

0097/22

2009/19/22



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AG 337610

9-207/8886/24

~~...~~
~~...~~
~~...~~
~~...~~

District Sub-Registrar-IV
 Registrar (S 7 (2) of
 Registration 1908
 Alipour, South 24 Parganas

8 OCT 2021
 01.2.2022

**DEVELOPMENT AGREEMENT ALONG WITH
 DEVELOPER POWER OF ATTORNEY**

THIS DEVELOPMENT AGREEMENT ALONG WITH DEVELOPER
 POWER OF ATTORNEY is made this the 8th day of October Two
 Thousand and Twenty-one (2021)

BETWEEN

[Signature]
 Advocate

31093

20 SEP 2021

No.....Rs.-100/- Date.....

Name:.....

Tabesh Mishra

Address:.....

Vendor:.....

Advocate
High Court
Calcutta

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Jaya Bhattacharyya

 Vow: 6927

Jaya Bhattacharyya

 Vow: 6928



Bireswar Bhattacharyya

 6932

District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
- 1 OCT 2021

BINAYAK GROUPS
Sudip Kumar Mandal
Proprietor

Identified by:

Tabesh Mishra
Advocate
High Court, Calcutta

(1) **SM. JAYA BHATTACHARYYA**, (PAN – ACZPB8966H), (Aadhaar No. 6945 7303 8174), wife of Late Amal Kanti Bhattacharyya, by Occupation – House-wife and (2) **SRI BIRESWAR BHATTACHARYYA**, (PAN – BLVPB9994B), (Aadhaar No. 8120 5588 3509), son of Late Amal Kanti Bhattacharyya, by Occupation – Service, both by faith – Hindu, by Nationality – Indian, both are residing at Flat No. 1, DL - 231, Salt Lake, Sector – II, P.O. Bidhannagar Sech Bhawan, P.S. Bidhannagar (East), Kolkata – 700 091, District – North 24-Parganas, hereinafter jointly called and referred to as the **OWNERS/VENDORS/FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include their legal heirs, executors, legal representatives, successors, administrators and assigns) of the **FIRST PART**

AND

“BINAYAK GROUPS”, (PAN – AKNPM2537P), a Proprietorship Firm, having its registered office at B/35, Ganganagar, Post Office – Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700 099, represented by its sole Proprietor namely **SRI SUDIP KUMAR MANDAL**, (PAN – AKNPM2537P), (Aadhaar No. 2225 3389 8869), son of Sri Samir Kumar Mandal, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at B/35, Ganganagar, Post Office – Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700 099, District – South 24-Parganas, hereinafter called and referred to as the **“DEVELOPER/SECOND PARTY”** (which expression unless repugnant to the context shall mean and include his legal heir/ heirs, executor/ executors, administrator/ administrators, assigns, representative/ representatives, successors-in-office and successors-in-interest) of the **SECOND PART**.

WHEREAS by a Deed of Conveyance bearing the date 14th July, 1978 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas, recorded in Book No. 1, Being No. 4092 for the year 1978 the previous Vendor/Society namely The Jadavpur Co-Operative Land and Housing Society Limited, registered under the West Bengal Co-operative Society Act, 1940 (Registration No. 116/CAL of 1965) and having its registered office at Jadavpur University, P.S. Jadavpur, Kolkata - 700032 in the District of South 24-Parganas hereinafter referred to as **‘THE SAID SOCIETY’** absolutely purchased for a valuable consideration mentioned therein from one Sunil Kumar Mitra and others the total land measuring an area of 10.93 Acres (Ten Acre Ninety three decimals) comprising in

R.S. Dag Nos.83, 85, 87, 88, 89, 91, 131, 132, 135, 136 and 139, under Khatian No.101, J.L. No. 25, Touzi No. 56 situated in Mouza – Nayabad, in formerly Police Station – Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance dated 8th February, 1979, registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No. 1, Being No. 590 for the year 1979 '**THE SAID SOCIETY**' absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring a further 10.93 Acres (Ten acres and Ninety three decimals) comprising in R.S. Dag Nos. 83, 85, 87, 81, 89, 91, 131, 132, 135, 136 and 139, under Khatian No. 101, J.L. No. 25, Touzi No. 56, in Mouza – Nayabad, in formerly Police Station – Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing dated 3rd December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No.1, Being No. 5334 for the year 1979 '**THE SAID SOCIETY**' absolutely purchased for a valuable consideration as mentioned therein from Ganesh Chandra Paramanik and others the total land measuring 1 (One) Bigha 11 (Eleven) Cottahs (0.53 ½ acres) comprising in Dag No. 139, J.L. No. 25, under Khatian No.90, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, under formerly Police Station – Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing dated 3rd December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No. I, Being No. 5335 for the year 1979 '**THE SAID SOCIETY**' further absolutely purchased for a valuable consideration as mentioned therein from Kubir Mondal and others the total land measuring 16 (Sixteen) Cottahs 8 (Eight) Chittacks (0.28 ½ acres) comprising in Dag No. 139, J.L. No. 25, under Khatian No. 90, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing dated 3rd December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No. I, Being No. 5336 for the year 1979 '**THE SAID SOCIETY**'




absolutely purchased for a valuable consideration as mentioned therein from Methor Bag and others the total land measuring more or less 3 (Three) Bighas (0.99 acres) comprising in Dag No. 196, J.L. No. 25, under Khatian No. 76, R.S. No. 3, Touzi No.56, Mouza – Nayabad, in formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas. ✓

AND WHEREAS by a further Deed of Conveyance bearing date 21st December, 1979 and registered at the Office of the District Sub-Registrar, Alipore 24-Parganas and entered in Book No. 1, Being No. 6957 for the year 1979 '**THE SAID SOCIETY**' absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.93 acres (Ten Acres Ninety three decimals) comprising in Dag No. 83, 135, under Khatian No. 101, R.S. No. 2, Touzi No. 56, Mouza – Nayabad, J.L. No. 25, in formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas. ✓

AND WHEREAS by a further Deed of Conveyance bearing date 29th April, 1980 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas in Book No. 1, Being No. 3223 for the year 1980, '**THE SAID SOCIETY**' absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.92 (Ten Acres Ninety Two decimals) comprising in Dag Nos. 83, 85, 87, 88, 89, 91, 131, 135, 136 and 139, J.L. No.25, under Khatian No. 101, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, in formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas. ✓

AND WHEREAS thereafter '**THE SAID SOCIETY**' recorded its name with the office of the then J.L.R.O. Behala by order under Memo Nos. 2086, 2087 and 2089 dated 06.06.1980 as absolute owner of all the land measuring about 45.52 acres [137 (One hundred Thirty Seven) Bighas 5 (Five) Cottahs 7 (Seven) Chittacks and 31 (Thirty one) Sq.ft.] so purchased from the above mentioned parties and was thus seized and possessed of and/or otherwise well and sufficiently entitled to their absolute and indefeasible right and interest free from all encumbrances, liens, charges, lispens, attachments and is in khas possession thereon. ✓



AND WHEREAS in pursuance of the object of developing the area for residential purposes of the members, the said Jadavpur Co-Operative Land and Housing Society Limited effected improvements thereon by filling earth and making the same of uniform level laid out roads, passages and divided the area into several plots of different sizes and measurements for distribution among the members of 'THE SAID SOCIETY'. The entire land on which the said plots have been so carved out is fully described in the First Schedule being SCHEDULE 'A' hereunder written.

AND WHEREAS pursuant to an application for membership of "THE SAID SOCIETY" made by the Purchaser Member namely one Amal Kanti Bhattacharyya, son of Late Ashutosh Bhattacharyya, deceased husband and father of the present OWNERS herein respectively, for obtaining a plot of land and agreeing to comply with the terms and conditions of the said SOCIETY for the demise thereof the Purchaser member i.e. said Amal Kanti Bhattacharyya since deceased was admitted as a member of The Jadavpur Co-Operative Land and Housing Society Limited and the "Said Society" issued the necessary Share Certificate separately in favour of said Amal Kanti Bhattacharyya since deceased.

AND WHEREAS by a resolution dated 02.05.1987 it was decided by "THE SAID SOCIETY" to allot different plots of land to its different members by lottery and such lottery was held on 31.05.1987 whereby the Purchaser Member i.e. said Amal Kanti Bhattacharyya since deceased, was allotted the plot of land and hereinafter referred to as "THE SAID PLOT" and the said Amal Kanti Bhattacharyya since deceased, accepted the such lottery.

AND WHEREAS said Amal Kanti Bhattacharyya since deceased as the Purchaser therein paid a sum of Rs.9,000/- (Rupees Nine Thousand) only as the full and final payment to "THE SAID SOCIETY" from time to time as required by "the said society" for allotment of the said plot in favour of him as the Member.

AND WHEREAS the said Amal Kanti Bhattacharyya since deceased, as the Purchaser took the inspection of the Scheme plan and also the said allotted plot and was satisfied himself as to size and condition thereof and also that the said consideration is the fair and reasonable purchase consideration thereof and the "THE SAID SOCIETY" after having received the full payment of the Sale consideration allotted the said plot to the said

Amal Kanti Bhattacharyya since deceased being **ALL THAT** the Plot No. 17 (Phase-I) measuring more or less 3 (Three) Cottahs situated in Mouza – Nayabad, J.L. No. 25, comprising in R.S. Dag No. 132 (Part), under R.S. Khatian No.101, out of the total land as mentioned in the **SCHEDULE – A** below by a registered Deed of Conveyance dated 23.08.1989 made between “the said society” therein referred to as the Vendor Society of the one part and the said Amal Kanti Bhattacharyya since deceased, therein referred to as the Purchaser member of the other part and registered with the office of District Sub-Registrar, Alipore, 24-Paraganas and recorded in Book No. I, Volume No.402, at Pages 156 to 159, Being No. 16423 for the year 1989, the said society for the consideration therein mentioned transferred its all right, title and interest in respect of the said plot of land to the said said Amal Kanti Bhattacharyya since deceased. ✓

AND WHEREAS after purchase said Amal Kanti Bhattacharyya mutated his name in the record of The Kolkata Municipal Corporation known as **K.M.C. Premises No.1914, Nayabad**, being Assessee No. 31-109-08-1914-1, within K.M.C. Ward No.109, under formerly P.S. Kasba, at present P.S. Purba Jadavpur, Kolkata – 700 099, District : South 24-Parganas and had been paying necessary K.M.C. Taxes to The Kolkata Municipal Corporation and was peaceful enjoyment and possession of the aforesaid land and Property morefully and particularly described in the **SCHEDULE** hereunder written. ✓

AND WHEREAS while enjoying the above mentioned property, said Amal Kanti Bhattacharyya, died intestate on 11.02.2021, leaving behind him his widow wife namely **SMT. JAYA BHATTACHARYYA** and only son namely **SRI BIRESWAR BHATTACHARYYA**, the present **OWNERS/VENDORS No. 1 & 2** respectively as his only legal heirs and successors who have jointly inherited the aforesaid property left by said deceased Amal Kanti Bhattacharyya as per Hindu Succession Act, 1956 and thus the present **OWNERS** herein are now the absolute joint owners of the aforesaid property as mentioned in the **SCHEDULE – A** below and now the present **OWNERS** herein are in physical possession of the said property which is free from all encumbrances. ✓

AND WHEREAS the present **OWNERS/VENDORS** now decided to develop the **SCHEDULE -‘A’** mentioned property by constructing a Multi-storied building with lift



facility, comprising of a number of residential flats on the different floors, Car Parking Space/s and Shops or Office in the ground floor, but due to paucity of fund, lack of technical knowledge, experience in the field of construction, has now decided to do the same by appointing a **DEVELOPER**, who is financially and technically sound to construct a Multi-storied building upon the aforesaid property as per the sanction building plan to be sanctioned from The Kolkata Municipal Corporation.

AND WHEREAS the **DEVELOPER** herein, coming to know the facts of such desire of the **OWNERS** herein, has made a proposal in relation to the aforesaid development of the said property before the **OWNERS**. The **OWNERS** after necessary investigation and thorough understanding with the **DEVELOPER** herein, has agreed to develop the said premises by the **DEVELOPER**. Both the Parties hereto have mutually analysed, discussed, agreed to enter into this registered Development Agreement for the construction of a new Multi-storied residential-cum-commercial building with Lift facility upon the aforesaid property as per the sanction building plan to be sanctioned by The Kolkata Municipal Corporation as well as annexed specification marked with letter - 'X' and the **OWNERS** herein have agreed to do so as per the terms and conditions as mentioned hereinafter.

AND WHEREAS the **DEVELOPER** i.e. the party of the **SECOND PART** herein has agreed to make the construction of the proposed Multi-storied building with lift facility in flat systems for residential and other purposes in exchange of getting its cost of construction and its remuneration for supervision of such construction in kind of flats etc. after giving the Owners, the Owners' Allocation and accordingly the **OWNERS** shall get total 3 Nos. of 2BHK residential flats each measuring super built-up area of 800 (Eight Hundred) Sq.ft. more or less out of which two flats are to be situated on the First Floor and one flat is to be situated on the Third Floor, North-East side of the proposed building together with one Car Parking Space to be situated on the Ground Floor of the proposed building measuring an area of 120 (One Hundred and Twenty) Sq.ft. more or less. The **OWNERS** shall also enjoy the undivided proportionate share of land and also the other common rights and facilities of the proposed building as mentioned in the **SCHEDULE "A"** and **"C"** herein below. This is the called the **OWNERS' ALLOCATION** as mentioned in the **SCHEDULE "B"** herein below.

AND WHEREAS the Party of the **SECOND PART** i.e. **DEVELOPER** herein shall get the rest construction of the proposed Multi-storied building with lift facility excluding the **OWNERS' ALLOCATION**. The **DEVELOPER'S ALLOCATION** has been clearly

mentioned and described in the SCHEDULE "D" hereunder written. The Party of the **SECOND PART** shall erect the entire proposed Multi-storied building with lift facility at its cost and its supervision and labour to be erected as per annexed Specification and also as per the sanction building plan to be sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the **DEVELOPER** shall collect the entire money from the sale of the **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as cost of land in connection with the said flats, shop and office space, if any and Car Parking Space etc. The **DEVELOPER** shall enjoy the common rights and undivided proportionate share of land as mentioned in the SCHEDULE - A and C below.

NOW THE AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as per following terms and conditions:-

1. **DEFINITION** : Unless there is anything repugnant to the subject or context the term:
 - (a) **OWNERS** : shall mean the parties of the **FIRST PART** herein namely (1) **SM. JAYA BHATTACHARYYA**, wife of Late Amal Kanti Bhattacharyya and (2) **SRI BIRESWAR BHATTACHARYYA**, son of Late Amal Kanti Bhattacharyya, both are residing at Flat No. 1, DL - 231, Salt Lake, Sector - II, P.O. Bidhannagar Sech Bhawan, P.S. Bidhannagar (East), Kolkata - 700 091, District - North 24-Parganas and their legal heir/heirs, executor/ executors, administrator/ administrators, and legal representative/ representatives.
 - (b) **DEVELOPER** : shall mean "**BINAYAK GROUPS**", a Proprietorship Firm, having its registered office at B/35, Ganganagar, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700 099, represented by its sole Proprietor namely **SRI SUDIP KUMAR MANDAL**, son of Sri Samir Kumar Mondal, residing at B/35, Ganganagar, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700 099, District - South 24-Parganas for the time being and his respective, legal heirs, representatives, administrators and assigns.
 - (c) **TITLE DEED** : shall mean the documents referred to hereinabove in the recital.
 - (d) **PREMISES** : shall mean the Property known as K.M.C. Premises No. 1914, Nayabad, being Assessee No. 31-109-08-1914-1, within K.M.C. Ward No.109,



under P.S. Purba Jadavpur, Kolkata – 700 099, District : South 24-Parganas, as mentioned and described in the **SCHEDULE 'A'** hereunder written.

- (e) **BUILDING** : shall mean the proposed Multi-storied residential-cum-commercial building with lift facility to be constructed on the said premises as per sanction building plan to be sanctioned by The Kolkata Municipal Corporation Borough Office - XII.
- (f) **COMMON FACILITIES AND AMENITIES** : shall include corridors, stair ways, passages ways, driveways, common lavatories, meter space, water and water lines and plumbing lines, lift, lift room, lift lobby, under ground water reservoir, over head water tank, water pump and motor, common toilet on Ground Floor, if any and other facilities, Care Taker's Room, if any as mentioned in the **SCHEDULE "C"** hereunder written which may be mutually agreed upon **BETWEEN** the Parties herein and required for establishment, location, enjoyment, provisions, maintenance and/or management of the building and such common areas shall be enjoyed by the flat Owners who shall purchase the same from the **DEVELOPER**.
- (g) **OWNERS' ALLOCATION** : The **OWNERS** shall get total 3 Nos. of 2BHK residential flats each measuring super built-up area of 800 (Eight Hundred) Sq.ft. more or less out of which two flats are to be situated on the First Floor and one flat is to be situated on the Third Floor, North-East side of the proposed building together with one Car Parking Space to be situated on the Ground Floor of the proposed building measuring an area of 120 (One Hundred and Twenty) Sq.ft. more or less. The **OWNERS** shall also enjoy the undivided proportionate share of land and also the other common rights and facilities of the proposed building as mentioned in the **SCHEDULE "A"** and **"C"** herein below. This is the called the **OWNERS' ALLOCATION** as mentioned in the **SCHEDULE "B"** herein below.
- (h) **DEVELOPER'S ALLOCATION** : The **DEVELOPER** herein shall get the rest construction from the proposed building excluding the **OWNERS' ALLOCATION**. The **DEVELOPER'S ALLOCATION** has been clearly mentioned and described in the **SCHEDULE "D"** hereunder written. The Party of the **SECOND PART** shall erect the entire proposed Multi-storied building with lift



facility at its cost and its supervision and labour to be erected as per annexed Specification and also as per the sanction building plan to be sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the **DEVELOPER** shall collect the entire money from the sale of the **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as cost of land in connection with the said flats and Car Parking Space etc. The **DEVELOPER** shall enjoy the undivided proportionate share of land and all common rights as mentioned in the **SCHEDULE - A and C** below.

- (i) **THE ARCHITECT** : shall mean such persons who will be appointed by the **DEVELOPER** for both designing and planning the building on the said premises.
 - (j) **BUILDING PLAN** : would mean such plan to be prepared by the Planner/Architect for the construction of the building to be sanctioned by The Kolkata Municipal Corporation Borough Office - XII at the cost of the **DEVELOPER**.
 - (k) **TRANSFER** : with its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act, 1882.
 - (l) **TRANSFeree** : shall mean any person, firm, limited company association of persons or body or individuals to whom any space in the building has been transferred.
2. **THIS AGREEMENT** : shall take effect from the date of execution of this agreement.
3. **THE OWNERS DECLARE** as follows:
- (a) That they are the absolute joint Owners and seized and possessed of and/or well and sufficiently entitled to the said property as described in the **SCHEDULE 'A'** below.
 - (b) That the **OWNERS** have a good marketable title in respect of the said K.M.C. Premises No. 1914, Nayabad, being Assessee No. 31-109-08-1914-1, under Ward



No. 109, within P.S. Purba Jadavpur, Kolkata – 700 099, in the District of South 24 Parganas.

- (c) That the said property is free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.
4. **THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as followings:
- (a) That the **OWNERS** have hereby granted exclusive right to the **DEVELOPER** to undertake the new construction on the said Premises to be constructed by the **DEVELOPER** in accordance with the sanction building plan/plans to be sanctioned by The Kolkata Municipal Corporation.
- (b) (i) **OWNERS' ALLOCATION** : the **DEVELOPER** shall give the **OWNERS** as the **OWNERS' ALLOCATION** as described in the **SCHEDULE 'B'** hereunder written and rest sale proceeds etc., of the project shall be enjoyed by the **DEVELOPER** herein.
- (ii) **DEVELOPER'S ALLOCATION** : The **DEVELOPER** shall enjoy the Developer's Allocation as described in the **SCHEDULE-D** below.
- (c) That all applications, plans and other papers and documents as may be required by the **DEVELOPER** for the purpose of obtaining necessary approval of building plan and its addition/alternation/modification/verification of the sanctioned building plan from the appropriate authorities to be prepared, signed and submitted by the **DEVELOPER** for and in the name of the **OWNERS** at the cost of **DEVELOPER** and if any addition/alteration/modification of making further plans for proposed construction are required the **OWNERS** shall give such written permission to the **DEVELOPER** without any interruption.
- (d) For all that purpose of sanction of Building plan applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or further plans to be approved by the appropriate authorities the **DEVELOPER** shall appear, represent, sign before the concerned authorities on behalf of the **OWNERS** in their names and on their behalf in connection with any or all of the

matters aforesaid and the **OWNERS**, in such circumstances, shall give assistance/ co-operation/signatures whenever necessary to the **DEVELOPER** for the interest of the proposed project.

- (e) That the **DEVELOPER-Firm** shall erect the building in the said premises as per said sanction building plan and for the same the **OWNERS** shall put their signatures as and when necessary and during construction or after construction the **DEVELOPER** shall sell only the Developer's allocation together with proportionate undivided land share and other common rights to the intending purchasers and receive part or full consideration money from the sale of part or full of **DEVELOPER'S ALLOCATION** to be erected at the cost of the **DEVELOPER**.
- (f) The **DEVELOPER** shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the said property in order to make it perfect in all respects for construction of a Multi-storied building with Lift facility thereon in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation Office at the cost of the **DEVELOPER**.
- (g) The **DEVELOPER** shall make, build, construct, supervise and carry out all the acts through contractors and sub-contractors in such manner as may be thought fit and proper by it for such construction of the said proposed building according to the building plan to be sanctioned by the concerned The Kolkata Municipal Corporation Office referred to in this Agreement on the said Property and shall file applications etc. for obtaining water, electric, sewerage and other connections and other amenities and facilities required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the said property in terms of this Agreement.
- (h) That the **DEVELOPER** shall be exclusively entitled to its respective share of the **DEVELOPER'S ALLOCATION** of the proposed building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the others.

- (i) The **DEVELOPER** shall apply in the name of the **OWNERS** and represent them before the Government Authorities, local and public bodies if required in connection with the proposed construction work and the said building thereon in terms of this agreement and the **OWNERS** shall not raise any objections for it on the contrary the **OWNERS** shall give full co-operations for doing the proposed project.
- (j) That the **DEVELOPER** shall at its own costs construct and complete the proposed building at the said premises in accordance with the sanction building plan to be sanctioned by The Kolkata Municipal Corporation Office and as well as hereby annexed specifications and the **DEVELOPER** shall take all the responsibility and risk regarding the construction of the proposed building and further covenant to complete the said building within 24 (Twenty four) months from the date of sanction of the building plan and also from the date of taking over possession whichever is later and 6 (Six) months grace period.
- (k) That the **DEVELOPER** shall install in the said building at its own costs pump operated water connection through water lines in each floors/flats, water storage tanks, overhead water reservoir with suitable pump, electric wiring and installations other electrical things and also other facilities as are required to be provided in the new building constructed for sale of the flats etc. therein on Ownership basis and as mutually agreed upon.
5. **THE OWNERS HEREBY AGREE AND COVENANT WITH THE DEVELOPER** as follows:-
- (i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said premises by the **DEVELOPER**.
- (ii) Not to do any act or things whereby the **DEVELOPER** may be prevented from selling, assigning and/or disposing of any portion of the property or portion of the **DEVELOPER'S ALLOCATION** in the building to be erected at the said premises as mentioned herein.
- (iii) The **OWNERS** positively give vacant possession of the entire premises as mentioned in the **SCHEDULE 'A'** hereunder to the **DEVELOPER** on and



within 10 (Ten) days from the date of execution of this Agreement for making construction work of the proposed building as per sanctioned building plan to be sanctioned by the concerned The Kolkata Municipal Corporation Office at the cost of the **DEVELOPER**.

- (iv) The **DEVELOPER** shall sell all the Developer's Allocation of the proposed building, as described in the **SCHEDULE 'D'** hereunder written **TOGETHER WITH** proportionate undivided share of land of the said premises and the common areas and facilities proportionately and proportionate services of common places. The **DEVELOPER** shall receive the advance and advances or part or full i.e. entire consideration money from the intending purchasers of the relative flats and/or all other portions of the building from the **DEVELOPER'S ALLOCATION** as per its terms and conditions and the **DEVELOPER** shall decide and fix up the such consideration money upon its allocation and services the same for the intending Purchaser(s) and by virtue of this Agreement the **DEVELOPER** shall have right to execute and register all the Conveyance/s, Deeds or Agreement for sale in favour of the intending Purchasers only upon the **DEVELOPER'S ALLOCATION**.
- (v) The **OWNERS** hereby empower and authorize the **DEVELOPER** to do this project in connection with the said property as described in the **SCHEDULE - A** hereunder written such as to sell or any kind of transfer of the **DEVELOPER'S ALLOCATION** through registered deeds and to make Agreement for Sale, to advertise the project through any media, to appoint different persons for the project, to get sanction of the building plan as well sewerage plan and to take water or electric connection therein and also to execute any document, declaration or affidavit for the interest of the project etc. to appoint different type of professional men, to appoint Advocate, to receive part or full consideration money on the **DEVELOPER'S ALLOCATION**, to negotiate any matter for the said property etc.

6. **THE OWNERS HEREIN EXECUTE THE POWER OF ATTORNEY IN FAVOUR OF THE DEVELOPER HEREIN BELOW:**

The **OWNERS** herein namely, (1) **SM. JAYA BHATTACHARYYA**, (PAN - ACZPB8966H), (Aadhaar No. 6945 7303 8174), wife of Late Amal Kanti Bhattacharyya,

by Occupation – House-wife and (2) **SRI BIRESWAR BHATTACHARYYA**, (PAN – **BLVPB9994B**), (Aadhaar No. **8128 5588 3509**), son of Late Amal Kanti Bhattacharyya, by Occupation – Service, both by faith – Hindu, by Nationality – Indian, both are residing at Flat No. 1, DL - 231, Salt Lake, Sector – II, P.O. Bidhannagar Sech Bhawan, P.S. Bidhannagar (East), Kolkata – 700 091, District – North 24-Parganas, do hereby appoint “**BINAYAK GROUPS**”, (PAN – **AKNPM2537P**), a Proprietorship Firm, having its registered office at B/35, Ganganagar, Post Office – Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700 099, represented by its sole Proprietor namely **SRI SUDIP KUMAR MANDAL**, (PAN – **AKNPM2537P**), (Aadhaar No. **2225 3389 8869**), (Mob. No. **9830743940**), son of Sri Samir Kumar Mondal, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at B/35, Ganganagar, Post Office – Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700 099, District – South 24-Parganas, as their lawful Constituted Attorney on their behalf to do the following acts in respect of his property as mentioned in the **SCHEDULE** below:

- i. To look after and manage the property on behalf of the **OWNERS**.
- ii. To appear and act in all the Courts such as Civil or Criminals, Originals, Revisional or Appellate Courts and also in the Registration Offices and in any other Office of Government, in the Office of The Kolkata Municipal Corporation or any other Municipality, Improvement Trust, The Kolkata Metropolitan Development Authority, Commissioner of any Division or District Board, Panchayat or any other office or Local Authority on behalf of us and for such purpose my said Attorney may accept service of any summons or any notice issued by any authority, shall be received by our said Lawful Attorney.
- iii. To sign and verify and plaint, written, statements, petition of claim and objection, memorandum of Appeal and petition and application of all kinds and to file them relating to the aforesaid properties as mentioned in the **SCHEDULE - A** hereunder written in any such Court or Office.
- iv. To appoint, engage on my behalf any Advocate, Pleader, Solicitors, Revenue Agent or any other legal practitioner whenever our said Attorney shall think proper to do so and to discharge and/or terminate his appointments.

- v. To cause mutation of our said Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation and also in the record of Ld. B.L. & L.R.O. within the jurisdiction and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to The Kolkata Municipal Corporation as and when necessary on our behalf.
- vi. To demarcate or delineate our said property that be necessary for the said purpose by virtue of a Deed of Boundary Declaration or any other Declaration or Deed of Rectification to be registered before the concerned registering authority and/or to sewer any affidavit related thereto.
- vii. To deposit the revenue for our said property in The Kolkata Municipal Corporation or in any Government Department and to pay all charges and the local taxes for the properties.
- viii. To sign all the plans to be submitted before the concerned authority/authorities for the sanction of the building plan, revised building Plan, addition and/or alteration Plan and/or modified Plan and/or completion Building Plan for our said property and sign all the papers related thereto and to sign the same on our behalf the addition and/or alteration and/or modified or revised Plan and submit the same before The Kolkata Municipal Corporation for sanction and then to get delivery the same along with the Completion Certificate and also Completion Plan of the building on our behalf from The Kolkata Municipal Corporation and execute any affidavit related thereto and also sign, execute and register any Deed of Declaration to be required for the same related to our said property.
- ix. To sign drainage and sewerage Plan of the property and submit the same before the Kolkata Municipal Corporation in respect of the Premises and to sign all other papers related thereto.



- x. To sign the Plan for taking water connection from The Kolkata Municipal Corporation in respect of the said Premises as mentioned in the **SCHEDULE – A** below and also to sign all the papers related thereto.
- xi. To look after and to control all the affairs for the development of the said land and construction of a new Multi-storied building which is being erected as per sanction building Plan to be sanctioned by The Kolkata Municipal Corporation or other approval of the Government Authority at the cost of the **DEVELOPER** and the **DEVELOPER** shall sign and execute on behalf of the owners all the Declaration Deed or any other Declaration as mentioned in the **SCHEDULE – A** below related thereto and registrar the such document as per requirement for the interest of the proposed project.
- xii. To sign, execute and submit all Development Plans, Documents, Statements, Papers, Undertakings, Declarations, may be required for necessary sanction, modification, revised and/or addition and/or alteration of sanctioned plans by the appropriate authority and other appropriate authorities after signing from the landowner.
- xiii. To appear and represent on behalf of the **PRINCIPALS** i.e. **LAND OWNERS** herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal Police, necessary Departments of Government of West Bengal, in connection with the modification and/or addition and/or alteration of Development plans for the above mentioned property and also for the interest of the proposed project.
- xiv. To pay fees for obtaining the addition, alteration, modification and/or revised plan and such other orders and permissions from the necessary authorities on behalf of the landowners as required for sanction, modification, addition and/or alteration of the Development Plan and also to submit and take delivery of title, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as our Attorney shall think fit and proper.



- xv. To receive the excess amount of fees, if any, paid for the purpose of modification addition, alteration, revised and/or completion building plan to be sanctioned from the authority or authorities.
- xvi. To develop the said property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper.
- xvii. To apply for obtaining electricity gas, water sewerage, drainage, lift, telephone or other connections or obtaining electric meter or any other utility to the said property and /or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans related thereto on behalf of the **OWNERS** and submit the same before the concerned authority/ authorities for such connection of electric, drainage and sewerage, water, telephone, gas, connection etc. and to execute and sign all paper plan for sanction drainage and sewerage connection of the said entire property and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney on my behalf.
- xviii. To apply for and obtain building materials from the concerned authorities for consumption of the building on the said property as aforesaid.
- xix. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
- xx. To appear and represent us before all authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
- xxi. To negotiate with others for giving possession of the flats etc. in lieu of proper considerations sum against the **DEVELOPER'S ALLOCATION** as mentioned in the SCHEDULE - D of this registered Development Agreement below and the **DEVELOPER** shall do all the acts in the Premises and the **DEVELOPER** shall get the **DEVELOPER'S ALLOCATION** as within mentioned.



- xxii. To collect advance or part payment or full consideration money from the intending purchasers of the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE - D** of this registered Development Agreement, alongwith the proportionate share of land and grant receipt in favour of the interested persons/persons who are interested to take possession of the flat/ flats etc. in lieu of satisfactory consideration.
- xxiii. To advertise in different news papers and display, hoarding in different places, and also to engage agency or agencies for giving possession of the Developer's Allocation alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the Developer's Allocation as mentioned in this registered Development Agreement to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER**.
- xxiv. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/Car Parking Space including proportionate land share of the said **DEVELOPER'S ALLOCATION** alongwith the proportionate share of land at our said premises or any part thereof and for that purpose to sign and execute all deeds, as our said Attorney shall think fit and proper as per this registered Development Agreement.
- xxv. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
- xxvi. To receive part or full consideration sum against the Developer's Allocation as mentioned in this registered Development Agreement from the intending purchasers and acknowledges the receipt of the same.
- xxvii. To appear and represent us before any Notary Public, office of the Additional District Sub-Registrar, Sealdah, District Sub-Registrar offices at Alipore, Addl. Registrar of Assurance/s at Kolkata, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having Jurisdiction and to execute and register any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Amalgamation, Deed of Boundary Declaration and or any kind of instrument writing executed and signed by the said

Attorney in any manner concerning the said property as per this registered Development Agreement in connection with the **DEVELOPER'S ALLOCATION** only and present the same before the Registrar for registration.

- xxviii. To take necessary steps for registration of the Developer's Allocation as mentioned in this said registered Development Agreement or any part alongwith the proportionate share of land by the Developer i.e. the Attorney herein.
- xxix. To convey, prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
- xxx. To file and defend suits, cases, appeals and applications of whatsoever nature for and on our behalf or to be institute preferred by or any person or persons in respect of the said property.
- xxxi. To compromise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof in respect of the entire Premises.
- xxxii. To sign, declare and/or affirm any plaints, written statements petitions, affidavits, verifications, vokalatnamas, warrant of Attorney Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
- xxxiii. To deposit and withdraw free, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof.

The Attorney i.e. the **DEVELOPER** shall do all other acts on behalf of the **OWNERS** in respect of the said property by virtue of this Power of Attorney.

7. **THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE OWNERS** as follows :-

- (i) To get maximum sanction area from The Kolkata Municipal Corporation the **DEVELOPER** will take all the necessary steps and such sanction of modification or alteration is required shall be done at **DEVELOPER'S** cost.

- (ii) To complete the construction of the building within 24 (Twenty four) months from the date of sanction of the building plan and also from the date of taking over possession whichever is later and 6 (Six) months grace period. It is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riot, any prevailing rule, cyclone or tempest if such construction work is hampered the such delay shall not be counted and the **DEVELOPER** shall have liberty to extend the time for a maximum period of another 6 (Six) months to cover 'Force Meajure' period.
- (iii) Not to violate or contravene any of the provisions or rules applicable for construction of the said building.
- (iv) Not to do any act, deed or thing from the part of the **OWNERS** whereby the **DEVELOPER** is prevented from enjoying, selling, assigning and/or disposing of any of the **DEVELOPER'S ALLOCATION** in the said building.
- (v) Completion time of the project shall be 24 (Twenty four) months from the date of sanction of the building plan and also from the date of taking over possession whichever is later and 6 (Six) months grace period.
- (vi) All expenses for the project including sanction building plan, soil test, supervision for construction of the proposed building and also Completion Certificate of the building shall be paid by the **DEVELOPER**. The **OWNERS** shall have to clear up and pay all the outstanding taxes and liabilities of K.M.C. including the effect of G.R., if any in respect of the said property up to the date of execution and registration of this Development Agreement and collect necessary Tax Clearance Certificate and Assessment Roll from the authority concerned and also have to pay up to date land tax (khajna). The **OWNERS** shall have to pay the K.M.C. taxes after getting possession of the Owners' allocation in the said building. The **DEVELOPER** shall pay the taxes for the period of construction of the building and thereafter the maintenance and also the proportionate taxes in respect of its allocation till the handing over its allocation to the intending Purchasers.
- (vii) The complete construction specification shall be part of the agreement under annexure X.

- (viii) After completion of the entire Building and subsequently after completion of registration of entire Developer's Allocation in favour of the intending Purchaser/s, the **DEVELOPER** shall deliver all the original Documents, K.M.C. Mutation Certificate and other Tax Receipts to the Flat Owners jointly and / or their Association, if it is formed.

7. **MUTUAL COVENANT AND INDEMNITIES :-**

- (i) The **OWNERS** hereby undertake that the **DEVELOPER** shall be entitled to the entire proposed construction excluding the Owners' Allocation and shall enjoy its Allocation ^(i.e. developer's allocation) without interference or disturbances from the Owners' end, provided the **DEVELOPER** shall perform all the construction work as per the terms and conditions as within mentioned including various specifications as laid down as per annexure.
- (ii) The **OWNERS** are executing and registering a Development Power of Attorney by these presents in favour of the **DEVELOPER** to complete the project and also register all the Deeds including Agreement for Sale and Conveyance Deeds in respect of Developer's Allocation in favour of the intending purchasers and the **DEVELOPER** shall also execute and register the Deed of Conveyance in favour of the intending Purchasers on the **DEVELOPER'S ALLOCATION** (strictly excluding the Owners' Allocation) and the **OWNERS** shall join in the same when they shall be called for, if required.
- (iii) The **OWNERS** shall hand over the Original Title Deed, K.M.C. Mutation Certificate, up to date paid up K.M.C. tax bills and any other original papers in respect of the property to the **DEVELOPER** at the time execution of the agreement and the **DEVELOPER** shall grant receipt for the same in favour of the **OWNERS**. The said Deed/s shall be handed over to the Flat Owners jointly and / or their Association, if it is formed.
- (iv) After taking possession of the Owners' Allocation in the said building the **OWNERS** shall have to pay the necessary maintenance of the building and also the proportionate taxes. The **DEVELOPER** shall pay the taxes for the period of construction of the building in respect of building and thereafter the maintenance

and also the proportionate taxes in respect of its allocation till the handing over its allocation to the intending Purchasers.

- (v) That if any accident occurs during the continuance of the constructional work of the project and any injury or death-casualty takes place relating to the masons and / or labourers etc., the **DEVELOPER / SECOND PARTY** and /or his engaged persons only will be liable for the said accident and the **OWNERS / FIRST PARTY** will not be held responsible or liable in any manner whatsoever.
- (vi) That during pendency of this Agreement if any one of the Owner leaves this material world, his/her legal heirs/successors shall have to abide by the terms and conditions of this Agreement without raising any objection and give full co-operation to the **DEVELOPER**. The **OWNERS' ALLOCATION** shall then remain unchanged.
- (viii) The **OWNERS** shall take proper initiative to enjoy all easement rights upon the adjacent passage on which the entire project depend upon.

8. JURISDICTION :

All courts, within the limits of Alipore, District South 24-Parganas, and the High Court at Calcutta.

SCHEDULE OF THE ABOVE REFERRED TO (DESCRIPTION OF THE ENTIRE PROPERTY) SCHEDULE - 'A'

ALL THAT piece and parcel of presently homestead land measuring net land area of 3 (Three) Cottahs more or less togetherwith a residential Tile shed residential structure standing therein measuring an area of 100 (One hundred) Sq.ft. more or less having cemented flooring whereon a new Multi-storied building with lift facility shall be erected as per sanction building plan to be sanctioned by The Kolkata Municipal Corporation Borough Office - XII and the said land and property is situated in Mouza - Nayabad, J.L. No. 25, comprising in R.S. Dag No. 132 (Part), under R.S. Khatian No.101, being Plot No. 17 (Phase-I), within the limits of The Kolkata Municipal Corporation Ward No. 109, known as K.M.C. Premises No. 1914, Nayabad, being Assessee No. 31-109-08-1914-1, under P.S. Purba Jadavpur, Kolkata - 700 099, District : South 24-Parganas. The entire property is butted and bounded by :

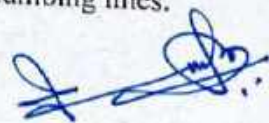
<u>ON THE NORTH</u>	:	Plot No. 16 ;
<u>ON THE SOUTH</u>	:	Plot No. 18 ;
<u>ON THE EAST</u>	:	40' Ft. wide K.M.C. Road;
<u>ON THE WEST</u>	:	Plot Nos. 11 & 12.

SCHEDULE – 'B' ABOVE REFERRED TO
(OWNERS' ALLOCATION)
TO BE OBTAINED FROM THE DEVELOPER

The **OWNER** shall get total 3 Nos. of 2BHK residential flats each measuring super built-up area of 800 (Eight Hundred) Sq.ft. more or less out of which two flats are to be situated on the First Floor and one flat is to be situated on the Third Floor, North-East side of the proposed building together with one Car Parking Space to be situated on the Ground Floor of the proposed building measuring an area of 120 (One Hundred and Twenty) Sq.ft. more or less. The **OWNERS** shall also enjoy the undivided proportionate share of land and also the other common rights and facilities of the proposed building as mentioned in the **SCHEDULE "A"** above and **SCHEDULE "C"** herein below. This is the called the **OWNERS' ALLOCATION**.

SCHEDULE – 'C' ABOVE REFERRED TO
(COMMON RIGHTS AND FACILITIES)

1. All stair-cases and stair landings on all the floors of the said building.
2. Stair-case of the building leading towards the vacant roof.
3. Common passages including main entrances on the ground floor leading to the top floor vacant roof of the building.
4. All common services and upon common spaces and undivided proportionate share of land and rights, liberties, easement and privileges and appendages and appurtenances to be enjoyed by the Co-owners.
5. Roof, Mounted Room, if any, Parapet wall of the building are for the purpose of common services and right.
6. Water pump, overhead water tank and all water supply line and plumbing lines.



7. Common Electric meter space, electric meter board, Electricity service and electricity main line wirings and lighting.
8. Drainages and sewerages including man-hole, junction pits etc. and drive way.
9. Boundary walls, main gate and/or side gates if any.
10. Vacant space and common Toilet, if any on the Ground Floor.
11. Lift and lift machine room of the building
12. Right of egress and ingress of car from the Car Parking Space to the outside road through common vacant space situated in front of the Car Parking Space.
13. Such other common parts, areas, equipments and installations, fixtures, fittings and spaces in or about the said building as are necessary for passage to other user and occupier of the Unit in common and as are specified by the Developer expressly to be the common parts after construction of the building.

SCHEDULE – 'D' ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

The **DEVELOPER** herein shall get the rest construction of the proposed Multi-storied building with lift facility excluding the **OWNERS' ALLOCATION**. The Party of the **SECOND PART/ DEVELOPER** shall erect the entire proposed Multi-storied building with lift facility at its cost and its supervision and labour to be erected as per annexed Specification and also as per the sanction building plan to be sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the **DEVELOPER** shall collect the entire money from the sale of the **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as cost of land in connection with the said flats, shop, office space, if any and Car Parking Space etc. The **DEVELOPER** shall enjoy the common rights and undivided proportionate share of land as mentioned in the **SCHEDULE – "A"** and **"C"** above. The **DEVELOPER** shall enjoy the common rights alongwith undivided proportionate land share out of total land as mentioned in the **SCHEDULE – "A"** herein and all the common facilities as mentioned in the **SCHEDULE – 'C'**.



IN WITNESS WHEREOF the parties herein put their respective hand and seals on this day, month and year first above written.

WITNESS:

1. Tapesha Mishra
Advocate
High Court,
Calcutta

1. Jaya Bhattacharyya
2. Bireswar Bhattacharyya

2. Nilatpal Maity
Barendra para N.V. Roy Road
Kolkata - 700149

SIGNATURE OF THE OWNERS

BINAYAK GROUPS
Sudip Kumar Mandal
Proprietor

SIGNATURE OF THE DEVELOPER

PREPARED & DRAFTED BY :

Tapesha Mishra (Signature)

(TAPESH MISHRA)
ADVOCATE [Enrol. No. F/1224/07]
HIGH COURT, CALCUTTA
Resi-cum-Chamber : 69/1, Baghajatin
Place, Kolkata-700086

Mob. 9836115120
Email: tapesha.mishra85@gmail.com

ANNEXURE : XSCHEDULE OF WORK
(SPECIFICATION OF THE BUILDING CONSTRUCTION)

All Civil work as per I.S.I. standard.

1. Entire Floor Marble/Floor Tiles in inside of flat.
2. Sal wood frame in door.
3. Factory made phenol bonded ply flush door shutter in door.
4. M.S. Grill (Square Bar) and Aluminium sliding windows.
5. Plaster of Paris in wall.
6. Weather coat paints (Asian paint/Berger) in outside wall.
7. Synthetic enamel paint in doors & windows grill (Asian paint/Berger).
8. Colour glazed tiles (8"x12") in W.C. and toilets upto 6 ft. height and 3 ft. height in kitchen.
9. Polished Green Marble on kitchen platform.
10. Polished Green Marble sink in kitchen.
11. Concealed electrical & water supply line.
12. Verandah railing up to window seal height.
13. White vitreous commode, pan, and basin of Hindware/Parryware.
14. Main door one side Teak finishes with necessary fittings.
15. Roof tiles on roof for leak and heat proof with a coat of SIKALATEX.
16. ESSCO Mark plumbing fittings.
17. Two Nos. of Sheetgate in boundary wall for easy access.
18. Lift shall be installed in the Building.

ELECTRICAL SPECIFICATION OF FLAT

- | | |
|------------------------------------|--|
| 1. Bed Room | - 2 Light points, 1 Fan point, 1 Plug point, 1 A/C. point in master bed room. |
| 2. Drawing/Dining | - 2 Light points, 1/2 Fan point, 1 Plug point, 1 Telephone point, 1 Cable point, 1 Plug point (15 amp.), 1 Calling Bell point. |
| 3. Kitchen | - 1 Light point, 1 Plug point (15 amp.), 1 Exhaust Fan point. |
| 4. Toilet | - 1 Light point, 1 Greaser point, 1 Exhaust Fan point. |
| 5. W.C. | - 1 Light point, 1 Exhaust Fan point. |
| 6. Verandah | - 1 Light Point. |
| 7. Flat wise separate Main Switch. | |

It is noted that if any extra work is done out of the said specification by the OWNERS, for such extra work, the OWNERS shall pay the necessary cost to the DEVELOPER.

Jaya Bhattacharyya
Biswar Bhattacharyya

BINAYAK GROUPS
Sudip Kumar Mandal
Proprietor



Jaya Bhattacharyya

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name... JAYA BHATTACHARYYA

Signature Jaya Bhattacharyya



Bireswar Bhattacharyya

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name... BIRESWAR BHATTACHARYYA

Signature Bireswar Bhattacharyya



Sudip Kumar Mandal

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name... SUDIP KUMAR MANDAL

Signature... Sudip Kumar Mandal



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

Signature

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

GRN Details

GRN: 192021220095423141
GRN Date: 08/10/2021 10:33:39
BRN : 1585267950
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: HDFC Bank
BRN Date: 08/10/2021 10:10:41
Payment Ref. No: 2002071886/1/2021
[Query No./Query Year]

Depositor Details

Depositor's Name: TAPESH MISHRA
Address: H C CALCUTTA
Mobile: 9836115120
Contact No: 09836115120
Depositor Status: Advocate
Query No: 2002071886
Applicant's Name: Mr Tapesh Mishra
Identification No: 2002071886/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002071886/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	6970
2	2002071886/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	28
			Total	6998

IN WORDS: SIX THOUSAND NINE HUNDRED NINETY EIGHT ONLY.

आयकर विभाग

INCOME TAX DEPARTMENT

JAYA BHATTACHARYYA

KUNJA GOBINDA GOSWAMI

28/08/1946

Permanent Account Number

ACZPB8966H

Jaya Bhattacharya

Signature



भारत सरकार

GOVT. OF INDIA





ভারত সরকার

ভারত সরকার

Llharva Identification Authority of India

Government of India

ভারত সরকার আই ডি / Enrollment No 2017/80257/08650

27/07/2016

To,
জন্যা ভট্টাচার্য
Jaya Bhattacharya
W/O: Amal Kanti Bhattacharya
DL - 231/1
Salt Lake, Sector - 2
Bidhannagar(M)
Sech Bhowan North 24 Paraganas North 24 Parganas
West Bengal 700091
9803877055

Ref: 2512 / 29S / 368750 / 368812 / P



SA324112225FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6945 7303 8174

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



জন্যা ভট্টাচার্য
Jaya Bhattacharya
জন্মতারিখ / DOB : 28/08/1946
মহিলা / Female



6945 7303 8174

আমার আধার, আমার পরিচয়

11151103613112

Bireswar Bhattacharyya
K/LB 4423163FT
BALIANKI SICTOR 2
82001 Dhanu Mani 24 Parganas
West Bengal 700091



94442316



আপনার আধার সংখ্যা / Your Aadhaar No. :

8120 5588 3509

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

বিরেশ্বর ভট্টাচার্য

Bireswar Bhattacharyya

পিতা: অমল কান্তি ভট্টাচার্য

Father: Amal/Kanti Bhattacharyya



জন্ম তারিখ / DOB: 02/01/1987

লিঙ্গ / Male



8120 5588 3509

আধার - সাধারণ মানুষের অধিকার

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

BIRESWAR BHATTACHARYYA
AMAL KANTI BHATTACHARYYA

02/01/1987

Permanent Account Number

BLVPB99994B

Bireswar

Bhattacharyya

Signature



03082012

Autho
t of India

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUDIP KUMAR MANDAL
SAMIR KUMAR MANDAL

09/05/1978
Payment Account Number
AKNPM2537P

Sudip Kumar Mandal
Signature



Sudip Kumar Mandal



ভারতীয় বিশিষ্ট পরিচয় প্রদানকারী

ভারত সরকার

Unique Identification Authority of India
Government of India

চলিমাফাইল আই ডি / Enrollment No. : 1111/29036/14765

To
Sudip Kumar Mandal
সুদীপ কুমার মন্ডল
S/O: Samir Kumar Mandal
JADURHATI
Jadurhat
Jadurhat, North 24 Parganas
West Bengal - 743293

100322015



KH193950825FT

19395082



আপনার আধার সংখ্যা / Your Aadhaar No. :

2225 3389 8869

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



সুদীপ কুমার মন্ডল
Sudip Kumar Mandal

জন্ম তারিখ / DOB: 09/05/1975
লিঙ্গ / Male

2225 3389 8869



আধার - সাধারণ মানুষের অধিকার

Sudip kumar mandal







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042002071886/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs JAYA BHATTACHARYYA Flat No. 1, DL - 231, Salt Lake, Sector - II,, City:- Bidhannagar, P.O:- Bidhannagar Sech Bhawan, P.S:-East Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700091	Land Lord			<i>Jaya Bhattacharyya</i> 8.10.21
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr BIRESWAR BHATTACHARYYA Flat No. 1, DL - 231, Salt Lake, Sector - II,, City:- Bidhannagar, P.O:- Bidhannagar Sech Bhawan, P.S:-East Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700091	Land Lord			<i>Bireswar Bhattacharyya</i> 8.10.2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr SUDIP KUMAR MANDAL B/35, Ganganagar,, City:-, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099	Representative of Developer [BINAYAK GROUPS]			
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr TAPESH MISHRA Son of Mr Debes Kumar Misra H C CALCUTTA, City:- Kolkata. P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Mrs JAYA BHATTACHARYYA, Mr BIRESWAR BHATTACHARYYA, Mr SUDIP KUMAR MANDAL			

(Pradipta Kishore Guha)
 DISTRICT SUB-
 REGISTRAR
 OFFICE OF THE D.S.R. -
 IV SOUTH 24-PARGANAS
 South 24-Parganas, West
 Bengal



सत्यमेव जयते

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2002071886/2021	Office where deed will be registered
Query Date	08/10/2021 10:28:13 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Tapesh Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney [Rs : 100/-], [4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 59,66,998/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,070/- (Article:48(g))	Rs. 28/- (Article:E, E. E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 1914, , Ward No: 109, Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha	1/-	59,39,998/-	Width of Approach Road: 40 Ft.,
Grand Total :				4.95Dec	1 /-	59,39,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	



Query No: 2002071886 of 2021, Printed On : Oct 8 2021 10:28AM, Generated from wbregistration.gov.in

Lord Details :

No	Name & address	Status	Execution Admission Details :
1	Mrs JAYA BHATTACHARYYA Wife of Late Amal Kanti Bhattacharyya, Flat No. 1, DL - 231, Salt Lake, Sector - II,, City:- Bidhannagar, P.O:- Bidhannagar Sech Bhawan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ACxxxxxx6H, Aadhaar No.: 69xxxxxxxx8174, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr BIRESWAR BHATTACHARYYA Son of Late Amal Kanti Bhattacharyya, Flat No. 1, DL - 231, Salt Lake, Sector - II,, City:- Bidhannagar, P.O:- Bidhannagar Sech Bhawan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BLxxxxxx4B, Aadhaar No.: 81xxxxxxxx3509, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

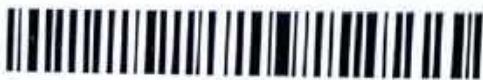
Sl No	Name & address	Status	Execution Admission Details :
1	BINAYAK GROUPS (Sole Proprietorship) ,B/35, Ganganagar, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 PAN No. AKxxxxxx7P, ,Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr SUDIP KUMAR MANDAL Son of Mr Samir Kumar Mondal B/35, Ganganagar,, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AKxxxxxx7P , Aadhaar No.: 22xxxxxxxx8869	BINAYAK GROUPS (as Sole Proprietor)

Identifier Details :

Name & address
Mr TAPESH MISHRA Son of Mr Debes Kumar Misra H C CALCUTTA, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mrs JAYA BHATTACHARYYA, Mr BIRESWAR BHATTACHARYYA, Mr SUDIP KUMAR MANDAL



Query No: 2002071886 of 2021, Printed On : Oct 8 2021 10:28AM, Generated from wbregistration.gov.in

Transfer of property for L1

No	From	To. with area (Name-Area)
1	Mrs JAYA BHATTACHARYYA	BINAYAK GROUPS-2.475 Dec
2	Mr BIRESWAR BHATTACHARYYA	BINAYAK GROUPS-2.475 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs JAYA BHATTACHARYYA	BINAYAK GROUPS-50 Sq Ft
2	Mr BIRESWAR BHATTACHARYYA	BINAYAK GROUPS-50 Sq Ft

Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311090819141 Premises No. : 1914 Ward No. : 109 Street Name : NAYABAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : AMAL KANTI BHATTACHARYYA Owner Address : 280, JODHPUR PARK , CALCUTTA 700068 Pin No. :	Character of Premises: Total Area of Land:

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 07-11-2021) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 07-11-2021)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Query No: 2002071886 of 2021, Printed On : Oct 8 2021 10:28AM, Generated from wbregistration.gov.in

Major Information of the Deed

Query No :	I-1604-00919/2022	Date of Registration	01/02/2022
Query No / Year	1604-2002071886/2021	Office where deed is registered	
Query Date	08/10/2021 10:28:13 AM	1604-2002071886/2021	
Applicant Name, Address & Other Details	Tapesch Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 100/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 59,66,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,070/- (Article:48(g))	Rs. 60/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 1914, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha	1/-	59,39,998/-	Width of Approach Road: 40 Ft.,
Grand Total :				4.95Dec	1/-	59,39,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1/-	27,000 /-	

Details :
Name,Address,Photo,Finger print and Signature

Mrs JAYA BHATTACHARYYA (Presentant)

Wife of Late Amal Kanti Bhattacharyya Flat No. 1, DL - 231, Salt Lake, Sector - II,, City:- Bidhannagar, P.O:- Bidhannagar Sech Bhawan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx6H, Aadhaar No: 69xxxxxxx8174, Status :Individual, Executed by: Self, Date of Execution: 08/10/2021 , Admitted by: Self, Date of Admission: 08/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/10/2021 , Admitted by: Self, Date of Admission: 08/10/2021 ,Place : Pvt. Residence

2 **Mr BIRESWAR BHATTACHARYYA**

Son of Late Amal Kanti Bhattacharyya Flat No. 1, DL - 231, Salt Lake, Sector - II,, City:- Bidhannagar, P.O:- Bidhannagar Sech Bhawan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BLxxxxxx4B, Aadhaar No: 81xxxxxxx3509, Status :Individual, Executed by: Self, Date of Execution: 08/10/2021 , Admitted by: Self, Date of Admission: 08/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/10/2021 , Admitted by: Self, Date of Admission: 08/10/2021 ,Place : Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BINAYAK GROUPS B/35, Ganganagar, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: AKxxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SUDIP KUMAR MANDAL Son of Mr Samir Kumar Mondal B/35, Ganganagar,, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx7P, Aadhaar No: 22xxxxxxxx8869 Status : Representative, Representative of : BINAYAK GROUPS (as Sole Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr TAPESH MISHRA Son of Mr Debes Kumar Misra H C CALCUTTA, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			

Identifier Of Mrs JAYA BHATTACHARYYA, Mr BIRESWAR BHATTACHARYYA, Mr SUDIP KUMAR MANDAL

property for L1

From
Mrs JAYA
BHATTACHARYYA
Mr BIRESWAR
BHATTACHARYYA

To. with area (Name-Area)
BINAYAK GROUPS-2.475 Dec
BINAYAK GROUPS-2.475 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs JAYA BHATTACHARYYA	BINAYAK GROUPS-50.00000000 Sq Ft
2	Mr BIRESWAR BHATTACHARYYA	BINAYAK GROUPS-50.00000000 Sq Ft

0-2021

Representation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)
Presented for registration at 15:11 hrs on 08-10-2021, at the Private residence by Mrs JAYA BHATTACHARYYA,
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
59,66,998/-

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

Execution is admitted on 08/10/2021 by 1. Mrs JAYA BHATTACHARYYA, Wife of Late Amal Kanti Bhattacharyya, Flat
No. 1, DL - 231, Salt Lake, Sector - II., P.O: Bidhannagar Sech Bhawan, Thana: East Bidhannagar, , City/Town:
BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession House
wife, 2. Mr BIRESWAR BHATTACHARYYA, Son of Late Amal Kanti Bhattacharyya, Flat No. 1, DL - 231, Salt Lake,
Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession Service
Indetified by Mr TAPESH MISHRA, , , Son of Mr Debes Kumar Misra, H C CALCUTTA, P.O: GPO, Thana: Hare Street,
City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 08-10-2021 by Mr SUDIP KUMAR MANDAL, Sole Proprietor, BINAYAK GROUPS (Sole
Proprietorship), B/35, Ganganagar, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West
Bengal, India, PIN:- 700099
Indetified by Mr TAPESH MISHRA, , , Son of Mr Debes Kumar Misra, H C CALCUTTA, P.O: GPO, Thana: Hare Street,
City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Pradipta

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 01-02-2022

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
(g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60/- (E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/-)
and Registration Fees paid by Cash Rs 32/-, by online = Rs 28/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/10/2021 10:35AM with Govt. Ref. No: 192021220095423141 on 08-10-2021, Amount Rs: 28/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 1585267950 on 08-10-2021, Head of Account 0030-03-104-001-16

Stamp Duty

Stamp Duty payable for this document is Rs. 7,070/- and Stamp Duty paid by Stamp Rs 100/-, by

Rs 6,970/-

Description of Stamp

Stamp: Type: Impressed, Serial no 31093, Amount: Rs.100/-, Date of Purchase: 20/09/2021, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/10/2021 10:35AM with Govt. Ref. No: 192021220095423141 on 08-10-2021, Amount Rs: 6,970/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 1585267950 on 08-10-2021, Head of Account 0030-02-103-003-02

Pradipta

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 36292 to 36336

being No 160400919 for the year 2022.



Digitally signed by pradipta kishore guha
Date: 2022.02.01 16:27:37 +05:30
Reason: Digital Signing of Deed.

Pradipta

(Pradipta Kishore Guha) 2022/02/01 04:27:37 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)