for L1

No	From	To. with area (Name-Area)
	Shri Debabrata Mukherjee	Mandeep Developer Real Estate-1.30625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Debabrata Mukherjee	Mandeep Developer Real Estate-60.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Uttarpara, Municipality: KONNAGAR, Road: Cripur Road, Road Zone : (Netaji Statue -- GT Road,Holding on bye lane) , Mouza: Konnagar, JI No: 7, Pin Code : 712235

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3245, LR Khatian No:- 6274	Owner: মনীন্ড নাথ বন্দ্যোপাধ্যায়, Gurdian: মহেন্দ্র নাথ, Address: নিজ , Classification: ডিটি, Area: 0.11950000 Acre,	Shri Debabrata Mukherjee

03-02-2021

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 12:01 hrs on 03-02-2021, at the Office of the A.D.S.R. UTTARPARA by Shri Bhaskar Chakraborty .

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 7,97,084/-

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

Execution is admitted on 03/02/2021 by Shri Debabrata Mukherjee, Son of Late Netai Chandra Mukherjee, 343/1, Cripier Bye Lane, P.O: Konnagar, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712235, by caste Hindu, by Profession Others

Indetified by Shri Debashish Chakraborty, , , Son of Late Susit Baran Chakraborty, 64, Surya Sen Street, P.O: Konnagar, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712235, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-02-2021 by Shri Gopal Agarwal, Partner, Mandeep Developer Real Estate (Partnership Firm), 25/C/1, Bancharam Mitra Lane, P.O:- Konnagar, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712235

Indetified by Shri Debashish Chakraborty, , , Son of Late Susit Baran Chakraborty, 64, Surya Sen Street, P.O: Konnagar, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712235, by caste Hindu, by profession Advocate

Execution is admitted on 03-02-2021 by Shri Deepak Kumar Agarwal, Partner, Mandeep Developer Real Estate (Partnership Firm), 25/C/1, Bancharam Mitra Lane, P.O:- Konnagar, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712235

Indetified by Shri Debashish Chakraborty, , , Son of Late Susit Baran Chakraborty, 64, Surya Sen Street, P.O: Konnagar, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712235, by caste Hindu, by profession Advocate

Execution is admitted on 03-02-2021 by Shri Bhaskar Chakraborty, Partner, Mandeep Developer Real Estate (Partnership Firm), 25/C/1, Bancharam Mitra Lane, P.O:- Konnagar, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712235

Indetified by Shri Debashish Chakraborty, , , Son of Late Susit Baran Chakraborty, 64, Surya Sen Street, P.O: Konnagar, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712235, by caste Hindu, by profession Advocate

Execution is admitted on 03-02-2021 by Smt Kiran Singh, Partner, Mandeep Developer Real Estate (Partnership Firm), 25/C/1, Bancharam Mitra Lane, P.O:- Konnagar, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712235

Indetified by Shri Debashish Chakraborty, , , Son of Late Susit Baran Chakraborty, 64, Surya Sen Street, P.O: Konnagar, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712235, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/02/2021 3:43PM with Govt. Ref. No: 192020210218678431 on 02-02-2021, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AYNZJS5 on 02-02-2021, Head of Account 0030-03-104-001-16

Statement of Stamp Duty

It is stated that required Stamp Duty payable for this document is Rs. 5,050/- and Stamp Duty paid by Stamp Rs 1,000/-
online = Rs 4,050/-
Description of Stamp
1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no T218376, Amount: Rs.1,000/-, Date of Purchase: 27/01/2021, Vendor name: A N
GANGULY
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/02/2021 3:43PM with Govt. Ref. No: 192020210218678431 on 02-02-2021, Amount Rs: 4,050/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0AYNZJS5 on 02-02-2021, Head of Account 0030-02-103-003-02

Ayan Kumar Sinha

Ayan Kumar Sinha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. UTTARPARA
Hooghly, West Bengal

Certificate of Registration under section 28 and Rule 29,
Registered in Book - 1
Volume number 1021-1022, Page from 2838 to 2838
Being No. 1021/1022 for the year 2021



Digitally signed by Gyanesh Shasthikumar
Date: 2021.10.11 11:58:57 +05:30
Reason: Digital Signing of Court

Gyanesh Shasthikumar

(Gyanesh Shasthikumar) DEPOSED TO ON 27.10.21
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. UTTARAKHAND
Deer Dungrah

(This document is digitally signed.)

(14)

5. The Owner shall execute necessary deed of conveyance in respect of the proportionate share of the land attributable to the developer's allocation in the proposed building in favour of the developer or the nominee or nominees of the developer.
6. The Owners and the developer shall co-operate with each other in every possible manner and the owner shall sign plan and execute all conveyances, transfers, agreements, authorities, powers, declarations, applications, notices and other papers and documents as may be required of them by the developer for fulfillment of the objects and the intentions of this agreement.
7. The owner shall cause all necessary parties to join in the deed of conveyance.
8. The owner and the developer shall take steps for formation of association for maintenance and management of the building.
9. The owner agrees to join as parties in respect of the respective deed of conveyances to be executed in favour of the prospective purchasers of the developer's allocation in the proposed building.
10. The Owners do hereby covenant with the developer not to do any act deed or thing whereby the developer may be prevented from selling, lease out let out or assigning and/or disposing of any of the developer's allocated portion in the building at the said premises in favour of the intending buyers of flats/apartments/portions in the said building and also undertake to assist the developer at the costs and expenses of the developer to allow the developer to deal with dispose of the developer's allocation.
11. The owners shall have no right, authority and power to terminate and/or determine this agreement within the stipulated period of Construction and sale of developer's share of the said building subject to the terms and conditions mentioned under this agreement is/are not violated.

Contd..... P/15