

DL NO - 8024/2022

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 272100

Q-2-3389348/22

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Noted that signature and
indorsement stamps attached
herewith are part of this
document.

Addl. Dist. Sub-Registrar
SERAMPONE, HOOGHLY

7/12/22

DEVELOPMENT AGREEMENT WITH POWER OF ATTORNEY

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সন - ২০২২/১২ মোহরতম্বাৎ

ক্রমিক নাম বিষ্ণু কুন্ডু মাঝামাঝি

সং ৪৪, কিস্কিন্দা লেন, শ্রীপুরমুখ

মূল্য ১০০০০০ টা
স্ট্যাম্প ভেভার - ১০০০০০ টা

শ্রী অনিমেষ রক্ষিত

সং. শ্রীরামপুর হুগলী



SUSIT KUNDU
S/o. Late Raghunathi Kundu
Occupation - Business

80/3, C.T. Road.

Sheoraphuli

Ps - Sheoraphuli

Es - Serampore

Dist - Hooghly

Pin - 712223

Add. Dist. Sub-Registrar
SERAMPORE, HOOGHLY

07/DEC 2022

THIS INDENTURE (DEVELOPMENT AGREEMENT WITH POWER OF ATTORNEY) is made on this 07th day of December, Two Thousand Twenty Two.

BETWEEN

- 1) **Sri Nemai Kumar Pal**, PAN - EFHPP3797F, AADHAAR No.286254453731, S/O-Late Krishna Chandra Pal, by occupation-Retired Person
 - 2) **Smt. Mira Paul**, PAN - EINPP6948H, AADHAAR No.352805938312, D/O-Late Krishna Chandra Paul, by occupation-House hold duties,
 - 3) **Smt. Minoti Paul**, PAN - HDWPP5021C, AADHAAR No.910470685191, D/O-Late Krishna Chandra Paul, by occupation-House hold duties,
all are residing at 44, Shibtala Lane, Bowbazer, P.O.-Chatra, P.S.-Serampore, District-Hooghly, Pincod-712204,
- Legal heirs of demise Dilip Kumar Paul -**
- 4) **Smt. Nilima Paul**, PAN - BRBPP7726H, AADHAAR No.469873411374, W/O-Late Dilip Kumar Paul, D/O-Late Abhiram Paul, by occupation-House hold duties, residing at 21, Shibtala Lane, Bowbazer, P.O.-Chatra, P.S.-Serampore, District-Hooghly, Pincod-712204,
 - 5) **Sri Basudev Paul**, PAN - AMFPP8927Q, AADHAAR No.888461981150, S/O Late Dilip Kumar Paul, by occupation-Service, residing at 41/2, G. T. Road, Chatra, P.O.-Chatra, P.S- Serampore, Dist- Hooghly, Pin- 712204.
 - 6) **Sri Jayanta Kumar Paul**, PAN - ASFPP2467D, AADHAAR No.799987713429, S/O-Late Dilip Kumar Paul, by occupation-Service, residing at 16/D/E G. T. Road, Chatra, P.O.-Chatra, P.S.-Serampore, District-Hooghly, Pincod-712204.
- Legal heirs of demise Saroj Kumar Pal -**
- 7) **Smt. Jharna Rani Pal**, PAN - BSEPP0749N, AADHAAR No.444119430197, W/O-Late Saroj kumar Pal, by occupation-House hold duties, residing at 151 (54/F), Satchasi para, Chatra, P.O.-Chatra, P.S.-Serampore, District-Hooghly, Pincod-712204.
 - 8) **Sri Sanjib Kumar Pal**, PAN - AQOPP6904G, AADHAAR No.236394615453, S/O Late Saroj kumar Pal, by occupation-Service, residing at 151 (54/F), Satchasi para, Chatra, P.O.-Chatra, P.S.-Serampore, District- Hooghly, Pincod-712204,
- Legal heir(s) of demise Kanai Chandra Pal -**
- 9) **Smt. Soma Pal**, PAN - FISPP3690C, AADHAAR No.282446061996, W/O-Late Kanai Chandra Pal, by occupation-House hold duties, residing at 44, Shibtala Lane Bowbazer, P.O.-Chatra, P.S.-Serampore, District-Hooghly, Pincod-712204,

all by faith-Hindu, all by nationality Indian, hereinafter jointly called and referred to as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heirs, successors, executors, administrators, representatives and/or assigns) of the **FIRST PART**.

AND

Shree Hari Realty, PAN - AEOFS9787A, a Partnership Firm, having its office at 23/15, Madhusudan Gupta Lane, Baidyapara, P.O.-Baidyabati, P.S.-Serampore, District-Hooghly, West Bengal, Pincode-712222 represented by its Partners and authorised signatories namely 1) **Sri Amit Gupta**, PAN - ANNPG1509Q, AADHAAR No.665125259066, S/O **Sri Prabhunath Gupta**, residing at Flat No.7F, Tower - 1, 20 & 22B, G. T. Road, Unimark Riviera, P.O.-Bhadrakali, P.S-Uttarpara, District-Hooghly, Pincode-712232, 2) **Sri Onkar Nath Bhakat**, PAN - DTCPB2390L, AADHAAR No.748366388597, S/O Sri Kartick Bhakat, residing at 23/15, Madhusudan Gupta Lane, Baidyapara, P.O.- Baidyabati, P.S.-Serampore, District-Hooghly, Pincode-712222, both by faith-Hindu and by occupation-Business and by nationality-Indian, hereinafter called and referred to as the **DEVELOPER / PROMOTER** (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its partners, successors in office, executors, administrators, representatives and /or assigns) of the **SECOND PART**.

WHEREAS all that piece and parcel of well demarcated Bastu land altogether measuring about 08 Cottah 15 Chittak 30 Sq.ft or equivalent to 0.148 Acre (more or less) together with dilapidated residential house therein out of which about 0.022 Acre comprised in R.S. Dag No.3729/3856 corresponding to L.R. Dag No.2966 under (previous L.R. Khatian No.190/4) present L.R. Khatian No.15294, 15295, 15296, 15297, 15298, 15299, 15300, 15301, 15302, and remaining area about 0.126 Acre comprised in R.S. Dag No.3854 corresponding to L.R. Dag No.3011 under (previous L.R. Khatian No.306/5) present L.R. Khatian No.15294, 15295, 15296, 15297, 15298, 15299, 15300, 15301, 15302, lying and situated at Mouza-Chatra, J.L. No.10, latest holding No.45(21) [after amalgamation of two holding Nos. 44(22) & 45(21)], Shibtala Lane Bowbazar,

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ward No.4, within the ambit of Baidyabati Municipality, P.S. and A.D.S.R. office at Serampore, District-Hooghly, which is more fully and particularly described in the schedule 'A' herein below written and hereinafter called and referred to as 'the said property', had belonged to Smt Kamala Bala Dasi, wife of Krishna Chandra Pal and Krishna Chandra Pal, son of Late Sribas Chandra Pal, both residents of 44, Shibtala Lane, Bowbazar, P.O. & P.S.-Serampore, District-Hooghly.

WHEREAS said Kamala Bala Dasi purchased about 0.022 Acre Bastu land comprised in C.S. Dag No.3729 corresponding to R.S. Dag No.3729/3856 corresponding to L.R. Dag No.2966 from Pasupati Kundu, son of Late Adhir Kundu by virtue of a Sale Deed being No.1629 for the year 1948, registered at the office of the A.D.S..R., at Serampore and became the absolute owner and occupier of the same.

AND WHEREAS similarly said Krishna Chandra Paul purchased about 0.126 Acre Bastu land comprised in C.S. Dag No.3730 corresponding to R.S. Dag No.3854 corresponding to L.R. Dag No.3011 from Panchkari Ghosh, son of Late Kalicharan Ghosh by virtue of a Sale Deed being No.4839 for the year 1954, registered at the office of the A.D.S..R., at Serampore and became the absolute owner and occupier of the same.

AND WHEREAS being the absolute Owners and possessor of the said 'A' schedule property said Kamala Bala Dasi and Krsihna Chandra Pal duly mutated their respective names in the Settlement record of rights in L.R. Khatian No.190/4 and 306/5 at the office of the B.L. & L.R.O., Serampore and at the assessment Registrar of Baidyabati Municipality in respect of municipal holding Nos.44(22) and 45(21), Shibtala Lane Bowbazar and occupying the said 'A' schedule property for residential purpose and has paid the applicable land revenue and taxes to the competent authority time to time.

AND WHEREAS said Kamala Bala Dasi and Krsihna Chandra Pal both died intestate leaving behind them, their 05 five sons namely Dilip Kumar Paul, Saroj Kumar Pal, Sanat Kumar Pal, Nemai Kumar Pal, Kanai Chandra Pal and 02 two daughters namely Minoti Paul, Mira Paul, as their only legal heirs as per provisions of the Hindu Succession Act' 1956 and their said legal heirs inherited and became the joint Owners of all the property left by them in undivided equal share.

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AND WHEREAS subsequently said Sanat Kumar Pal died intestate as unmarried and issueless leaving behind his four brothers and two sisters as his only legal heirs and they inherited the property left by said demise Sanat Kumar Pal in equal share.

AND WHEREAS said Dilip Kumar Paul died intestate leaving behind him his wife Nilima Paul and two sons Basudev Paul and Jayanta Kumar Paul as his only legal heirs and they inherited the property left by said demise Dilip Kumar Paul in equal share.

AND WHEREAS thereafter said Saroj Kumar Pal died intestate leaving behind him his wife Jharna Rani Pal and son Sanjib Kumar Pal as his only legal heirs and they inherited the property left by said demise Saroj Kumar Pal in equal share.

AND WHEREAS as per above mentioned description the First Party/Owners inherited and become the absolute joint Owners and possessors of the said 'A' schedule property and also duly mutated their respective names in the L.R. settlement record of right (ROR) in L.R. Khatian Nos. 15294, 15295, 15296, 15297, 15298, 15299, 15300, 15301, 15302 at the office of the B.L. & L.R.O., at Serampore and at the Assessment Register maintain by the Baidyabati Municipality relating to the municipal holding Nos.44(22) and 45(21), Shibtala Lane Bowbazar and enjoying the same by paying applicable tax and land revenue to the competent authorities.

AND WHEREAS the First Party being the joint Owners and occupiers of the said undivided and joint property for avoiding any future complication relating to the said two municipal holding Nos.44(22) and 45(21), Shibtala Lane Bowbazar, duly amalgamated the same in one holding being No.45(21), Shibtala Lane Bowbazar before the Baidyabati Municipality.

AND WHEREAS the said 'A' schedule property is free from all sorts encumbrances and the First Party/Owners jointly have good, clear and marketable title over the said property.

AND WHEREAS the First Party/Owners have decided to develop the below mentioned 'A' schedule property by constructing a multi-storied building on the said premises comprising of several flats, shops and other units, but due to lack experience in construction works and

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personal difficulties he has expressed his desire to appoint a Developer for the Development of the construction of a multi-storied building upon the said property.

AND WHEREAS the Developer herein knowing the intention of the First Party/Owners have approached and requested the First Party/Owners to allow it to develop the said premises and also agreed to abide by all terms and conditions made in this Agreement.

AND WHEREAS after negotiations and discussions amongst the First Party/Owners and DEVELOPER, the OWNERS have agreed to grant the DEVELOPER exclusive right to develop the said premises described in the schedule hereunder to construct a new multi storied Building thereon in accordance with the Plan to be sanctioned by the competent authority and the First Party/Owners are agreeable to convey their undivided proportionate share of land in respect of flats, shops and other Unit/Space in the form of / covered space/ car parking space etc. to be constructed thereon.

AND WHERE AS the Developer herein have approached the OWNERS with an intention to develop the said property from the OWNERS subject to the plan of the proposed development to be sanctioned by the competent authority, which responsibility is agreed to be shouldered by the Developer herein as a result of which hereof the OWNERS are desirous of appointing the Developer and Developer of the said property most particularly described in the schedule "A" hereunder written for the consideration and upon the terms and conditions hereinafter appearing:

DEFINATIONS

The terms in these presents shall, unless thereby contrary or repugnant to the context, mean and include the following :

1. ARBITRATOR(S) shall mean the arbitrators to be appointed by the Land Owners and the Developer.
2. ARCHITECTS shall mean such architects as may be appointed as the Architects by the Developer for planning, designing, rendering etc. all technical inputs in the project.
3. BLOCK shall mean building having different sizes of flats space/ commercial space and car parking space, common facilities and amenities and such other rooms, if any, which may be used as meter room, common toilet and other portions as the Architects may decide.
4. COMMON EXPENSES shall mean and include all expenses to be incurred by Unit Owners for the management, maintenance and upkeep of the new buildings and/or the common

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portions therein and/or the premises and/or the expenses for common purposes of the Unit Owners.

5. COMMON PORTIONS shall mean all the common areas and installations to comprise in the new building and the premises after the development, including staircases, landing lobbies, corridors, lifts, lift machine rooms, passages, pathways, boundary walls, room for water pumps, common toilet on the ground floor, tube wells, underground water, reservoirs, overhead water tanks, water pumps with motors, electrical plumbing and other installation and facilities and service areas etc. which the Owners and the developers may decide from time to time by mutual agreement.
6. COMMON PURPOSES shall mean all acts deeds and things as are necessary for ensuring the beneficial use of the new building and/or building by the unit Owners, in common.
7. COMPLETION / OCCUPANCY CERTIFICATE shall mean and include full/ partial Certificate granted by the Baidyabati Municipality and/or competent authority.
8. COVERED / CARPET AREA shall mean the entire covered area as may be sanctioned by the Competent authority shall include the plinth area of the Units including the plinth area of the bathrooms and balconies and open terraces if any, appurtenant thereto and also the thickness of the wall (external or internal) and pillars and the area of the common portion PROVIDED THAT if any wall be common between 2 (two) units, then 1/2 (one half) of the area under such wall shall be included in each such unit.
9. FORCE MAJEURE : Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, fire, civil commotion, general strike or bandh, air raid and/ or any notice or order from the Serampore Court or any other Government or statutory body or prohibitory order of court and/ or changes in any existing rules and laws relating to sanctioning of the plans or the same being submitted for sanctioning restraining and/ or having the effect of restraining the construction of the new Buildings and the premises.
10. LAND shall mean the land comprises in the premises more fully described in the first schedule hereunder written.
11. LOCAL AUTHORITY shall mean the Baidyabati Municipality and shall include other concerned authorities which may recommend comment upon approval and/or sanction of the plans.
12. NEW BUILDING shall mean the several Units/Spaces of buildings proposed to be constructed on the premises by the Developers in pursuance hereof.

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13. **PARKING SPACES** shall mean the spaces in the basement (if any) and /or on the ground floor of the new Buildings as also in the open space surrounding the new Buildings, capable of being used for parking of motor cars or medium size and two wheelers.
14. **PHASE** shall mean and include a group of three or four buildings each of which shall mean a Block.
15. **PLANS** shall mean the plans of the new Buildings, as prepared by the Developer and to be sanctioned and approved by the Baidyabati Municipality and/or Competent Authority and shall also, wherever the context permits, include such plans, drawings, designs, elevations and specifications as would be prepared by the architects for utilizing the maximum permissible Floor Area Ratio (FAR) available on the premises under the rules of the corporation from time to time including variations, modifications, therein if any.
16. **PREMISES** : shall mean the construction, sheds and structures TOGETHER WITH the pieces or parcels of Land thereunto belonging and on which the same are erect and built, administering on the portion of the land situated at Mouza-Chatra, P.S.-Serampore, District Hooghly, more fully described in the first schedule hereunder written and shall also include the new buildings to be constructed thereon, wherever the context permits.
17. **PROJECT** : shall mean the work of development undertaking and to be done by the developers in pursuance hereof, till the development of the premises be completed and possession of the unit be taken over by the Unit Owners.
18. **PROPORTIONATE** : with all its cognate variations shall mean such a ratio, i.e. the covered area of any unit or units be in relation to the Covered Area of all the Units in the New Buildings.
19. **UNIT** : shall mean any residential flat, shop, commercial or other covered area in the New Buildings which is capable of being exclusively owned used and/or enjoyed by any Unit Owners.
20. **UNIT OWNERS** : shall according to its context mean all Owners or different units in the New Buildings including the Developer and the Owners(s) in respect of such units as may remain unsold or be retained by them respectively.
21. **ADVOCATE** : shall mean the Advocate for the entire project as appointed by the Developer.
22. **MASCULINE GENDER** : shall include the transgender and neuter gender and vice versa.
23. **SINGULAR** : shall include the plural and vice versa.

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REPRESENTATION OF THE FIRST PARTY/OWNERS

The Owners have represented to the Developer and the Developer acted on the basis of representation made by the First Party/Owners as follows:

1. The entirety of the Premises as described in First Schedule herein is in the Khass possession of the First Party/Owners to the exclusion of all others.
2. There are no suits and/or proceedings and/or litigations pending in respect of the premises or any part thereof.
3. No person other than the First Party/Owners have any right title and/or interest of any nature whatsoever in the premises or any part thereof.
4. The right, title and interest of the First Party/Owners in the premises is free from all encumbrances whatsoever and the Owners have a good marketable title thereto.
5. The First Party/Owners being the owners have mutated their respective names as Owners for the said Dag number mentioned hereinabove in the record of B.L. & L.R.O. The Owners shall obtain copy of fresh Parcha(s) in the L.R. settlement record of right (ROR).
6. Neither the premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law or due to Income Tax Revenue or any other public demand or in any other Law in force.
7. The Land Owners have not in any way dealt with the premises whereby the right, title and interest of the Land Owners as to the entitlement, use Development and enjoyment thereof is or may be affected in any manner whatsoever.
8. There is no Wakf, tomb, mosque, burial ground, temple and/or any change or encumbrances relating to or on the premises or any part thereof.
9. The First Party/Owners is not holding any excess vacant land within the meaning of the West Bengal Land Reforms Act, 1955.
10. The First Party/Owners hereby undertake to clear the areas of Municipal Tax and land Revenue, if any, and the penalty and costs, if any, at its own cost upto the date of these presents.
11. The Developer has seen and examined the title of the Owners in respect of the premises and thereafter the Developers has agreed to develop the said premises in the terms of the Agreement provided however, if at any time at future, there shall be any claims or

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defects found in the title of the Owners, the Owners will take all efforts to rectify the same at the earliest for which the costs and charges, if any, shall borne by the Developer.

12. If the Sales Tax or Service Tax or any other tax is imposed by the government the same will be initially paid by the Developer and shall be recoverable from the intending purchasers of the constructed and/or covered areas.

CLAUSES AND CLAUSE HEADINGS

The clause and paragraph heading in the Agreement are for case of reference only and shall not be taken into account in the construction or interpretation of any covenant, conditions or provision to while they refer.

AGREEMENT

Relying on the aforesaid representations made by the First Party/Owners and in view of the desire of the First Party/Owners to develop the premises, the Owners and the Developer have agreed to enter into this Agreement with each other for carrying out the works as herein contained, on the terms and conditions hereunder written.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY THE PARTIES AS FOLLOWS :

BASIC AGREEMENT :

The First Party/Owners and the Developer have entered into this Agreement for the purpose of commercial exploitation of the premises on the terms and conditions hereunder contained.

From the Commencement Date the Developers will have exclusive right of development of the premises subject to terms and conditions stated herein.

COMMENCEMENT & TENURE:

It is made clear that this Agreement shall commence and/or become effective from the date of execution of this Agreement hereinafter called the "COMMENCEMENT DATE".

This Agreement shall continue to be in force for a period of 03 (Three) years from the date of sanction of the building plan by the Baidyabati Municipality /or Hooghly Zilla Parishad.

MODALITIES:

TITLE DOCUMENTS the First Party/Owners have already handed over all the Title Deeds, Parcha, Khazna Receipt, Municipal Tax Receipt etc relating to the said premises in favour of the Developer and shall be entitled to take inspection of the original Title Deeds,

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Parchas, Municipal Tax receipts and other relevant paper/documents from the Developer, who will hold and keep in the safe custody and also allow the necessary inspection, of the original documents to the intending purchasers, Owners, Purchaser of the Owners's Allocated Area or any Bank or other Financial Institution, Government Bodies and any other agencies as may be required from time to time.

TITLE : the First Party/Owners hereby undertakes and assure that the Owners shall be liable and responsible for any latent defect in the title of the premises and will be responsible for remedying such defect for which the cost and charges will be borne by the Developer and in this regard, the Owners hereby indemnifies and undertake and agrees to keep the Developer indemnified of from and against all loses and damages which the Developer may suffer on account of such defect on title.

SURVEY : Immediately hereafter, the Developer will cause the survey, soil testing and prepare the Plan(s) for construction of the New Buildings at the premises, At all times during the subsistence of this Agreement, the Developer shall be allowed to enter upon the premises and soil testing, survey and all other preparatory works as may be necessary for the purpose of preparing a plan for sanction of construction of New Building on the premises, at the costs and expenses of the Developer. It is clarify that upon signing of the Agreement, the Owners handover possession of the said premises to the Developer.

SITE PLAN : Simultaneously with the execution of the Agreement the Owners will deliver to the Developer a site plan of the premises clearly indication therein the total area of the land with measurements of the four boundaries.

PLANS : The Developer shall prepare a Map of plan for submission to authorities concerned for sanction. While causing to be prepared the Plan(s) as aforesaid the Developer shall avail of the /or consume/ utilize the maximum FAR available on the premise.

PREPARATION OF PLAN(S) : The Developer shall finalize the plans with the Architects and such finalized plan shall be submitted by the Developer to the Baidyabati Municipality and/or Hooghly Zilla Parishad for necessary sanctions in the name of the Owners but otherwise at the costs of the Developer. A copy of such sanction plan shall be made over to the Owners.

At the time of submission of the Plan to the Baidyabati Municipality and/or Hooghly Zilla Parishad for sanction and also thereafter from time to time (as may be necessary), the Owners will sign such papers, documents, deeds and undertakings and render such co-

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operation, as be required by the Developer and recommended by the Architects for obtaining the sanction of the Plans or for the construction and completion of the New Buildings.

The Developer shall be entitled to carry out such additions and alterations to the Plan or map as are required by the authorities, immediately upon the plan being sanctioned the Owners and the Developer shall mutually determine on two copies of the sanctioned plan their respective allocations in the manner hereinafter stated and put their signatures thereon. One of such copies of the sanctioned plan will be taken by the Owners and the other such copy by the Developer, Such ratio shall apply not only to physical area but to in tangibles such as market norms, advantage and benefits in the event of any dispute regarding allocation, the same shall be referred to arbitration in the manner hereinafter provided.

All fees of the Architects for preparation of the Plans and for supervision the construction of new Buildings at the premises and all costs, charges and expenses relating to sanction of the Plans by the Baidyabati Municipality and/or Hooghly Zilla Parishad shall be borne, paid and discharged by the Developer.

Simultaneously, with the execution of this Agreement the Owners put the Developer in possession of the said Land and Developer shall have and continue to have a charge and lien and possession over the premises to the extent of its allocation and deposits.

On and from the date of receiving possession of the premises till the completion of the project, the Developer shall be entitled to set up temporary site offices and/ or quarters for its staff at a portion of the premises and shall further be entitled to put up boards and sign advertising the Project and post its watch and ward stall.

The Developer shall be at liberty to do all works as be required for the project and to utilize the water, electricity and telephone connections in the premises at its own risk, costs and expenses. The Developer shall have the right to obtain temporary connection of utilities for the project and Owners will sign and execute all papers and documents necessary therefore.

CONSTRUCTION AND COMPLETION :

1. The Developer shall be entitled to construct, erect and complete the New Building consisting of several residential flats, units, garages and other constructed spaces capable of being held and/ or enjoyed independently as per the sanctioned plans.
2. The Developer shall make construction of the New Buildings in accordance with the Plans that may be sanctioned by the relevant authorities and as per specifications as be

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decided by the Architect only. The Developer shall install and provided in the New Buildings at its own cost tube well (s), water reservoirs and other facilities and amenities as per the plan and the specifications hereunder written.

3. The Developer shall incur all costs and expenses for construction and completion of the New Building including all sanction fees, expenses and fees of the Architect and Engineers.
4. The Developer shall abide by all the laws, bye-laws, rules and regulations of the government, local bodies as the case may be and shall attend to answer and be responsible for any deviation /violation and/ or breach, if any, of the said laws, by laws, rules and regulations and the Owners will not be responsible in any manner whatsoever for any deviation or breach, if any, however, the Developer responsibility in this regard shall be over after obtaining full completion certificate from the relevant authorities and handing over possession of the Owners's allocation in phase wise manner as mentioned in this Agreement.
5. The Developer undertake to construct the New Buildings in accordance with the sanctioned plan and undertakes to pay any damages, penalties and/ or compounding fees payable to the authority or authorities concerned for reasons of any deviation and to keep the Owners indemnified and free from all liabilities in this regard.
6. The Developer shall be authorized in the name of the Owners are so far as necessary to apply for and obtain quota entitlements and other allocations for cement, steel, bricks and other materials as may be allocable to the Owners for the construction of the New Buildings and similarly to apply for and obtain temporary and/ or permanent connection of water, electricity, power and/ or gas to the New Buildings and/ or the premises and other inputs and facilities of the construction or enjoyment of the New Buildings.
7. For the purpose of completion of the construction of the new Buildings in Phases, each of the aforesaid phases shall be deemed to have been completed if the same is made fit for habitation and provided with water, electric, drainage and sewerage connection and certified by the Architects.
8. During the continuance of this Agreement the Owners or any person claiming under or through them, it shall not in any way interfere with the development of the premises and/ or construction of the said New Buildings by the Developer. However, the Owners will be entitled to inspect the development and/ or construction particularly as to the compliance with the Agreement specifications.
9. For the purpose of construction of New Buildings at the premises, the Developer shall be entitled to appoint, engage and employ such contractor, sub-contractors, engineers,

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labourers, Masons, caretakers, guards and other staff and employees at such remuneration and on such terms and conditions as may be deemed necessary by the Developer and they shall have no privacy of contract with the Owners and the Owners will not in any way be liable or responsible for their salaries, wages, remunerations, compensations etc., and the Developer hereby indemnifies and undertakes and agrees to keep the Owners indemnified of, from and against the same.

10. The Developer shall obtain and produce to occupancy certificate from the Competent Authority with regard to the completion of the project.
11. It is clarified that the Developer at its discretion can construct flats for middle-income group, low income group, housing of any nature or any other development at the said premises.
12. That the Owners shall quite and vacate the schedule property and handover the same to the Developer and during the statutory period, the Owners shall reside the tenanted premises which Owners and Developer jointly be arranged and the Developer shall pay monthly rent till deliver the possession of respective Flats and other Units to the Owners.

CONSIDERATION

1. The First Party is the absolute Owners of the 'A' schedule property and paying the applicable land revenue and taxes to the competent authority.
2. That before execution of this Agreement the Second Party/Developer has paid a total sum of Rs.20,00,000/- (Rupees Twenty Lakh) towards refundable Security deposit to the First Party/Owners only as per the following instalments :
 - (i) By Cash Rs.13,750/- and Rs.70,000/- (Rupees Seventy Thousand) only paid by transferred through Bank of Baroda, Sheoraphuli Branch, dated 23/11/2022 in favour of Nilima Paul.
 - (ii) By Cash Rs.13,750/- and Rs.70,000/- (Rupees Seventy Thousand) only paid by transferred through Bank of Baroda, Sheoraphuli Branch, dated 23/11/2022 in favour Basudev Paul.
 - (iii) Rs.7,50,000/- (Rupees Seven Lakh Fifty Thousand) only paid by transferred through RTGS from Bank of Baroda, Sheoraphuli Branch, dated 06/12/2022 in favour of Jayanta Kumar Paul.
 - (iv) By Cash Rs.13,750/- and Rs.1,00,000/- (Rupees One Lakh) only paid by transferred through RTGS from Bank of Baroda, Sheoraphuli Branch, dated 06/12/2022 in favour Jharna Rani Pal.

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- (v) By Cash Rs.13,750/- and Rs.1,00,000/- (Rupees One Lakh) only paid by transferred through RTGS from Bank of Baroda, Sheoraphuli Branch, dated 06/12/2022 in favour Sanjib Kumar Pal.
- (vi) By Cash Rs.13,750/- and Rs.2,00,000/- (Rupees Two Lakh) only paid by transferred through Bank of Baroda, Sheoraphuli Branch, dated 06/12/2022 in favour Minoti Paul.
- (vii) By Cash Rs.13,750/- and Rs.2,00,000/- (Rupees Two Lakh) only paid by transferred through Bank of Baroda, Sheoraphuli Branch, dated 23/11/2022 in favour Nemaï Kumar Pal.
- (viii) By Cash Rs.13,750/- and Rs.2,00,000/- (Rupees Two Lakh) only paid by transferred through RTGS from Bank of Baroda, Sheoraphuli Branch, dated 06/12/2022 in favour Mira Paul.
- (ix) By Cash Rs.13,750/- and Rs.2,00,000/- (Rupees Two Lakh) only paid by transferred through RTGS from Bank of Baroda, Sheoraphuli Branch, dated 06/12/2022 in favour Soma Pal.

Be it mentioned that after completion of the proposed multi storied Residential building and handing over the Land Owners's Allocation in favour of the First Party/Owners, the First Party/Owners shall refund the said Security entire amount in favour of the Second Party/Developer.

3. The FIRST PARTY/OWNERS are agreeable to receive the following space allocation and the allotment of cash from the SECOND PARTY/DEVELOPER which is out and out said to be the exclusive allocation of the FIRST PARTY receivable by the FIRST PARTY.

AREA ENTITLEMENT AND ALLOCATION TO THE LAND OWNERS AND DEVELOPER

1. After completion of the construction work, the Land Owners and the Developer will have their allocation of constructed area in the following manner:
2. The residential Flat and other units to be allotted to the First Party/Land Owners which will be equivalent to 30 percent including Super Built Up Area in each Floor of the proposed multi-storied building, will be delivered by the Developer to the First Party/Owners.
3. In case any First Party/Land Owners wishes to increase their own unit, the consideration of the same for the incremental area shall be paid by the respective Land Owners to the Developer at the consideration decided solely by the Developer i.e. at the market price.

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4. Upon the agreed terms, the FIRST PARTY/Owners is fully agreeable to release the Developer's allocated constructed area apart from the Owners's allocation in favour of the SECOND PARTY/Developer as would be constructed upon the scheduled property and the FIRST PARTY/Owners is fully agreeable to convey the undivided proportionate share of land in favour of the intending purchaser(s) by discharging the signature in each deed of conveyance in favour of intending purchaser(s) in respect of Developer's Allocation.
5. By virtue of the aforesaid space allocation, the Developer is free to sell Developer's allocated area/portion along with common area, common amenities, parking space etc. to the intending Purchaser(s) shall be under sole discretion of the Developer. Accordingly, the Developer is free to enter into all type of Agreement for Sale, receive earnest money, progressive payment, final Agreement from the intending Purchaser(s) against Sale of Unit(s).
6. The first part hereby further declare that they will have no claim or claims whatsoever from the Developer apart from their space allocation and cash allocation as stipulated in above during subsistence of this indenture and make free the Developer to sale, enter into Agreement to sale with any intending Purchaser(s) at the sole discretion of the Developer and to realize the consideration from the Purchaser(s) in respect of the Developer's Allocation.
7. The facilities, cash allocation and the space allocation of the FIRST PARTY as stipulated in above are the sole allocation of the FIRST PARTY and shall remain firm and unchanged.
8. The remaining area even along with all common facilities apart from the space allocation and consideration receivable by FIRST PARTY mentioned in above is said to be the allocation receivable by SECOND PARTY/Developer i.e. 70 percent including Super Built Up Area.
9. After getting the plan sanctioned from the Hooghly Zilla Parishad / competent Authority, the SECOND PARTY/ Developer shall undertake execution of construction of the proposed multi-storied building in the 'A' schedule property in accordance with the Sanctioned plan to be approved by Baidyabati Municipality and/or Hooghly Zilla Parishad.
10. The entire cost to develop the constructed area along with the common facility as stipulated in above born by the Developer. Further the SECOND PARTY/Developer is free to hold or transfer their or Developer's allocated constructed area along with common facilities of the multi-storied Residential Building in favour of any intending Purchaser(s).
11. The FIRST PARTY/Owners shall convey the undivided proportionate land of the 'A' scheduled property and the SECOND PARTY/Developer shall convey the proportionate share of the constructed area in favour of the intending purchaser(s) by discharging their signature in all Deed of Conveyances.

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12. The time of completion of the multi-storied building(s) shall be completed within 36 (Thirty Six) months from the date of sanction of building plan from Baidyabati Municipality and/or Hooghly Zilla Parishad.

13. That the First Party/Owners shall arrange their tenanted room for his residence purpose and the Developer shall have to pay the until and unless the Developer shall hand over the Possession of the Land Owners's Allocation in favour of the First Party/Owners.

DISPOSAL :

The Developer's Allocation shall belong to and become the absolute property of the Developer. The Developer shall be entitled, at any time to enter into Agreements for Sale and/or transfer and/or disposal of the Developer's Allocation or any portion thereof. The Land Owners shall (by way of granting power and authority to the Developer and/or its nominees or otherwise) also sign and execute such Agreements, Deeds, instruments, documents and conveyances along with the Developer. All moneys received in respect of such Agreements/ conveyances shall belong absolutely to the Developer to the exclusion of the Land Owners. The Land Owners shall have no right, title, interest, claim or demand over and in respect thereof irrespective of the matter contained in such Agreement, Deeds, Instruments and Documents. It is made clear that the only obligation of the conveyance of the proportionate share in the land and unit Owners of the Developer's allocation or otherwise against the land Owners. The Developer hereby indemnifies and undertakes and agrees to and shall keep the Owners free, harmless and indemnified of, from and against all such claims whatsoever. It is clarified that Developer is entitled to obtain loan to their allocated portion from the financial institution, banks or else either for the purpose of meeting construction cost and other cost on such terms and condition as Developer may fit and proper or the intending purchasers can also apply and obtain the bank loan by mortgaging their respective flats/ area intending purchaser(s). The Developer could not transfer their allocated area prior the ready for delivery/ handover of the Owners's allocated area and deliver possession letter to the Owners.

DOCUMENTATION

The Advocate of this project will be such person as may be appointed by the Developer.

All Agreements, Deeds and documents to be entered into by the parties hereto with their respective nominees and/ or the intending purchasers of units etc. as well as other necessary documents shall be prepared by the Advocate of this project.

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The cost of preparation stamping registration and other charges of the Agreements of sale/ constructions and the conveyances shall be borne and paid by the unit Owners of the respective parties to the Advocate of the project.

MAINTENANCE AND HOLDING ORGANIZATION

- A. The Land Owners and the Developer shall maintain at their own respective cost of their respective allotted areas upon the construction of same being completed and shall keep the same in good and habitual conditions and shall not do or allow to be done anything in or to the premises and or the common portions of the new Building which may be against the law or which will cause obstructions, interference to the user of such common portions. In this regard it is clarified that the Owners liability shall arise only upon the Land Owners receiving or being deemed to have received possession of the Land Owners area.
- B. For the purpose of maintenance, management and administration of the New Buildings and the premises and rendition of the services in common to the Unit Owners of the New Buildings and doing all other acts, deeds and things for the common purposes, the Developer hereto shall form or cause to be formed an association of society or syndicate or company hereinafter called "the HOLDING ORGANISATION" of the Unit Owners. All the unit Owners shall be obliged to become and shall be made the members of such holding organisation as early as possible. After the completion of the project, the Developer and Land Owners shall handover to the Holding Organisation all deposit after deducting there from all dues and/ or all the amounts spent by them respectively on behalf of the Unit Owners(s) jointly and/ or severally and all matters arising in respect of the management of the premises and particularly the common portions to the Holding Organisations.

All the Unit Owners (including the Owners and Developer herein) shall be made to agree to bear and pay proportionate share of the common expenses, maintenance charges, municipal taxes and other outgoings in respect of their respective unit to such Holding Organisation or the persons or agency for the time being given the responsibility for the same by the Owners and the Developer with effect from the notice of delivery of possession to the Unit Owners of their respective Units.

- C. Developer will frame the rules and regulations of the Holding Organisation regarding user, maintenance, management, upkeep and administration of the new Building taking of deposits of account of maintenance charges, common expenses, Municipal rates and

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taxes etc. from the Unit Owners(s), payment of common expenses / maintenance charges, Municipal rates and taxes etc. and other common purpose.

COMMON OWNERSHIP :

The common portions including the land appurtenant to the New Building Entrances, Lobbies, Staircase, Lift, Roof Top etc shall be used in common by the Land Owners and the Developer including their respective Nominee or Nominees in the same ratio.

THE POWER AND AUTHORITY IS GIVEN BY THE FIRST PARTY / OWNERS IN FAVOUR OF THE SECOND PARTY / DEVELOPER :

The First Party/Land Owners is granting the following Power and Authority -

- A. A General Power of Attorney to the Developer and/ or on its behalf to the Developer's Partners to represent the First Party/Land Owners before and to deal with the Government Department and any Court of Law and Baidyabati Municipality and other Government authorities and statutory bodies in all respect in connection with the said development project and after completion of the proposed multi storied building sell out the Developer's Allocated portion or any portion thereof.
- B. A Power of Attorney and/or in its behalf of the Developer's nominees enabling them to enter into Agreement of sale of the Developer's Allocation and to enable the Developer to prepare, sign, execute and register the said Deeds of Conveyances from the concern A.D.S.R. / D.S.R. / A.R.A. Offices and to receive earnest money and/or full consideration money and to issue proper receipt thereof, save and except the Owners's Allocated portion within the proposed multi storied building.
- C. However, the First Party/Land Owners shall from time to time, grant such further powers or authorities to the Developer and/ or to its nominees, converting the construction of the new Building as shall be found necessary.
- D. Notwithstanding the grant of the aforesaid Power of Attorney, the First Party/Land Owners shall give such co-operation to the Developer and sign such papers, confirmation and /or authorities as may be reasonably required by Developer from time to time, for the project at the costs and expenses of the Developer.
- E. The Land Owners and the Developer shall co-operate with each other to effectuate and implement this Agreement and shall execute and/ or register such further documents and

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papers as may be required by the other of them for giving full effect to the terms hereunder agreed.

INDEMNITY:

- A. The Developers shall be responsible for all engineers, contractors and other workman engaged and employed in the construction of the said New Buildings. The Developers shall keep the Owners indemnified against any damage, claim or action that may arise by virtue of such employment in any manner whatsoever.
- B. The Developers shall keep be responsible and shall observe all rules, regulations and laws for the time being in force including the Building Rules and shall be responsible and liable for any violation or contravention and shall keep the Land Owners duly and fully indemnified and saved harmless against all actions suits proceedings, demands, costs, charges and expenses in this regards.

FORCE MAJEURE:

- A. The parties hereto shall not to be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligation was prevented by the existence of force majeure and time shall be suspended from the obligation during the duration of the force majeure.
- B. It is hereby expressly agreed that in case of any dispute as to whether force majeure existed or not, the same will be referred to the decision of the Arbitrator(s) whose decision shall be final, conclusive and binding.

COMMON EXPENSES:

After the project is completed in terms of this Agreement and handing over possession of respective allocation with completion certificate from the Architect, all property taxes and other outgoing in respect of the premises shall be paid and borne by the land Owners and the Developer or their respective nominees in proportion to their respective allocation.

COMMON RESTRICTIONS:

- A. The Land Owners's Allocation in the project shall be subject to the same Restrictions of transfer and use as are applicable to the Developer's Allocation. In the project intended for the common benefit of all occupiers of the New Building which shall include the following:

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Δi. The First Party/Land Owners or the Developer or any of their transferees shall not use or permit use of their respective allocation in the New Buildings or any portion thereto for carrying on any obnoxious, illegal or immoral trade or activity or use or allow the use thereof for any purpose which may create a nuisance, hazards to the other occupiers of the New Buildings.

Δii. The Owners or the Developer or any of their transferees shall not demolish or permit demolition of any wall or other structure in their respective units or any portion thereof or make any structural alteration therein without the previous consent of the Owners/Developers/ Holding Organisation in this behalf.

Δiii. The Owners shall not transfer or permit transfer of the Owners's Allocation or any portion thereof unless the proposed transferee agrees to be bound by the terms and condition hereof and agrees to duly and promptly pay all and whatsoever sums which shall be payable in relation to the units being so transferred.

Δiv. Similarly the Developer shall not transfer or permit transfer of the Developer's Allocation or any portion thereof unless the proposed transferee shall agree to be founded by the terms and conditions hereof and agrees to duly and promptly pay all and whatsoever sums which shall be payable in relation to the units being so transferred.

Δv. The Land Owners and the Developer and any of the transferees shall keep the interior and walls, sewers, drains, pipes and other fittings, fixtures, appurtenances, floor, ceiling etc. in their respective units in the New Buildings in goods working conditions and repair in particular so as not to cause any damages to the New Buildings or any other space or accommodation herein and shall keep the Owners and the Developer and the other occupiers of the New Buildings as the case may be indemnified form and against the consequences of any such breach.

Δvi. The Owners and Developer or any of the transferees shall not do cause or permit to be done any act or thing which may render void and avoidable any insurance of the New Buildings or any part thereof and shall keep the Owners and Developer and other occupiers of the New Buildings as the case may harmless and indemnified from and against the consequences of any such breach.

Δvii. No goods or other terms shall be kept of the Owners or the Developer or any of their transferees for display or otherwise in the corridors or other places of common use in or around the new buildings and no hindrance shall be caused in any manner in the free movement in the corridors and other places of common use in the new Buildings

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and in case any such hindrance is caused the Owners/ Developer/ Holding Organisation shall be entitled to remove the same at the risk and costs of the person who keep such goods or creates such hindrance.

Aviii. The Owners and the Developer or any of their transferees shall not throw or accumulate any dirt, rubbish, wastes or refuse or permit the same to be thrown or accumulated in or about the New Buildings or in the compounds, corridor or any other portion or portions of the new Building.

Aix. The Owners or the Developer or any of their transferees shall permit the Owners / Developer or Holding Organisation or their respective servants and/ or agents with or without workmen and others at all reasonable times to enter into and upon their respective units in the New Buildings and any part thereof to view and examine the state and condition thereof and find out or determine the faults or defaults and the Owners or the Developer or any of their transferees as the case may be shall rectify such faults or defaults notice whereof in this regard shall be given in writing to the occupier concerned.

Ax. The Owners or the Developer or any of their transferees shall permit the holding organization and its servants and agents with or holding organization and its servants and agents with or without workmen and others at all reasonable times to enter and upon their respective units and every part thereof for the purpose of maintaining or repairing maintaining, rebuilding, cleaning lighting and keeping in order and good condition any common facilities and/ or for the purpose of maintaining repairing and testing drains, gas and water pipes and electric wires and for any similar purpose.

MISCELLANEOUS:

- A. The New Building shall be collectively known as or by such name as may be decided by the Developer.
- B. This Agreement is being entered into purely on principle to principal basis nothing contained herein is intended to nor shall be constructed as partnership or joint venture between the Owners and the Developer and shall not constitute an association of persons.
- C. During the subsistence of this Agreement the Owners shall not sell transfer encumber in any manner or deal with the premises other than in furtherance of this Agreement.
- D. In the event of the Owners and/or Developer being found by the Arbitrator(s) to be liable to pay any sum or sums by way of penalty or compensation or damages and

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- committing a default in respect thereof, such party to pay the same to the other party Owners, irrespective of whether they remain or continue to be director/ directors of the Owners or the Developers as the case may or not.
- E. The Owners or the Developer as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of a force majeure and shall be suspended for the duration of the force majeure.
- F. It is understood that from time to time to enable the development of premises by the Developer various acts, deeds matter and things not herein specifically referred may be required to be done by the Developer for which the Developer may require the authority of the Owners and various applications and other documents may be required legally to be signed be made by the Owners relating to which no specific provisions has been made herein. The Owners hereby authorities and empower the Developer to do all such acts, deeds, matters and things and undertake forthwith upon being required by the Developer in this behalf to executive any such additional power or powers of attorney and/ or other authorization as may be legally required by the Developers for the purpose of the project as also undertake to sign and execute all such additional applications and other documents as may be required for the purpose of the project provided however the Developer shall make a copy of such application or document available to the Owners prior to submissions.
- G. The Developer shall in consultation with the Owners frame a scheme for the management and administration of the New Buildings and/or common parts thereof and they hereby agree to abide by all such rules and regulations as approved by them and/ or framed by the Holding Organization upon its function.
- H. Any notice required to be given by the Owners to the Developer shall, without prejudice to any other mode of service available, be deemed to have been served if delivered by hand or sent by prepared registered post with acknowledgement due to the hereinbefore stated address of the party to whom it is a addressed or to such other address as be informed by the party concerned in writing from time to time and copy thereof is delivered to the advocates of the project.
- I. The Owners and the Developer hereby agree and mutually covenant with each other to duly perform and observe their respective obligations therein contained and in the event of any of them committing any default or breach the defaulting party shall be liable to be pay such damages or compensate losses as may be awarded by the Arbitrator(s) in favour of the other of them.

- J. That the Owners and Developer hereby agreed that they shall bear Transformer installation charges proportionately, if applicable.

JURISDICTION:

Only the Serampore Sub-Divisional Court and/or the District Judge's Court, Hooghly at Chinsurah have jurisdiction to try and entertain any matter arising out of these presents and/ or in pursuance of these presents.

ARBITRATION :

All disputes between the parties relating to and/ or arising out of the understanding and/ or the formal agreement in pursuance hereof shall be referred to arbitration of an arbitral tribunal consisting of 03 (three) arbitrators (the "Tribunal"), one to be appointed by each of the parties and the third to be appointed by the two arbitrators so appointed.

- A. The Tribunal shall be at liberty to :
1. Proceed summarily and not give reason for its award;
 2. Avoid all rules, procedures and/ or evidences that can be lawfully avoided by the mutual consent and/ or directions by the Parties.
 3. To pass interim order, direction or Award.
- B. The Tribunal to proceed expeditiously and make its award within four months from the date it is so constituted unless mutually agreed in writing.
- C. It will not be necessary for the arbitrate tribunal to give reasons for its award.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of well demarcated Bastu land together with about 500 Sq.ft R.T. Shed dilapidated residential house therein altogether measuring about 08 Cottah 15 Chittak 30 Sq.ft or equivalent to 0.148 Acre (more or less), out of which about 0.022 Acre comprised in C.S. Dag No.3729 corresponding to R.S. Dag No.3729/3856 corresponding to L.R. Dag No.2966 under (previous L.R. Khatian No.190/4) present L.R. Khatian Nos.15294, 15295, 15296, 15297, 15298, 15299, 15300, 15301, 15302, and the remaining portion about 0.126 Acre comprised in C.S. Dag No.3730 corresponding to R.S. Dag No.3854 corresponding to L.R. Dag No.3011 under (previous L.R. Khatian No.306/5) present L.R. Khatian No.15294, 15295, 15296, 15297, 15298, 15299, 15300, 15301, 15302, lying and situated at Mouza-Chatra, J.L. No.10, latest

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holding No.45(21) [after amalgamation of two municipal holding Nos. 44(22) & 45(21)], Shibtala Lane Bowbazar, ward No.4, within the ambit of Baidyabati Municipality, P.S. and A.D.S.R. office at Serampore, District-Hooghly together with all rights, liberties, privileges, path, passages etc and together with all type of easement and quasi-easement rights thereto.

Applicable Land Revenue/Rent is payable in favour of Govt. of West Bengal in the Office of B.L. & L.R.O., at Serampore, District-Hooghly.

THE SCHEDULE PROPERTY IS BUTTED AND BOUNDED BY:-

- North :- Property of Pashupati Kundu.
 South :- Property of Sri Jatin Kundu and Panchkari Ghosh.
 East :- Property of Basudev Kundu.
 West :- About 15' Feet wide Municipal Road.

SPECIFICATION OF ALLOTMENT OF THE FIRST PARTY / OWNERS :-

The First Party/Owners shall jointly get the 30 % share in each Floor including Super Built up Area like Residential Flat, Garage etc out of the total proposed construction area in the multi-storied (G+4) Residential Building as per the sanctioned Plan.

- Out of which the First Party/Owners shall get –
 On the Fourth Floor - Two Residential Flats (one North-East side and another South-East Side).
 On the Third Floor - One Residential Flat (North-West side)
 On the Second Floor - One Residential Flat (Southern side).
 On the First Floor - Two Residential Flats (one South-West side and another Northern Side).

Be it mentioned that difference area in respect of the Owner's Allocation either excess area and short area whatsoever, the differ value shall be adjusted by money at rate of Rs.2,400/- (Rupees Two Thousand Four Hundred) only per Square Feet.

Similarly at the time of delivery of possession of the Owner's Allocation the First Party/Owners shall refund the said refundable Security Deposit amounting to Rs.20,00,000/- (Rupees Twenty Lakh), otherwise said security money shall be adjusted with Owners' Allocated area.

SPECIFICATION OF ALLOTMENT OF THE SECOND PARTY/DEVELOPER :-

The Developer will get the remaining portion (i.e. 70 %) in each Floor including Super Built up Area, save and except of the Owners's Allocation portion of the proposed multi-storied (G+4) Residential Building.

SCHEDULE (THE PARTICULARS OF CONSTRUCTION)

A. THE MATERIALS :

- i) R.C.C. Framed structure.
- ii) 200 mm thick peripherals brick wall
- iii) Internal partition wall 125 & 75 mm thick.

B. THE FLOORING :

- i) Vitrified Tiles in drawing, dining & bed rooms.
- ii) Vitrified tiles in toilets (upto 05'-00")
- iii) Vitrified tiles flooring in kitchen with Black Stone counter top (Upto 02' ft) & one Sink.
- iv) Cemented flooring at Garage and Commercial spaces.
- v) Tiles Flooring at Shop room.

C. DOORS AND HARDWARE AT THE FLAT :

- i) Sal wood Frame and Commercial Flash door in the main entrance.
- ii) Flush door for others.
- iii) P.V.C. door toilets.
- iv) Hardware fittings of good quality.

D. WINDOWS & BALCONIES AT THE FLAT :

- i) Sliding frame windows with aluminium channel.
- ii) Railing in balconies of good quality and design upto 03' feet.

E. INTERNAL WALL FINISH AT EACH FLAT :

- i) Wall putty.

F. EXTERNAL WALL FINISH :

- i) Mix. of water proof-cum-weather proof for external wall.

G. ELECTRICAL POINT EACH FLAT :

- i) 04 (four) number of each bed room.
- ii) Total 05 (Five) number in dining and kitchen.
- iii) 02 (two) number in toilet.
- iv) Good quality of wire.
- v) Safety equipments such as circuit breakers (i.e. MCB).

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RECEIPT OF THE SECURITY DEPOSIT

<u>Date</u>	<u>Particulars</u>	<u>Amount</u>
23/11/2022	By Cash	Rs. 1,10,000/-
23/11/2022	Transferred from Bank of Baroda, Sheoraphuli Branch UTR – BARBR22327315294	Rs. 70,000/-
23/11/2022	Transferred from Bank of Baroda, Sheoraphuli Branch UTR – BARBR22327315691	Rs. 70,000/-
23/11/2022	Transferred from Bank of Baroda Sheoraphuli Branch UTR – BARBR22327281548	Rs. 2,00,000/-
06/12/2022	Transferred from Bank of Baroda, Sheoraphuli Branch UTR – BARBR52022120600766661	Rs. 7,50,000/-
06/12/2022	Transferred from Bank of Baroda, Sheoraphuli Branch UTR – BARBR52022120600768019	Rs. 2,00,000/-
06/12/2022	Transferred from Bank of Baroda, Sheoraphuli Branch Transfer ID – 00332041	Rs. 2,00,000/-
06/12/2022	Transferred from Bank of Baroda, Sheoraphuli Branch UTR – BARBR52022120600768389	Rs. 2,00,000/-
06/12/2022	Transferred from Bank of Baroda, Sheoraphuli Branch UTR – BARBR52022120600768725	Rs. 2,00,000/-
	Total (Rupees Twenty Lakh) only.	Rs.20,00,000/-

Witnessee :-
Smit Kundu
80/3, G. T. Road
Sheoraphuli P.M.
712223

Super. Chandra.
Sheoraphuli Post Office
Serampore Hooghly.

Witnesses for
Mira Paul
Miyoti Paul by the Pen of
Smit Kundu



William Paul.
Borendra Paul
Jayanta Kumar Paul.

Harjit Singh
Vijay Kumar Paul
Chaitanya Paul

Signature of the First Party/Owners

Drafted & prepared by :

(Signature)
WB/159/2022
Advocate, Serampore Court

Finger Prints of Both Hands



Photo

Wenai Kumar Pal

THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
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Photo

Misa Paul

THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
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Photo

*Finger Print of Mmisit Paul
by the ten of Syst-kanda.*

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



Photo

Sanjay Kumar Pal

THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
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Photo

सर्वा एनीमान

THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
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Photo

सर्वा एनीमान

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Finger Prints of Both Hands



Photo

Wilima Paul

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Photo

Basudev Paul

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Photo

Jyanta Kumar Paul

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Finger Prints of Both Hands



Photo

Amit P. H.

	THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
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Photo

Onkar Nath Bhakat

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



192022230205654801

GRN Details

GRN: 192022230205654801
GRN Date: 07/12/2022 10:43:50
BRN : IK0BZRZXH0
GRIPS Payment ID: 071220222020565477
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 07/12/2022 10:44:51
Payment Init. Date: 07/12/2022 10:43:50
Payment Ref. No: 2003389348/4/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Manas Santra
Address: Serampore Court Serampore Hooghly, West Bengal, 712201
Mobile: 9830604139
EMail: advocatemanassantra@gmail.com
Contact No: 9830604139
Depositor Status: Advocate
Query No: 2003389348
Applicant's Name: Mr G Maiti
Identification No: 2003389348/4/2022
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 07/12/2022
Period To (dd/mm/yyyy): 07/12/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003389348/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	10000
2	2003389348/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	10021

IN WORDS: TEN THOUSAND TWENTY ONE ONLY.



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



071220222020565477

GRIPS Payment Detail

GRIPS Payment ID: 071220222020565477 Payment Init. Date: 07/12/2022 10:43:50
Total Amount: 10021 No of GRN: 1
Bank/Gateway: State Bank of India Payment Mode: Online Payment
BRN: IK0BZRZXH0 BRN Date: 07/12/2022 10:44:51
Payment Status: Successful Payment Init. From: GRIPS Portal

Depositor Details

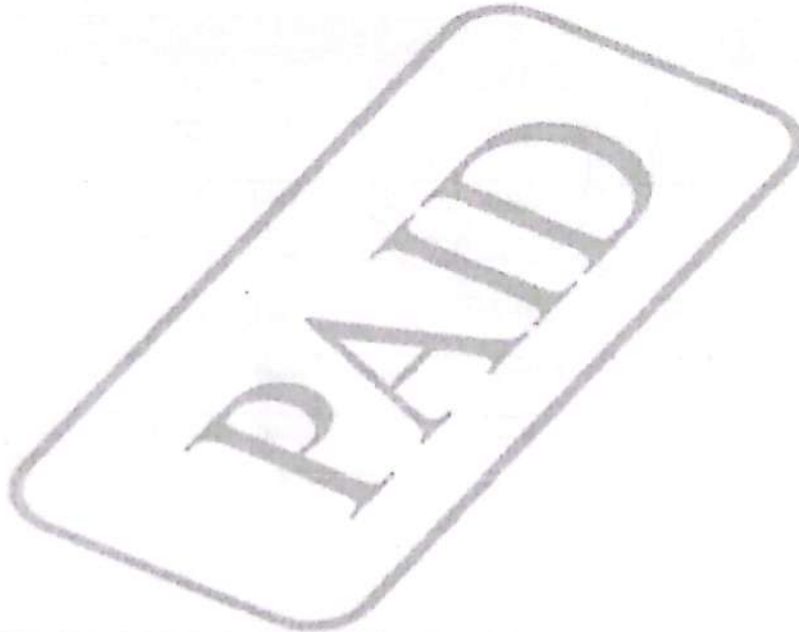
Depositor's Name: Manas Santra
Mobile: 9830604139

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230205654801	Directorate of Registration & Stamp Revenue	10021
Total			10021

IN WORDS: TEN THOUSAND TWENTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



Major Information of the Deed

Deed No :	I-0605-08004/2022	Date of Registration	07/12/2022
Query No / Year	0605-2003389348/2022	Office where deed is registered	
Query Date	30/11/2022 1:56:48 PM	A.D.S.R. SREERAMPUR, District: Hooghly	
Applicant Name, Address & Other Details	G Maiti Singur, Thana : Singur, District : Hooghly, WEST BENGAL, PIN -712409, Mobile No. : 9830604139, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 23,91,500/-], [4310] Other than Immovable Property, Security Bond [Rs : 2,00,00,000/-]		
Set Forth value	Market Value		
Rs. 23,91,500/-	Rs. 71,61,180/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,100/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Serampur, Municipality: BAIDYABATI, Road: Shibtala Lane / bye lane, Mouza: Chatra, , Holding No:45 JI No: 10, Pin Code : 712204

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-2966 (RS :-)	LR-15300	Bastu	Bastu	0.004 Acre	40,000/-	1,74,545/-	Property is on Road
L2	LR-2966 (RS :-)	LR-15301	Bastu	Bastu	0.004 Acre	40,000/-	1,74,545/-	Property is on Road
L3	LR-2966 (RS :-)	LR-15299	Bastu	Bastu	0.004 Acre	50,000/-	1,74,545/-	Property is on Road
		TOTAL :			1.2Dec	1,30,000 /-	5,23,635 /-	

District: Hooghly, P.S:- Serampur, Municipality: BAIDYABATI, Road: Shibtala Lane / bye lane, Mouza: Chatra, JI No: 10, Pin Code : 712204






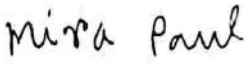


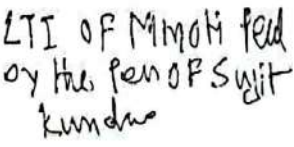
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4	LR-2966 (RS :-)	LR-15294	Bastu	Bastu	0.0001 Acre	1,000/-	4,363/-	Property is on Road
L5	LR-2966 (RS :-)	LR-15295	Bastu	Bastu	0.001 Acre	10,000/-	43,637/-	Property is on Road
L6	LR-2966 (RS :-)	LR-15296	Bastu	Bastu	0.001 Acre	10,000/-	43,637/-	Property is on Road
L7	LR-2966 (RS :-)	LR-15297	Bastu	Bastu	0.002 Acre	20,000/-	87,273/-	Property is on Road
L8	LR-2966 (RS :-)	LR-15298	Bastu	Bastu	0.002 Acre	20,000/-	87,273/-	Property is on Road
L9	LR-2966 (RS :-)	LR-15302	Bastu	Bastu	0.004 Acre	40,000/-	1,74,545/-	Property is on Road
L10	LR-3011 (RS :-)	LR-15300	Bastu	Viti	0.021 Acre	2,10,000/-	9,16,363/-	Property is on Road



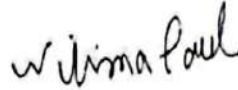








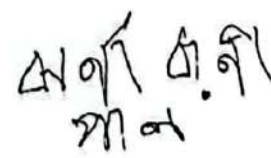
	LR-3011 (RS :-)	LR-15301	Bastu	Viti	0.021 Acre	2,10,000/-	9,16,363/-	Property is on Road
2	LR-3011 (RS :-)	LR-15299	Bastu	Viti	0.021 Acre	2,10,000/-	9,16,363/-	Property is on Road
L13	LR-3011 (RS :-)	LR-15294	Bastu	Viti	0.007 Acre	70,000/-	3,05,455/-	Property is on Road
L14	LR-3011 (RS :-)	LR-15295	Bastu	Viti	0.007 Acre	70,000/-	3,05,455/-	Property is on Road
L15	LR-3011 (RS :-)	LR-15296	Bastu	Viti	0.007 Acre	70,000/-	3,05,455/-	Property is on Road
L16	LR-3011 (RS :-)	LR-15297	Bastu	Viti	0.01 Acre	10,00,000/-	10,00,000/-	Property is on Road
L17	LR-3011 (RS :-)	LR-15298	Bastu	Viti	0.011 Acre	1,10,000/-	4,80,000/-	Property is on Road
L18	LR-3011 (RS :-)	LR-15302	Bastu	Viti	0.021 Acre	2,10,000/-	9,16,363/-	Property is on Road
		TOTAL :			13.61Dec	22,61,000 /-	65,02,545 /-	
		Grand Total :			14.81Dec	23,91,000 /-	70,26,180 /-	

Structure Details :



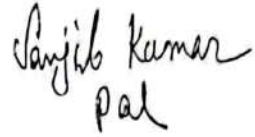
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18	500 Sq Ft.	500/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor :500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure:0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	500 sq ft	500 /-	1,35,000 /-	

Lord Details :



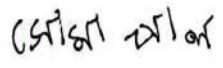
Name,Address,Photo,Finger print and Signature				
1	Name	Photo	Finger Print	Signature
	Mr NemaI Kumar Pal Son of Late Krishna Chandra Pal Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office	 07/12/2022	 LTI 07/12/2022	 07/12/2022
City:- Baidyabati, P.O:- Chatra, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:-712204 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: EFxxxxxx7F, Aadhaar No: 28xxxxxxxx3731, Status :Individual, Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mrs Mira Paul Daughter of Late Krishna Chandra Paul Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office	 07/12/2022	 LTI 07/12/2022	 07/12/2022
City:- Baidyabati, P.O:- Chatra, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:-712204 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EIxxxxxx8H, Aadhaar No: 35xxxxxxxx8312, Status :Individual, Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mrs Minoti Paul Daughter of Late Krishna Chandra Paul Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office	 07/12/2022	 LTI 07/12/2022	 07/12/2022
City:- Baidyabati, P.O:- Chatra, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:-712204 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: hxxxxxx1c, Aadhaar No: 91xxxxxxxx5191, Status :Individual, Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office				

Name	Photo	Finger Print	Signature
Mrs Nilima Paul Wife of Late Dilip Kumar Paul Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office	 07/12/2022	 LTI 07/12/2022	 07/12/2022
21, City:- Baidyabati, P.O:- Chatra, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712204 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: brxxxxxx6h, Aadhaar No: 46xxxxxxxx1374, Status :Individual, Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
5 Mr Basudev Paul (Presentant) Son of Late Dilip Kumar Paul Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office	 07/12/2022	 LTI 07/12/2022	 07/12/2022
City:- Baidyabati, P.O:- Chatra, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:-712204 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: amxxxxxx7q, Aadhaar No: 88xxxxxxxx1150, Status :Individual, Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
6 Mr Jayanta Kumar Paul Son of Late Dilip Kumar Paul Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office	 07/12/2022	 LTI 07/12/2022	 07/12/2022
City:- Baidyabati, P.O:- Chatra, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:-712204 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: asxxxxxx7d, Aadhaar No: 79xxxxxxxx3429, Status :Individual, Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
7 Mrs Jharna Rani Pal Wife of Late Saroj Kumar Pal Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office	 07/12/2022	 LTI 07/12/2022	 07/12/2022

City:- Baidyabati, P.O:- Chatra, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:-712204
 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bsxxxxxx9n,
 Aadhaar No: 44xxxxxxxx0197, Status :Individual, Executed by: Self, Date of Execution:
 07/12/2022
 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office

8	Name	Photo	Finger Print	Signature
	Mr Sanjib Kumar Pal Son of Late Saroj Kumar Pal Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office			
		07/12/2022	LTI 07/12/2022	07/12/2022

City:- Baidyabati, P.O:- Chatra, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:-712204
 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: aqxxxxxx4g, Aadhaar
 No: 23xxxxxxxx5453, Status :Individual, Executed by: Self, Date of Execution: 07/12/2022
 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office





9	Name	Photo	Finger Print	Signature
	Mrs Soma Pal Wife of Late Kanai Chandra Pal Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office			
		07/12/2022	LTI 07/12/2022	07/12/2022

City:- Baidyabati, P.O:- Chatra, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:-712204
 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: fixxxxxx0c,
 Aadhaar No: 28xxxxxxxx1996, Status :Individual, Executed by: Self, Date of Execution:
 07/12/2022
 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHREE HARI REALTY City:- Baidyabati, P.O:- Baidyabati, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712222, PAN No.:: AExxxxxx7A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print
	Mr Amit Prabhunath Gupta Son of Mr Prabhu Nath Gupta Date of Execution - 07/12/2022, , Admitted by: Self, Date of Admission: 07/12/2022, Place of Admission of Execution: Office		
		Dec 7 2022 3:12PM	LTI 07/12/2022
			07/12/2022
City:- Uttarpara-kotrung, P.O:- Bhadrakali, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712232, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: anxxxxxx9q, Aadhaar No: 66xxxxxxx9066 Status : Representative, Representative of : SHREE HARI REALTY (as Partner)			
2	Name	Photo	Finger Print
	Mr Onkar Nath Bhakat Son of Mr Kartick Bhakat Date of Execution - 07/12/2022, , Admitted by: Self, Date of Admission: 07/12/2022, Place of Admission of Execution: Office		
		Dec 7 2022 3:12PM	LTI 07/12/2022
			07/12/2022
City:- Baidyabati, P.O:- Baidyabati, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712222, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: dbxxxxxx0l, Aadhaar No: 74xxxxxxx8597 Status : Representative, Representative of : SHREE HARI REALTY (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sujit Kundu Son of Late Raghunath Kundu City:- Baidyabati, P.O:- Sheoraphuli, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN:- 712223			
	07/12/2022	07/12/2022	07/12/2022
Identifier Of Mr Nemai Kumar Pal, Mrs Mira Paul, Mrs Minoti Paul, Mrs Nilima Paul, Mr Basudev Paul, Mr Jayanta Kumar Paul, Mrs Jharna Rani Pal, Mr Sanjib Kumar Pal, Mrs Soma Pal, Mr Amit Prabhunath Gupta, Mr Onkar Nath Bhakat			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Nemai Kumar Pal	SHREE HARI REALTY-0.4 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Mr Nemai Kumar Pal	SHREE HARI REALTY-2.1 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Mrs Mira Paul	SHREE HARI REALTY-2.1 Dec

Transfer of property for L12

From	To. with area (Name-Area)
Mrs Minoti Paul	SHREE HARI REALTY-2.1 Dec

Transfer of property for L13

SI.No	From	To. with area (Name-Area)
1	Mrs Nilima Paul	SHREE HARI REALTY-0.7 Dec

Transfer of property for L14

SI.No	From	To. with area (Name-Area)
1	Mr Basudev Paul	SHREE HARI REALTY-0.7 Dec

Transfer of property for L15

SI.No	From	To. with area (Name-Area)
1	Mr Jayanta Kumar Paul	SHREE HARI REALTY-0.7 Dec

Transfer of property for L16

SI.No	From	To. with area (Name-Area)
1	Mrs Jhama Rani Pal	SHREE HARI REALTY-1 Dec

Transfer of property for L17

SI.No	From	To. with area (Name-Area)
1	Mr Sanjib Kumar Pal	SHREE HARI REALTY-1.1 Dec

Transfer of property for L18

SI.No	From	To. with area (Name-Area)
1	Mrs Soma Pal	SHREE HARI REALTY-2.1 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mrs Mira Paul	SHREE HARI REALTY-0.4 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mrs Minoti Paul	SHREE HARI REALTY-0.4 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Mrs Nilima Paul	SHREE HARI REALTY-0.01 Dec

Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	Mr Basudev Paul	SHREE HARI REALTY-0.1 Dec

Transfer of property for L6

SI.No	From	To. with area (Name-Area)
1	Mr Jayanta Kumar Paul	SHREE HARI REALTY-0.1 Dec

Transfer of property for L7

SI.No	From	To. with area (Name-Area)
1	Mrs Jhama Rani Pal	SHREE HARI REALTY-0.2 Dec

Transfer of property for L8

SI.No	From	To. with area (Name-Area)
1	Mr Sanjib Kumar Pal	SHREE HARI REALTY-0.2 Dec

Transfer of property for L9

No	From	To. with area (Name-Area)
	Mrs Soma Pal	SHREE HARI REALTY-0.4 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Nemaï Kumar Pal	SHREE HARI REALTY-55.55555600 Sq Ft
2	Mrs Mira Paul	SHREE HARI REALTY-55.55555600 Sq Ft
3	Mrs Minoti Paul	SHREE HARI REALTY-55.55555600 Sq Ft
4	Mrs Nilima Paul	SHREE HARI REALTY-55.55555600 Sq Ft
5	Mr Basudev Paul	SHREE HARI REALTY-55.55555600 Sq Ft
6	Mr Jayanta Kumar Paul	SHREE HARI REALTY-55.55555600 Sq Ft
7	Mrs Jharna Rani Pal	SHREE HARI REALTY-55.55555600 Sq Ft
8	Mr Sanjib Kumar Pal	SHREE HARI REALTY-55.55555600 Sq Ft
9	Mrs Soma Pal	SHREE HARI REALTY-55.55555600 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Serampur, Municipality: BAIDYABATI, Road: Shibtala Lane / bye lane, Mouza: Chatra, , Holding No:45 JI No: 10, Pin Code : 712204

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 2966, LR Khatian No:- 15300	Owner:নিমাই কুমার পাল, Gurdian:কৃষ্ণচন্দ্র পাল, Address:নিজ , Classification:বাস্ত, Area:0.00400000 Acre,	Mr Nemaï Kumar Pal
L2	LR Plot No:- 2966, LR Khatian No:- 15301	Owner:মীরা পাল, Gurdian:কৃষ্ণচন্দ্র পাল, Address:নিজ , Classification:বাস্ত, Area:0.00400000 Acre,	Mrs Mira Paul
L3	LR Plot No:- 2966, LR Khatian No:- 15299	Owner:মিনতী রাণী পাল, Gurdian:কৃষ্ণচন্দ্র পাল, Address:নিজ , Classification:বাস্ত, Area:0.00400000 Acre,	Mrs Minoti Paul

District: Hooghly, P.S:- Serampur, Municipality: BAIDYABATI, Road: Shibtala Lane / bye lane, Mouza: Chatra, JI No: 10 Pin Code : 712204

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L4	LR Plot No:- 2966, LR Khatian No:- 15294	Owner:নীলিমা পাল, Gurdian:দিলীপ কুমার পাল, Address:নিজ , Classification:বাস্ত,	Mrs Nilima Paul
L5	LR Plot No:- 2966, LR Khatian No:- 15295	Owner:বাসুদেব পাল, Gurdian:দিলীপ কুমার পাল, Address:নিজ , Classification:বাস্ত, Area:0.00100000 Acre,	Mr Basudev Paul

	LR Plot No:- 2966, LR Khatian No:- 15296	Owner:জয়ন্ত পাল, Gurdian:দিনীপ কুমার পাল, Address:নিজ , Classification:বাস্ত, Area:0.00100000 Acre,	Mr Jayanta Kumar Paul
L7	LR Plot No:- 2966, LR Khatian No:- 15297	Owner:ঝর্ণা রানী পাল, Gurdian:সরোজ কুমার পাল, Address:নিজ , Classification:বাস্ত, Area:0.00200000 Acre,	Mrs Jharna Rani Pal
L8	LR Plot No:- 2966, LR Khatian No:- 15298	Owner:সঞ্জীব কুমার পাল, Gurdian:সরোজ কুমার পাল, Address:নিজ , Classification:বাস্ত, Area:0.00200000 Acre,	Mr Sanjib Kumar Pal
L9	LR Plot No:- 2966, LR Khatian No:- 15302	Owner:সোমা পাল, Gurdian:কানাই চন্দ্র পাল, Address:নিজ , Classification:বাস্ত, Area:0.00400000 Acre,	Mrs Soma Pal
L10	LR Plot No:- 3011, LR Khatian No:- 15300	Owner:নিমাই কুমার পাল, Gurdian:কৃষ্ণচন্দ্র পাল, Address:নিজ , Classification:ভিটি, Area:0.02100000 Acre,	Mr Nemai Kumar Pal
L11	LR Plot No:- 3011, LR Khatian No:- 15301	Owner:মীরা পাল, Gurdian:কৃষ্ণচন্দ্র পাল, Address:নিজ , Classification:ভিটি, Area:0.02100000 Acre,	Mrs Mira Paul
L12	LR Plot No:- 3011, LR Khatian No:- 15299	Owner:মিনতী রানী পাল, Gurdian:কৃষ্ণচন্দ্র পাল, Address:নিজ , Classification:ভিটি, Area:0.02100000 Acre,	Mrs Minoti Paul
L13	LR Plot No:- 3011, LR Khatian No:- 15294	Owner:নিলীমা পাল, Gurdian:দিনীপ কুমার পাল, Address:নিজ , Classification:ভিটি, Area:0.00700000 Acre,	Mrs Nilima Paul
L14	LR Plot No:- 3011, LR Khatian No:- 15295	Owner:বাসুদেব পাল, Gurdian:দিনীপ কুমার পাল, Address:নিজ , Classification:ভিটি, Area:0.00700000 Acre,	Mr Basudev Paul
L15	LR Plot No:- 3011, LR Khatian No:- 15296	Owner:জয়ন্ত পাল, Gurdian:দিনীপ কুমার পাল, Address:নিজ , Classification:ভিটি, Area:0.00700000 Acre,	Mr Jayanta Kumar Paul
L16	LR Plot No:- 3011, LR Khatian No:- 15297	Owner:ঝর্ণা রানী পাল, Gurdian:সরোজ কুমার পাল, Address:নিজ , Classification:ভিটি, Area:0.01000000 Acre,	Mrs Jharna Rani Pal
L17	LR Plot No:- 3011, LR Khatian No:- 15298	Owner:সঞ্জীব কুমার পাল, Gurdian:সরোজ কুমার পাল, Address:নিজ , Classification:ভিটি, Area:0.01100000 Acre,	Mr Sanjib Kumar Pal

LR Plot No:- 3011, LR Khatian
No:- 15302

Owner:সোমা গাল, Gurdian:কানাই চন্দ্র
গাল, Address:নিজ ,
Classification:ভিটি,
Area:0.02100000 Acre, Mrs Soma Pal

07-12-2022

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 (s) of Indian Stamp Act 1899.

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

Presented for registration at 13:31 hrs on 07-12-2022, at the Office of the A.D.S.R. SREERAMPUR by Mr Basudev Paul, one of the Executants.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 71,61,180/-

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

Execution is admitted on 07/12/2022 by 1. Mr Nemai Kumar Pal, Son of Late Krishna Chandra Pal, P.O: Chatra, Thana: Serampur, , City/Town: BAIDYABATI, Hooghly, WEST BENGAL, India, PIN - 712204, by caste Hindu, by Profession Retired Person, 2. Mrs Mira Paul, Daughter of Late Krishna Chandra Paul, P.O: Chatra, Thana: Serampur, , City/Town: BAIDYABATI, Hooghly, WEST BENGAL, India, PIN - 712204, by caste Hindu, by Profession House wife, 3. Mrs Minoti Paul, Daughter of Late Krishna Chandra Paul, P.O: Chatra, Thana: Serampur, , City/Town: BAIDYABATI, Hooghly, WEST BENGAL, India, PIN - 712204, by caste Hindu, by Profession House wife, 4. Mrs Nilima Paul, Wife of Late Dilip Kumar Paul, 21, P.O: Chatra, Thana: Serampur, , City/Town: BAIDYABATI, Hooghly, WEST BENGAL, India, PIN - 712204, by caste Hindu, by Profession House wife, 5. Mr Basudev Paul, Son of Late Dilip Kumar Paul, P.O: Chatra, Thana: Serampur, , City/Town: BAIDYABATI, Hooghly, WEST BENGAL, India, PIN - 712204, by caste Hindu, by Profession Service, 6. Mr Jayanta Kumar Paul, Son of Late Dilip Kumar Paul, P.O: Chatra, Thana: Serampur, , City/Town: BAIDYABATI, Hooghly, WEST BENGAL, India, PIN - 712204, by caste Hindu, by Profession Service, 7. Mrs Jhama Rani Pal, Wife of Late Saroj Kumar Pal, P.O: Chatra, Thana: Serampur, , City/Town: BAIDYABATI, Hooghly, WEST BENGAL, India, PIN - 712204, by caste Hindu, by Profession House wife, 8. Mr Sanjib Kumar Pal, Son of Late Saroj Kumar Pal, P.O: Chatra, Thana: Serampur, , City/Town: BAIDYABATI, Hooghly, WEST BENGAL, India, PIN - 712204, by caste Hindu, by Profession Service, 9. Mrs Soma Pal, Wife of Late Kanai Chandra Pal, P.O: Chatra, Thana: Serampur, , City/Town: BAIDYABATI, Hooghly, WEST BENGAL, India, PIN - 712204, by caste Hindu, by Profession House wife

Indetified by Mr Sujit Kundu, , , Son of Late Raghunath Kundu, P.O: Sheoraphuli, Thana: Serampur, , City/Town: BAIDYABATI, Hooghly, WEST BENGAL, India, PIN - 712223, by caste Hindu, by profession Business

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

Execution is admitted on 07-12-2022 by Mr Amit Prabhunath Gupta, Partner, SHREE HARI REALTY (Partnership Firm), City:- Baidyabati, P.O:- Baidyabati, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712222

Indetified by Mr Sujit Kundu, , , Son of Late Raghunath Kundu, P.O: Sheoraphuli, Thana: Serampur, , City/Town: BAIDYABATI, Hooghly, WEST BENGAL, India, PIN - 712223, by caste Hindu, by profession Business

Execution is admitted on 07-12-2022 by Mr Onkar Nath Bhakat, Partner, SHREE HARI REALTY (Partnership Firm), City:- Baidyabati, P.O:- Baidyabati, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712222

Indetified by Mr Sujit Kundu, , , Son of Late Raghunath Kundu, P.O: Sheoraphuli, Thana: Serampur, , City/Town: BAIDYABATI, Hooghly, WEST BENGAL, India, PIN - 712223, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/12/2022 10:44AM with Govt. Ref. No: 192022230205654801 on 07-12-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BZRZXH0 on 07-12-2022, Head of Account 0030-03-104-001-16

Amount of Stamp Duty

that required Stamp Duty payable for this document is Rs. 10,100/- and Stamp Duty paid by Stamp Rs

10,000/-, by online = Rs 10,000/-

Description of Stamp

Rakshit

Stamp: Type: Impressed, Serial no 2490, Amount: Rs.100.00/-, Date of Purchase: 12/09/2022, Vendor name: A
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/12/2022 10:44AM with Govt. Ref. No: 192022230205654801 on 07-12-2022, Amount Rs: 10,000/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BZRZXH0 on 07-12-2022, Head of Account 0030-02-103-003-02



Indradip Ghosh

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SREERAMPUR**

Hooghly, West Bengal