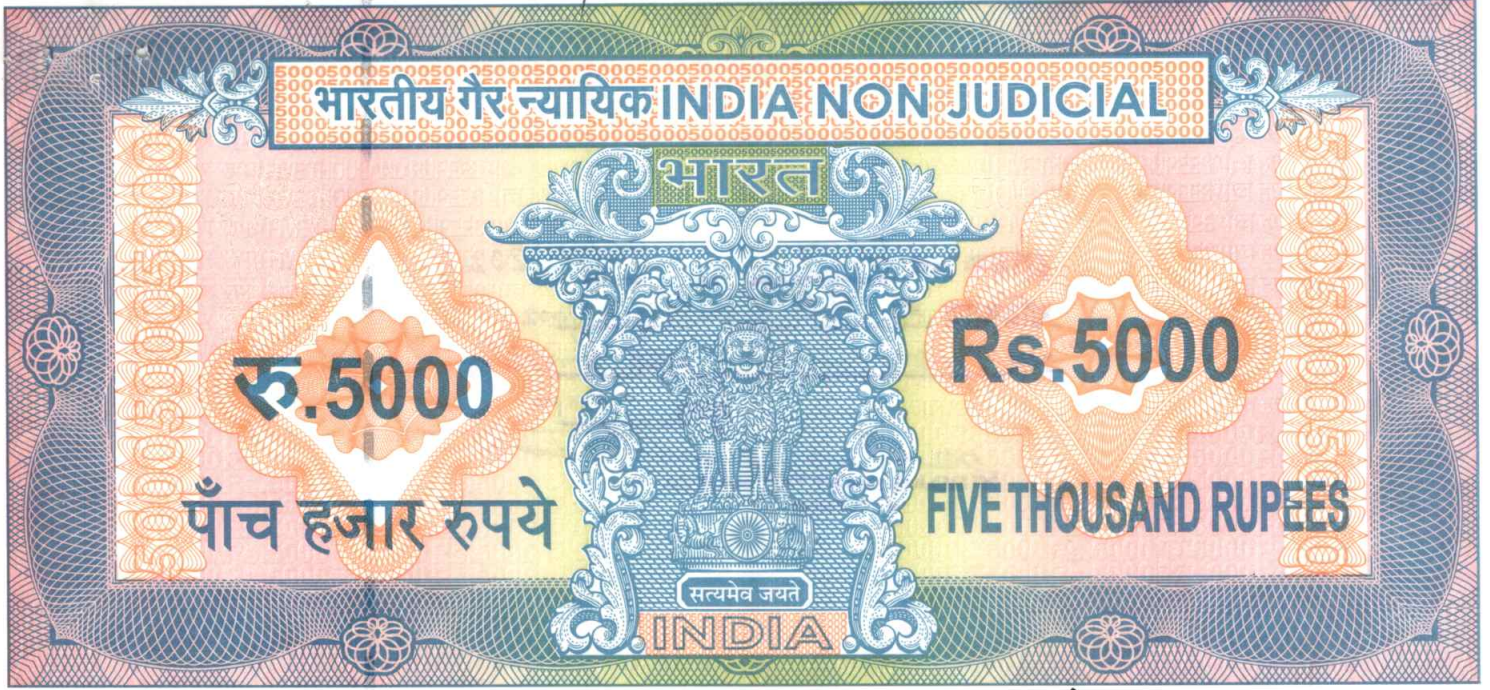


SLNO- 2940/2023

I-2909/2023



28.05.2023
11:55am

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

2001355352/2023

K 815781

Certified that the document is
submitted to Registration. The
signature sheet and the
enforcement sheets attached
with this document are the part
of this document.

30/5/23

Sandhyamee Chakraborty (Bhatla Chatterjee)

Rupa Mukherjee

**DEED OF DEVELOPMENT AGREEMENT
AND GENERAL POWER OF ATTORNEY**

THIS DEED OF DEVELOPMENT AGREEMENT AND
GENERAL POWER OF ATTORNEY IS MADE AND
EXECUTED ON THIS 28TH DAY OF MAY, 2023
(TWO THOUSAND TWENTY THREE);

Contd.....P/2

0005



ক্রমিক নং 6019 26/05/2023

খরিদার শ্রী B.B. Construction

সহ Cooks-Compound থানা Purulia

মূল্য 5000/-

Debas Bhattacharya
DEBAS BHATTACHARYA
Purulia

Sandhyarani Chakrabarty (Bhattacharyya)



V.C.T-9.NO-1181

Sandhyarani Chakrabarty (Bhattacharyya)



V.C.T-9.NO-1182

Rupa Mukherjee



V.C.T-9.NO-1183

Basupada Banerjee

3

Additional District
Sub-Registrar

28 MAY 2023

Purulia (W.B.)



V.C.T-9.NO-1184

Ranjit Majhi
S/O - Haradhan Majhi
Vill+P.O - Satra
P.S - Arsha
Dist - Purulia

Sandhyasree Chakraborty
(Bhattacharyya)

Rupa Mukherjee

[2]

B E T W E E N :

1. Smt. Sandhyasree Chakraborty (Bhattacharyya) PAN-AHKPC 9227C, Aadhaar No. 5068 2995 4711, wife of Sri Biswajit Bhattacharyya, Service by occupation, residing at Nimtard Mission By Pass Road, Purulia, P.O. Purulia HPO, P.S. Purulia (T) and Dist. Purulia, Pin - 723101, West Bengal, **2. Smt. Rupa Mukherjee**, PAN-BVCPM5597G, Aadhaar No. 8693 7489 5450, wife of Brindaban Mukherjee, Household work by occupation, residing at Sanat Villa, Near Shiv Mandir, Retirement Colony, Subhash Nagar, Adra, P.O. and P.S. Adra and Dist. Purulia, Pin - 723121, West Bengal, both Hindu by religion, Indian citizen, hereinafter called and referred to as the LAND LORDS/OWNERS/FIRST PARTY (which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives and assignees etc.) of the FIRST PART.

AND

B.B. CONSTRUCTION (PAN-ABBFM2108B) a partnership firm, having its registered office at Malir Bagan, Cooks-Compound, Purulia, P.O. Purulia, P.S. Purulia (T) and Dist. Purulia, West Bengal, herein after called and referred to as the DEVELOPER/SECOND PARTY (which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include its heirs, executors, administrators, legal representatives and assignees etc. in office) of the SECOND PART, being represented by its one of the partners Sri Basuprada Banerjee (PAN-AIVPB5316K), Aadhaar No. 2295 6266 0675, son of Late Banshidhari Banerjee, Hindu by religion, Indian citizen, business by occupation, residing at Malir bagan, Cook's Compound, Purulia, P.O. Purulia, P.S. Purulia (T) Dist-Purulia, West Bengal.

WHEREAS the property in Mouza Raghobpur, being J.L. No. 260/66 under Purulia Municipality, Ward No. 3, being Old Holding No. 515, thereafter Holding No. 1015/16, situated at North Lake Road Bye Lane, Purulia, recorded in R.S. Khatian No. 1086, corresponding to the L.R. Khatian No. 4341, 4342 and 4343, being the portion of R.S. and L.R. Plot No. 3854, measuring an area of 8.9262 Decimals or 5.4 Cottahs previously owned and possessed by one Mohini Devi Khedia (since deceased) and accordingly her name had been recorded in the R. S. R. O. R. and subsequently after the death of said Mohini Devi Khedia, her legal heirs i.e. her four sons and three

[3]

Sandhyasree Chakraborty
(Bhattacharyya)
Rupa Mukherjee

daughters became the absolute owner in possession over the aforesaid property and subsequently due to their some inconveniencies, her three sons and three daughters executed through two nos. of registered deed of General Power of Attorney being no. IV-20, Dated 03-04-2008 and IV-61, Dated 29-02-2008, both registered at the office of the A.D.S.R. Purulia in favour of one of their brothers namely Prahlad alias Ashok Kumar Khedia.

AND

WHEREAS thereafter being empowered through the aforesaid deeds of General Power of Attorney, said Prahlad alias Ashok Kumar Khedia transferred the aforementioned property to Biswajit Bhattacharyya, Mamata Bhattacharyya (since deceased) and Sandhyasree Chakraborty (Bhattacharyya), being the landlord no. 1 herein through a registered deed of sale being no. 3972, Dated 11-09-2009, registered at the office of the A.D.S.R. Purulia.

AND

WHEREAS after acquiring the aforesaid property through the aforesaid deed of sale, Biswajit Bhattacharyya, Mamata Bhattacharyya and Sandhyasree Chakraborty (Bhattacharyya) have jointly mutated their names before the office of the B.L. & L.R.O. Purulia-II under the prescribed law U/s 50 of the West Bengal Land Reforms Acts, 1955 through a Mutation Case being No. 110/2009, Dated 15-01-2010 and accordingly they have been paying rents to the competent authorities and collecting receipt as per their respective portion through a singly rent receipt.

AND

WHEREAS subsequently after obtaining rent receipt and also in peacefull possession over their respective shares in the aforesaid purchased property, said Mamata Bhattacharyya died thereby leaving her son namely Biswajit Bhattacharyya and daughter namely Rupa Mukherjee (the land lord no. 2 herein), as her only legal heirs and accordingly after the death of said Mamata Bhattacharyya, her calculated share in the aforesaid property have been divided between her son namely Biswajit Bhattacharyya and her daughter namely Rupa Mukherjee in equal share.

[4]

AND

Sandhyasree Chakraborty
(Bhattacharyya)

Rupa Mukherjee

WHEREAS subsequently after the death of said Mamata Bhattacharyya, her son, daughter-in-law and daughter stepped into the shoes over the property as per their share as co-sharer and as inheritor as per rule and entitlement.

AND

WHEREAS accordingly after the death of said Mamata Bhattacharyya, her daughter namely Rupa Mukherjee become the owner in possession over the half share of the property left by her mother as her share in her purchased property and said Biswajit Bhattacharyya become the owner in possession over his purchased share in the property altogether with the half share left by his mother Mamata Bhattacharyya and the landlord no. 1 herein have been remained in possession of her purchased share in the aforesaid property.

AND

WHEREAS in the manner as stated above, said Biswajit Bhattacharyya have become an absolute owner in possession over an area of 4.4631 Decimals in the aforesaid property and similarly said Sandhyasree Chakraborty (Bhattacharyya), being the landlord no. 1 herein have become an absolute owner in possession over an area of 2.9754 Decimals in the aforesaid property and said Rupa Mukherjee being the landlord no. 2 herein also have become the absolute owner in possession over an area of 1.4877 Decimals in the aforesaid property.

AND

WHEREAS after obtaining the shares in the property in the way as stated above, said Biswajit Bhattacharyya have recorded his name in the L.R. R.O.R. and the L.R. Khatian being No. 4341 has been opened in his name and similarly Sandhyasree Chakraborty (Bhattacharyya) also recorded her name in the aforesaid L.R. R.O.R. and the L.R. Khatian being No. 4342 has been opened in her favour and said Rupa Mukherjee also recorded her name in the aforesaid L.R. R.O.R. and the L.R. Khatian being No. 4343 has been opened in her name.

[5]

AND

Sandhyasree Chakraborty
(Bhattacharyya)

Rupa Mukherjee

WHEREAS the aforesaid persons after acquiring the property in the manner as aforesaid have been in absolute physical possession over their respective calculated recorded shares in their respective right, title and interest in the same and while in possession in ownership over his respective calculated recorded share as stated above, measuring an area of 4.4631 Decimals in the aforesaid property, said Biswajit Bhattacharyya have bestowed his portion to his wife namely Sandhyasree Chakraborty (Bhattacharyya), being the landlord no. 1 herein through a registered deed of gift being no. 2734, Dated 22-05-2023, registered at the Office of the A.D.S.R. Purulia and accordingly after execution and registration of such deed of gift, the landlord no. 1 namely Sandhyasree Chakraborty (Bhattacharyya) have become the owner in possession over an area of 7.4385 Decimals (4.4631 Decimals is the gifted area and 2.9754 Decimals is the recorded area of the landlord no. 1).

AND

WHEREAS the recorded area of the landlord no. 2 is also 1.4877 Decimals and an accumulated area of both the landlords is 8.9262 Decimals and as both the parties are closely related to each other and they have adjoined their properties in a single block and have been in absolute physical possession in ownership over their self acquired, gifted, inherited undivided respective calculated share in the same till today without any hindrance or interruption from any corner.

AND

WHEREAS now the present owners jointly have intended to develop the schedule property by constructing proposed multi-storied (G+5) residential building thereon and they have also sanctioned the Building Plan from the concerned Municipality and as the present owners have no infrastructural facilities and also due to lacuna of experiences in the arena of constructional work, have decided to appoint the developer to develop the same and the developer while coming to know the intention of the owners agreed to develop the property and the owners also jointly agreed with the proposal of the developer and hence this deed of development agreement:-

[6]

AND

Sandhyamma chakraborty
(photocopy)
Rupa Mukherjee

WHEREAS the landlords/owners have assured the developer that the said property is free from all encumbrances, liens, attachment and mortgage of any nature what so ever and how so ever and the owners are in peaceful possession of the said property. The owners have assured the developer that they have marketable and saleable right and title over the schedule property.

NOW THIS DEED OF DEVELOPMENT AGREEMENT WITNESSES AS FOLLOWS:-

1. That the first party/landowners will be bound to assist the second party/developer in every manner to develop the schedule property by constructing multistoried building consisting of residential independents flat/apartment.
2. That the first party/landowners have fully assured the developer that the land in question is free from all kinds of encumbrances, charges, liens, attachment and encroachment, mortgage etc. and there is no notice of the proposed multistoried building or buildings thereon and also there is no objection or hindrance or obstacles in obtaining approval and sanctioned plan for construction of multistoried building/apartment from the competent authorities.
3. That first party/land owners further assured the developer that apart from them no one else is/are entitled to or has/have any right and interest over the scheduled property or any part thereof either as a partner or as the co-sharers and co-partner in joint family or otherwise the first party/land owners are not the benamdar trustee for any one in respect of the schedule property and the first party/land owners are fully entitled to transfer, convey, dispose and alienate the property in any manner to any one as they think/s proper and fit their own and sole discretion.
4. That the first party/land owners also assured the developer that the developer will be in no manner liable for any of the outgoing and outstanding dues relate into the schedule land for the period prior to execution of this deed of development agreement and the same shall be sole liability and responsibility of first party/land owners only.

Contd.....P/7

[7]

Sandhyarani Chakraborty
(Bhattacharya)
Rupa Mukherjee

5. That the second party/developer do all acts and deeds matters, thinks, necessary for relating to the development and construction of proposed multistoried building apartment consisting of building apartment consisting of independent residential flats, garage, parking space etc. in general only on specific relief's written hereunder:-

6. The relief's have been given by the first party/land owner as follows:-

a. To prepare, amend or revise the building plans of the proposed Multi-storied building on the land in question and to process submit the same approval and sanction from the competent authority Concerned in this name or either in the name of the land owner at the cost and expenses of developer.

b. To appoint experienced and technical person, architects, engineers, contractors etc. and managerial personals for development and construction of the proposed multistoried building and for allied jobs as may be deemed necessary for the purpose.

c. To make application to the concerned authorities in the name of the first party/land owners in the name for sites.

7. That the first party/land owners are entitled to get 33% of the total constructed area of the proposed multistoried building constructed by the developer through their (Developer's) own finance and capital and the second party / developer will get remaining 67% of the total constructed area of the multistoried building. For more details of allocation of the first party/land owners and the second party/ developer in the said multistoried building proposed to be constructed over the schedule property. It is described apparently as follows:

8. **OWNERS' ALLOCATION :**

a) After construction of the entire multi-storied building, the owners shall be entitled to get 33% of the total constructed area of the said building and the builders/developers shall not be entitled to claim over the aforesaid 33% of the total construction area. and in the event of the Owner's Allocatted, the discretionery power of the builder will be accepted by the owners.

[8]

Sandhya Chatterjee
(Shattocharya)

Rupa Mukherjee

b) The flats, apartments of the owners' allocation shall be finished flat, the floor shall be covered with marble/floor tiles, windows will be finished with aluminium with glass fitting, the doors will be flash doors made of by ply wood/wooden (sal wood) inside walls will be finished with wall putty with primar coating, the slab of the kitchen will be made of by marble stone/codappa stone, walls of bathroom and kitchen will be provided with the glaze tiles and the flats will be with complete electric wiring and the electric fittings as well as the electrical wires will be provided.

9. **DEVELOPER'S ALLOCATION :**

a. After deducting the said owners' allocation, the existing portion of the building i.e. 67% of the total construction of the said constructed area of the building will be developer's allocation. The developers shall construct and finished its/their allocated portion as per its/their own choice and decision.

The owners shall not be entitled to claim over the aforesaid 67% of the total constructed area of the building. If the developers extend the total construction then the extended area also be divided between the parties in the same proportion as stated in 'owners' allocation' and 'developer's allocation'. The owners allocated area will be the exclusive share of the owners in which the developers and or their legal heirs, assignees, representatives etc. shall not be entitled to lay any claim or any claim laid that will not be teneable or valid. The developers allocated portion will be their exclusive share unconcernly with the owners in which the the owners and/or their legal heirs, nominees, assignees, representatives etc. shall not be entitled to lay any claim or any claim laid that will not be teneable or valid. After obtaining the sanction plan the owners and developer shall jointly demarcate their own share on the sanctioned plan of the said proposed building as owners' allocation and after such demarcation the balance portion of the proposed building will be treated as developers allocation. Over the top roof of the aforesaid proposed multistoried building the developer and the owner will have the right in accordance with their proportionate share i.e. 67% and 33% alongwith the parapet wall. It is furthur agreed and decided that the developers shall deliver the owners' allocation of the full and complete to the owners free of cost, charge and encumbrances. The developers shall be exclusively entitled to developer's allocation having valid right title interest therein as per this agreement with

[9]

Sandhyamani Chakrabarti
(Bhatta Chettyar)

Rupa Mukherjee

exclusive right to enter into agreement for sale, transfer, letout, lease, license over the same and execute the appropriate deeds to that effect. The owners shall be exclusively entitled to their own allocation having valid right, title, interest, ownership etc. over its own allocation and the owners can sell, transfer, lease, letout etc. to any intending person at their own discretion and in the event of developer's allocation, if the developers intend to transfer their allocation in part or full by way of sale or any deed of conveyance to any intending buyer or purchaser then no prior consent from the owners are required to the effect. The developers may be entitled to take advance from the intending purchaser of their own allocation and they are allowed and/or to be permitted to execute and register sale deed in respect of their own allocation without taking the consent in writing from the owners. The developers as per their own discretion will be entitled to retain or deliver possession of their allocated portion partly or wholly to any person or any such intending buyer, transferee, leasee, tenant etc. and no further consent of the owners is required to that effect and this agreement by itself be deemed to be and treated as the consent of both the parties. At the request of the developers the owners shall give power through the registered deed of power of attorney to the developers allocated portion having power to enter into an agreement for sale, lease, license, gift or any such other purposes and also having right to receive and received the money against that deed or the consideration money for developer's allocation.

It is hereby further agreed that on completion of owners allocated portion, the developers either verbally or in written request from the owners to give possession of their (Owners') allocated portion. If any dispute arises in between the parties regarding their allocation as stated in this deed the matter should be referred to the Arbitrator within 7 days from the occurrence of dispute.

It is to be mentioned here that as the proposed multistoried building has yet to be started at this time and the parties of this deed have been mutually agreed that as soon as the sanctioned plan has been obtained the respective shares of the parties will be demarcated in the sketch map and in this event the Developer will start construction work of the aforesaid multi-storied building after obtaining the sanction plan and also after demarcating the share of the parties.

Contd.....P/10

[10]

Sanchayana Chatterjee
(Prattacharya)

Rupa Mukherjee

10. It is agreed by the parties that the first party / owners will hand over the schedule property to the Developer and after delivery of possession of the schedule property, the Developer will be bound to complete the entire construction work of the multi-storied building within a period of **18 months** and in this event the parties of this agreement have mutually agreed that the developer can never in any way transfer any unit prior to hand over the finished allocated portion to the owners which is under the nomenclature of "OWNERS' ALLOCATION".

Be it specifically mentioned that if the construction work cannot be completed within the aforesaid stipulated period due to the unavoidable circumstances such as earth quake, flood, storm, riot, force majeure etc., natural calamity, then the time can be extended after mutual discussion by the parties.

Be it further be mentioned that if the construction work cannot be completed within the aforesaid stipulated period without any prohibition by any unavoidable circumstances as stated above then the developer will be bound to compensate the same to the land owner and the same compensation will be determined after mutual discussion of the parties.

11. That if it is found after construction that the entire constructional area has been varied then the allocation of the owners and Developer also varied as per the aforesaid ratio of the owners and Developer allocation.

12. It is decided by the parties that only the Developer will be entitled to make development and or construction over the schedule property and no other person or persons will be in any way be permitted and or be entitled to make development or construction work of the schedule property.

13. It is agreed by the parties that during the period of this agreement the owner shall not in any way cause impediment or obstruction in the construction or development of the said property to be carried on by the developer.

14. That the aforesaid proposed multi-storied building will be constructed and the same will be named as "MAMATA APARTMENTS" after entire construction work of the building is over.

[11]

Sandhyamani Chatterjee
(Bhattacharya)

Rupa Mukherjee

15. That it is mutually decided by both the parties that the developer will construct the multi-storied building over the schedule property by providing or using first class materials which is being qualified under the marked as ISO and in this event if any damages will occur in future in respect of the building so proposed on the schedule property, the landlords will be no way be liable for that and every liabilities will be borne by the developer it self.

16. In this deed of development agreement and general power of Attorney, the owners have also empowered the developer to do all the act, deed and things on behalf of themselves regarding the schedule property in the manner stated hereunder:-

- a. To develop the schedule property by constructing multistoried commercial-cum-residential building or in any manner as per sanctioned plan sanctioned by the Purulia Municipality and or any other competent authority.
- b. To look after, manage, supervise and administer the affairs of SCHDEULE PROPERTY and protect the interest and share of the owners in the schedule Property.
- c. To appear on behalves of the owners before the Purulia Municipality, Urban Land Ceiling Authority, Income-Tax Authority and/or any other Government or Semi-Government Authority for the purpose of taking all necessary steps to submit, sign, verify and to receive back all Plans, petitions, applications, forms, challans, receipts etc. on behalf of the owners for the schedule property.
- d. To apply for, submit plans for sanction of the Building Plan and to obtain the Building Plan/Plans duly sanctioned by the Purulia Municipality or any other Competent Authority.
- e. To sell, convey, transfer the share of the developer's allocated portion as has been stated herein before wholly or partly thereof to the intending buyer/buyers on receipt of advance money or full consideration money thereof.
- f. To mortgage, pledge, keep as co-lateral security, the developer's allocated portions fully or partly thereof, with Bank and/or financial institution for obtaining loan which the developer will think, fit and proper.

(Bhattacharyya)

Sandhyarani Chakrabarti

Rup Mukherjee

[12]

- g. To execute any deed of conveyance or conveyances of their (Developer's) allocated portions fully or partly in favour of the intending Purchaser/Purchasers, and to sign and verify all such deeds, documents as and when, such occasion will arise.
- h. To present any Deed of Conveyance or Conveyances for registration before any Registration authority within the territory of Indian Union either Registrar of Assurances Kolkata, District Registrar, District Sub-Registrar, Additional District Sub-Registrar Purulia and also any registering authority having jurisdiction and admit execution, to have the conveyance or conveyances registered and to do all acts, deeds, things which the developer shall consider necessary for conveying their (developer's) allocated portions either wholly or partly thereof to the said Purchaser/Purchasers as fully and effectually in all respects.
- i. The developer shall not sell and or transfer the share of owners allocation as has been stated herein before of this document.
- j. The developer is fully entitled to execute and register any kind of deed of conveyance or conveyances in respect of 'developers allocated area' in the schedule property and in this event no prior consent is required from the owners to that effect.

Somabhyama Chakrabarty
(Bhattacharyya)

Rupa
Mukherjee

[13]

k. The developer is entitled to make necessary conversion in respect of the schedule property before the concerned B.L. & L.R.O. Purulia and any other competent Government and Semi Government authority.

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

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

ARBITRATION

Save and except what has been specifically stated here in before all disputes and differences between the parties arising out of the meaning, construction or imposed of this argument of their respective right and liabilities as per this agreement shall be adjudicate by reference to the arbitration of two independent each party who shall jointly appoint an umpire and the commencement of reference and the award of the arbitrator or the umpire as the case may be final and conclusive on the subject as between the parties and this clause shall be deed to be a submission within the meaning of arbitration Act 1940 (Act. of 1940) and its statutory modifications and/or re-enactment thereof in force from time to time.

Notwithstanding the foregoing provision the right to use for specific performance of this contract by one party against the other as per terms of this agreement shall remain unaffected and this deed will be simultaneously treated as deed of Development agreement and General Power of Attorney.

Jurisdiction

All courts within the limit of the Purulia shall have the jurisdiction to entertain and determined all actions, suits and proceedings arising out of this present between the parties.

SCHEDULE

(DESCRIPTION OF LAND)

All that piece and parcel of a homestead landed property within the jurisdiction of Purulia Sub-Registry Office, Pargana Chharra under the local limits of Purulia Town Police Station in **Mouza Raghampur**, being J.L. No. 260/66, within Purulia Municipality, Ward No.3, being Old Holding No. 515 and at present Holding no. 1015/16, situated at North Lake Road Bye Lane, Purulia, recorded under R.S. Khatian No. 1086, corresponding to **L.R. Khatian No. 4341**, being the portion of **R.S./L.R. Plot No. 3854**, measuring an area of 4.4631 Decimals, **L.R. Khatian No. 4342**, being the portion of **R.S./L.R. Plot No. 3854**, measuring an area of 2.9754 Decimals and the **L.R. Khatian No. 4343**, being the portion of **R.S./L.R. Plot No. 3854**, measuring an area of 1.4877 Decimals. The total admeasured area of the aforesaid three Khatians is **8.9262 Decimals or 5.4 Cottahs** has been agreed to be developed and or has been empowered to the developer through this deed by the land owners and the same has been delineated with red ink in the sketch map attached herewith this deed which will be treated as the part and parcel of this deed.

THE LAND OWNER WILL BE PROVIDED THEIR UNITS IN FINISHED AS UNDER MENTIONED WORK SCHEDULE.

1. Foundation : Filling with Isolated footing.
2. Structure : R.C.C. frame structure/Brick structure.
3. Brickwork : External brick work 250 mm.(10 Inch) thick & internal brick work 125 mm.(5 Inch) thick.
4. Flooring : Bed rooms, kitchen, drawing cum dinning space with floor tiles.

Sonalysamu Chakraborty
 (Bhatnagar)
 Rupa Mukherjee

Sandhyamani Chakraborty
(Bhattacharyya)

Rupa Mukherjee

[15]

5. Doors : Panel Board Door with wooden frame with flush door, shutter, synthetic door and frame in toilets.
6. Windows : Aluminium sliding windows with glass panels and integrated grill.
7. Wall finishing : Cement plaster finish with wall putty in bed rooms, drawing-cum-dining space, in the walls of toilet upto Lintel level and in kitchen over cooking platform, kitchen rack below cooking platform. No internal paintings will be provided except one coat of primer over wall putty, external - weather coat, paint, with water proofing compound.
Cement and Rod will be ISI Mark.
8. Electricals : Concealed ISI proper wiring on the roof and walls with necessary fan, light and power points only.
9. Toilet : Glaze tiles up to T-hight of the wall from the floor and the flooring of the toilet will be provided by marble and both of the toilet will be provided with commode type low down cistern, Basin, shower privystem necessary stop cock/bid cock of ISI Mark, one Toilet will be western common fittings, concealed pipe line with hot and cold water line.
10. Kitchen : Cooking platform finished with marble slab and also stainless steel, sink with necessary stop cock, oven platform of black stone, glazed tiles upto height of 5 ft. from the floor.
11. Water Supply : Water supply from deep tubewell, complete with pump and overhead reservoir.
12. Lift : Suitable (4 passanger) capacity elevators of good make.
13. Generator : Suitable capacity genarator of good make.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day and year first above written.

[16]

Sandhyamni Chakrabarty
(Bhattacharyya)
Rupa Mukherjee

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

Witnesses

1. Rajit Majhi
S/o Haradhan Majhi
NH-60 - Satra
P.S - Anzha
Dist - Purulia.

Sandhyamni Chakrabarty (Bhattacharyya)
Rupa Mukherjee

Signature of the OWNERS
B. B. Construction

Bashant Banerjee
Partner

Signature of one of the
partners on behalf of the
DEVELOPER.

2. Shanarajan Bhattacharyya
Hindustan Mission By Pass Road
Near Kalimandir.
PO - Dist - Purulia
PIN - 723101
WB

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




Malay Kumar Das
(Malay kumar Das)
Deed Writer, Purulia.
Licence No. 94.

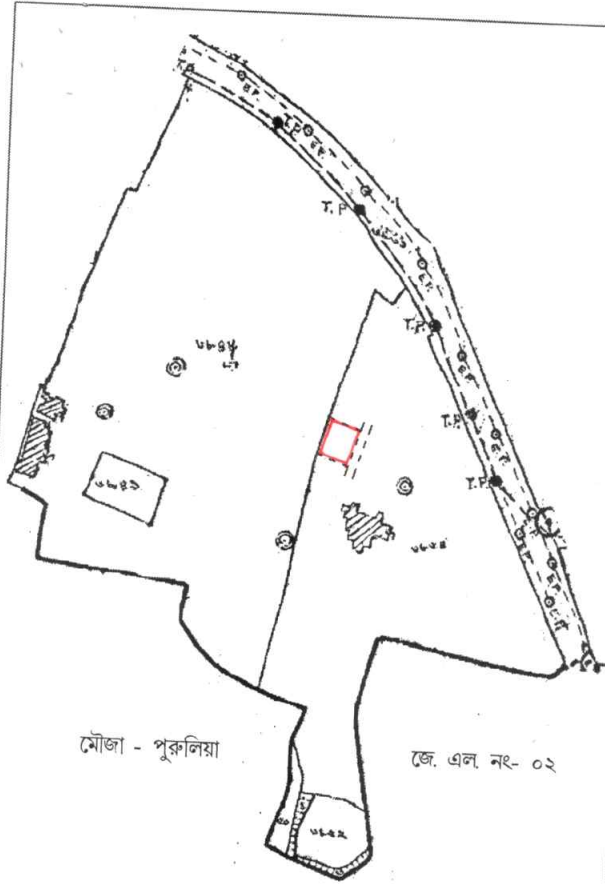
Typed by

:

Ananda Das
(Ananda Das) of Purulia.

SPECIMEN FORM FOR PHOTO AND FINGERS' PRINT

| | | | | | |
|--|-------------------|-------------|---------------|-------------|---------------|
| <p>Signature with Photo of the Owner No. 1</p> | Left Hand | | | | |
|  <i>Sandhya Chakrabarti (Chatterjee)</i> | | | | | |
| | Thumb | Fore | Middle | Ring | Little |
| | Right Hand | | | | |
| | | | | | |
| <p>Fingers' Impression of my both hands: <i>Sandhya Chakrabarti (Chatterjee)</i></p> | | | | | |
| <p>Signature with Photo of the Owner No. 2</p> | Left Hand | | | | |
|  <i>Rupa Mukherjee</i> | | | | | |
| | Thumb | Fore | Middle | Ring | Little |
| | Right Hand | | | | |
| | | | | | |
| <p>Fingers' Impression of my both hands: <i>Rupa Mukherjee</i></p> | | | | | |
| <p>Signature with Photo of the Developer</p> | Left Hand | | | | |
|  <i>Rashbandha Banerjee</i> | | | | | |
| | Thumb | Fore | Middle | Ring | Little |
| | Right Hand | | | | |
| | | | | | |
| <p>Fingers' Impression of my both hands: <i>Rashbandha Banerjee</i></p> | | | | | |



SHEET NO. 03
SCALE : 16"=1 MILE



SITE PLAN
SCALE : 33'-0"=1"

SITE PLAN WITH SKETCH MAP SHOWING A VACANT LAND WITHIN MOUZA:
RAGHABPUR; J. L. NO:260/66, P. S. PURULIA(T), DIST: PURULIA, UNDER
PURULIA MUNICIPALITY WARD NO. 03; MUNICIPAL HOLDING NO. **1015/16**,
REF. R.S. KHATIAN NO. 1086, L. R. KHATIAN NO. **4341,4342,4343**, L.R./R.S.
PLOT NO. **3854** (Part), SITUATED AT NORTH LAKE ROAD BYE LANE.

REF. AREA:- **5.4** KATHAS OR **8'92** DECIMALS, SHOWN IN RED BORDER

DEVELOPER:- **B B CONSTRUCTION.**

SIGN. OF LAND LORD:-

Sanjyami Chakraborty (Bhattacharya)

Rupa Mukherjee

SIGN. OF DEVELOPER:-

B. B. Construction
Banshwar Bannarjee
Partner

DRAWN BY :-

Allohat

Nirmal Chandra Mahato
C. No. 202
(SURVEYOR)







Government of West Bengal

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







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

Signature / LTI Sheet of Query No/Year 14022001355352/2023

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

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|-----------|---|---|---|
| 1 | Smt Sandhyasree Chakraborty Alias Mr Sandhyasree Bhattacharyya Nimtar, Purulia, City:- Purulia, P.O:- Purulia, P.S:- Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101 | Land Lord |  |  | Sandhyasree Chakraborty (Bhattacharyya) |
| 2 | Smt Rupa Mukherjee Sanat Villa, Near Shib Mandir, Retirement Colony, Subhash Nagar, Adra, City:- Raghunathpur, P.O:- Adra, P.S:- Raghunathpur, District:- Purulia, West Bengal, India, PIN:- 723121 | Land Lord |  |  | Rupa Mukherjee |

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

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|--|---|---|--|
| 3 | Mr Basuprada Banerjee Malir Bagan, Cooks-Compound, Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 | Representative of Developer [B. B. CONSTRUCTION] |  |  |  |
| SI No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
| 1 | Mr Ranjit Majhi Son of Mr Haradhan Majhi Village Satra, City:- Purulia, P.O:- Satra, P.S:-Arsa, District:- Purulia, West Bengal, India, PIN:- 723154 | Smt Sandhyasree Chakraborty, Smt Rupa Mukherjee, Mr Basuprada Banerjee |  |  |  |


(Ruhul) Amin

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

Major Information of the Deed

| | | | |
|--|---|-------------------------------------|------------|
| Deed No : | I-1402-02909/2023 | Date of Registration | 30/05/2023 |
| Query No / Year | 1402-2001355352/2023 | Office where deed is registered | |
| Query Date | 26/05/2023 3:47:46 PM | A.D.S.R. PURULIA, District: Purulia | |
| Applicant Name, Address & Other Details | Malay Kumar Das Village Joynagar, Thana : Purulia Muffassil, District : Purulia, WEST BENGAL, PIN - 723148, Mobile No. : 8016018169, Status :Deed Writer | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4002] Power of Attorney, General Power of Attorney [Rs : 50/-] | | |
| Set Forth value | Market Value | | |
| | Rs. 56,23,506/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 7,050/- (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: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: North Lake Road Bye Lane, Mouza: Raghampur, , Ward No: 3 JI No: 66, Pin Code : 723101

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|----------------------|----------------|-------------------|---------|------------------|-------------------------|-----------------------|---|
| L1 | RS-3854 | RS-4341 | Bastu | Bastu | 4.4631 Dec | | 28,11,753/- | Property is on Road Adjacent to Metal Road, |
| L2 | RS-3854 | RS-4343 | Bastu | Bastu | 1.4877 Dec | | 9,37,251/- | Property is on Road Adjacent to Metal Road, |
| L3 | RS-3854 | RS-4342 | Bastu | Bastu | 2.9754 Dec | | 18,74,502/- | Property is on Road Adjacent to Metal Road, |
| | | TOTAL : | | | 8.9262Dec | 0 /- | 56,23,506 /- | |
| | Grand Total : | | | | 8.9262Dec | 0 /- | 56,23,506 /- | |

Land Lord Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | <p>Smt Sandhyasree Chakraborty, (Alias: Mr Sandhyasree Bhattacharyya) (Presentant) Wife of Mr Biswajit Bhattacharyya Nimtar, Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AHxxxxxx7C, Aadhaar No: 50xxxxxxx4711, Status :Individual, Executed by: Self, Date of Execution: 28/05/2023 , Admitted by: Self, Date of Admission: 28/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/05/2023 , Admitted by: Self, Date of Admission: 28/05/2023 ,Place : Pvt. Residence</p> |
| 2 | <p>Smt Rupa Mukherjee Wife of Mr Brindaban Mukherjee Sanat Villa, Near Shib Mandir, Retirement Colony, Subhash Nagar, Adra, City:- Raghunathpur, P.O:- Adra, P.S:-Raghunathpur, District:-Purulia, West Bengal, India, PIN:- 723121 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BVxxxxxx7G, Aadhaar No: 86xxxxxxx5450, Status :Individual, Executed by: Self, Date of Execution: 28/05/2023 , Admitted by: Self, Date of Admission: 28/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/05/2023 , Admitted by: Self, Date of Admission: 28/05/2023 ,Place : Pvt. Residence</p> |

Developer Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | <p>B. B. CONSTRUCTION Malir Bagan, Cooks-Compound, Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 , PAN No.:: ABxxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p> |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | <p>Mr Basuprada Banerjee Son of Late Banshidhari Banerjee Malir Bagan, Cooks-Compound, Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aixxxxxx6k, Aadhaar No: 22xxxxxxx0675 Status : Representative, Representative of : B. B. CONSTRUCTION (as partner)</p> |

Identifier Details :

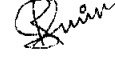
| Name | Photo | Finger Print | Signature |
|---|-------|--------------|-----------|
| <p>Mr Ranjit Majhi Son of Mr Haradhan Majhi Village Satra, City:- Purulia, P.O:- Satra, P.S:-Arsa, District:-Purulia, West Bengal, India, PIN:- 723154</p> | | | |
| Identifier Of Smt Sandhyasree Chakraborty, Smt Rupa Mukherjee, Mr Basuprada Banerjee | | | |

| Transfer of property for L1 | | |
|------------------------------------|-----------------------------|----------------------------------|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Smt Sandhyasree Chakraborty | B. B. CONSTRUCTION-4.4631 Dec |
| Transfer of property for L2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Smt Rupa Mukherjee | B. B. CONSTRUCTION-1.4877 Dec |
| Transfer of property for L3 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Smt Sandhyasree Chakraborty | B. B. CONSTRUCTION-2.9754 Dec |

On 26-05-2023

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 56,23,506/-



Ruhul Amin
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
Purulia, West Bengal

On 28-05-2023

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

Presented for registration at 11:55 hrs on 28-05-2023, at the Private residence by Smt Sandhyasree Chakraborty Alias Mr Sandhyasree Bhattacharyya, one of the Executants.

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

Execution is admitted on 28/05/2023 by 1. Smt Sandhyasree Chakraborty, Alias Mr Sandhyasree Bhattacharyya, Wife of Mr Biswajit Bhattacharyya, Nimtar, Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Service, 2. Smt Rupa Mukherjee, Wife of Mr Brindaban Mukherjee, Sanat Villa, Near Shib Mandir, Retirement Colony, Subhash Nagar, Adra, P.O: Adra, Thana: Raghunathpur, , City/Town: RAGHUNATHPUR, Purulia, WEST BENGAL, India, PIN - 723121, by caste Hindu, by Profession House wife

Identified by Mr Ranjit Majhi, , Son of Mr Haradhan Majhi, Village Satra, P.O: Satra, Thana: Arsa, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723154, by caste Hindu, by profession Others

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

Execution is admitted on 28-05-2023 by Mr Basuprada Banerjee, partner, B. B. CONSTRUCTION, Malir Bagan, Cooks-Compound, Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101

Identified by Mr Ranjit Majhi, , Son of Mr Haradhan Majhi, Village Satra, P.O: Satra, Thana: Arsa, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723154, by caste Hindu, by profession Others



Ruhul Amin
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
Purulia, West Bengal

On 30-05-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/05/2023 1:09PM with Govt. Ref. No: 192023240072356438 on 28-05-2023, Amount Rs: 14/-, Bank: SBI EPay (SBlePay), Ref. No. 6415024358340 on 28-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty


Certified that required Stamp Duty payable for this document is Rs. 7,050/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,050/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 6019, Amount: Rs.5,000.00/-, Date of Purchase: 26/05/2023, Vendor name: DEBDAS BHATTACHARYA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/05/2023 1:09PM with Govt. Ref. No: 192023240072356438 on 28-05-2023, Amount Rs: 2,050/-, Bank: SBI EPay (SBlePay), Ref. No. 6415024358340 on 28-05-2023, Head of Account 0030-02-103-003-02



Ruhul Amin
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
Purulia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1402-2023, Page from 47225 to 47251

being No 140202909 for the year 2023.



Digitally signed by RUHUL AMIN
Date: 2023.06.01 13:33:25 +05:30
Reason: Digital Signing of Deed.

(Ruhul Amin) 2023/06/01 01:33:25 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
West Bengal.

(This document is digitally signed.)