

662/23

Q-1774



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 189717

1.2023
 9729/23

21/01/23

Additional District Sub-Register
BURDWAN
 14 MAR 2023

Sukla Mukherjee
 Sukla Mukherjee

Asha Developer
 Sukla Mukherjee
 Proprietor

**AGREEMENT FOR DEVELOPMENT OF LAND
 WITH GENERAL POWER OF ATTORNEY**

**This DEED OF LAND DEVELOPMENT AGREEMENT WITH GENERAL
 POWER OF ATTORNEY made on this 31st day of January, 2023**

BETWEEN

27

Prasant
 AK

Certificate
Registered
Volume nu
being No 0

क्र.सं. २८५ दिनांक ०२/०२/२०
पंजीकृत नाव ... श्री. राजेश कुमार शर्मा - श्री. सुनील कुमार शर्मा
जिल्हा ... रायचूर
मूल्य ... २०००.००
दस्तावेज क्र. ... २०२२
दिनांक ... २८.१२.२०२२
...
...



A

(Sanjit Sai
ADDITION
OFFICE O
West Ben)

Additional District Sub-Registrar
BURDWAN

31 JAN 2023

(2)

Sukanta Dasgupta
Sukla Mukherjee

Asha Developer

Sukla Mukherjee
Proprietor

1. **SRI SUKANTA DASGUPTA PAN: BHGPD8131F**, Son of Late Jagatbandhu Dasgupta, by faith Hindu, by Nationality Indian, by occupation Service, resident of Nari Colony, Bardhaman, P.O. & P.S. Bardhaman, Dist Purba Bardhaman, Pin- 713101, W.B.

2. **SMT. SUKLA MUKHERJEE, PAN: AYXPM0644D**, Wife of Sri Dhiraj Kumar Mukherjee, by Nationality Indian, by faith Hindu, by occupation Business, residing at Rabindrapally, Bardhaman, P.O. & P.S. Bardhaman, Dist. Purba Bardhaman, Pin- 713101, W.B. hereinafter collectively referred to as **"LAND OWNER(S)"** (which expression shall, unless excluded by or repugnant to the context, be deemed include his legal heirs, executors, legal representatives and assigns) **OF THE FIRST PART.**

AND

"ASHA DEVELOPER" a Proprietorship Firm, **PAN: AYXPM0644D**, having its registered office at Rabindrapally, Bardhaman, P.O. & P.S. Bardhaman, Dist Purba Bardhaman, Represented by its Proprietor namely: **SMT. SUKLA MUKHERJEE** wife of Sri Dhiraj Kumar Mukherjee, by Nationality Indian, by faith Hindu, by occupation Business, residing at Rabindrapally, Bardhaman, P.O. & P.S. Bardhaman, Dist.- Purba Bardhaman, Pin- 713101, W.B. hereinafter referred to as **"DEVELOPER"** (which expression shall, unless excluded by or repugnant to the context, deemed to include his legal heirs, executors, administrators, legal representatives, successor in interest and assigns) **OF THE SECOND PART.**

R. P. Dasgupta
Adv

*Ashraf Dasgupta**Sukla Mukherjee**Asha Developer
Sukla Mukherjee
Proprietor***DEVOLUTION OF TITLE**

WHEREAS the schedule property was under ownership of Kalyani Dasgupta, such property she obtained from Governor of the State of West Bengal due to cause of Refugee Rehabilitation and such transfer has been completed by way of registered deed of indenture executed on 28.11.1988 and such has been registered before the office of Additional District Registrar of Burdwan vide deed No. I - 475 of 1988 and during peaceful possession of the above mentioned property said Kalyani Dasgupta a part of the property with measurement of three decimal area transferred in favour of Mithu Bhattacharyay(Saha) who is confirming party here, and such transfer has been completed by way of a registered sale deed as registered on 16.07.2003 before the office of A.D.S.R. Burdwan.

AND WHEREAS Kalyani Dasgupta was enjoying the property by facing without any hindrance from anyone and she has died on 02.07.2008 living behind one son and three daughter and they have inherited such property as mentioned in schedule A property by inheritance as 1/4th share.

AND WHEREAS after obtaining the title in respect of the 'A' schedule property said three daughters namely Smt. Manisha Gupta, wife of Sankar Gupta, Smt. Manika Sen, wife of Subrata Sen and Smt. Mahua Roy, wife of Debnath Roy have transferred their respective share in respect of schedule property in favour of one Smt. Sukla Mukherjee wife of Dhiraj Kumar Mukherjee by way of two sale deed and such two deeds have been registered before the office of A.D.S.R. Burdwan with endorsement as Deed No. 6347 of 2020 and 6348 of 2020 and mutated her name in the LRROR

*Pls
Adv*

(4)

Sukla Bas Mukherjee
Sukla Mukherjee

Asha Developer
Sukla Mukherjee
Proprietor

bearing Khatian No. 43888. Thereafter one of the landowner Sukla Mukherjee has transferred her share in favour of her husband namely Dhiraj Mukherjee and such transfer has been completed by way of registered Gift Deed vide Deed No. 3078 of 2022 of A.D.S.R. Burdwan, while the property has been retransferred by Dhiraj Mukherjee in favour of his wife namely Sukla Mukherjee and Sukla Mukherjee has become the landowner of the same property and such transfer has been completed by way of registered Gift Deed vide Deed No. 3537 of 2022 of A.D.S.R. Burdwan.

ACCORDING TO TITLE & R.O.R

WHEREAS the first party /owner of this deed i.e , according to title & R.O.R., being the absolute owner of schedule land, have decided to develop the schedule mentioned property to a project of multi storied building but they are not in a position of to do same, due to lacking of experience as well as physical capacity, as such they have expressed their desire as the form of help of any other by which the dream of first party shall be taken as the place of reality.

INTRODUCTION OF DEVELOPER

WHEREAS the developer is acquainted developer 'FIRM' namely '**ASHA DEVELOPER**', who already introduced own self in the locality i.e. in Bardhaman Town, Kalibazar Mahalla, by constructing project of multi-storied building thereon and the developer is financially sound to complete the further project by maintaining the rule of local authority.

AND WHEREAS the second party developer hearing the dream of first party from their close circle and approach to the first party to allow the Second

Ravi
Bas

(5)

Sukanta Dasgupta
Sukla Mukherjee

Asha Developer
Sukla Mukherjee
Proprietor

Party, to develop the land particularly mentioned and described in the first and/or "A" schedule hereunder according to sprouted dream of both parties.

AND WHEREAS all the parties, after knowing all status of each other i.e. right, title, interest of land and pecuniary capacity of second party and the right of possession as well as easement right of the confirming party, being satisfied in respect of capability, the first party/owner and confirming party have agreed to authorized the developer to develop the said land by constructing new multi storied buildings may be (G+IV) as residential flat as ownership basis according to sanctioned plan, which shall sanction by Burdwan Municipality and it may enhanced according to municipal sanction of plan.

AND WHEREAS the parties, for the purpose of avoiding all such future dispute and difference between them, desire to put all such terms and conditions in written in this Deed of agreement.

IN THIS AGREEMENT UNLESS THERE IS ANYTHING TO THE SUBJECT OR CONTEXT

- a) **OWNER/FIRST PARTY** shall mean 1. **SRI SUKANTA DASGUPTA** 2. **SMT. SUKLA MUKHERJEE** and their heirs executors, administrators and legal representatives;
- b) **DEVELOPER** shall mean "**ASHA DEVELOPER**", a Proprietorship firm and its executors, administrators and legal representatives;
- c) **PREMISES** shall mean the building should be constructed over All land being C.S. Plot No. 508/509, R.S. Plot No. 509/4152 corresponding L.R. Plot No. 1171 area share of Sukla Mukherjee 0.047 Acre & share

RP
R.D.

(6)

Sukanta Dasgupta
Sakla Mukherjee

Asha Developer
Sakla Mukherjee
Proprietor

of Sukanta Dasgupta 0.020 Acre as collectively 0.067 Acre under LOP No. 61, R.S. Khatian No. 01 and L.R. Khatian Nos. 42355 & 43888 at Mouza- Nari, J.L. No. 70 being Municipal Holding No. 328 at Hafujullah Berh- Mahalla, Area / Locality - Aurobinda Pally, Ward no. 08 within Burdwan Municipality, P.S. Burdwan Sadar and District Purba Bardhaman schedule land, which is particularly mentioned and described as second schedule hereunder.

- e) **COMMON SERVICE FACILITIES AND AMENITIES** shall include corridors, stair ways, landing, passage ways, pump, water storage tank at top floor and other facilities which may mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance, and I or management of the building which is particularly mentioned and described as sixth schedule hereunder.
- f) **SALEABLE SPACE** shall mean this space in the building available for independent use an occupation after making due provision for common facilities and the space required therefore.
- g) **OWNER ALLOCATION** shall mean- Land owner No. 1 will get one flat at 1st floor by covering 615 Sq.ft. covered area together with proportionate share of land & common facilities and amenities thereon.
and Land owner No. 2 will get amount of Rs.10,000/- (ten thousand) inf
- h) **DEVELOPERS ALLOCATION** shall mean the area on the said premises after allocation to the owner and proportionate share in land as well as to common facilities and amenities on prorate basis.
- i) **BUILDING** shall mean and include such plan for the construction of the building and sanctioned by the Burdwan Municipality.

Plaint
Adv

(7)

Sakla Haldar
Sakla Haldar

Asha Developer
Sakla Haldar
Proprietor

- j) **SINGULAR** shall include plural and vice versa,
K) **MASCULINE** shall include feminine and vice versa.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The owners hereby agree to entrust and hand over to the developer the work and right of development of the said property particularly mentioned and described in the First scheduled hereunder.
2. The developer hereby agrees to develop and/or cause to be developing the said property permitted by the concerned authorities by constructing (G+IV) building thereon as ownership basis which is mentioned in the Second Schedule hereunder. The developer agreed that he will obtain whatever permissions are required to develop the property at his own costs and on his own responsibility but in the name of the owner /First party and that should be completed as per norms and system of Burdwan Municipality.
3. The developer has been satisfied that the first party is the full and or absolute owner of the said property and that the property is not subject to any mortgage charge or any other encumbrances.
4. The developer shall not start any work of development on the said property unless the building plans are sanctioned by the Burdwan Municipality.

Sakla Haldar

(8)

Sukanta Dasgupta

Sukla Mukherjee

Asha Developer

Sukla Mukherjee
Proprietor

5. THE OWNER AND THE DEVELOPER DO HERE BY DECLARE AND COVENANT AS FOLLOWS :-

- I) The owner i.e. Sukanta Dasgupta Son of Late Jagat Bandhu Dasgupta hereby grants exclusive right to the developer to undertake new (G+IV) construction in accordance with the plan sanctioned by the Burdwan Municipality, along with if any subsequent plan be sanctioned for that construction too.
- II) The owner shall forthwith give permission to enter and to develop the land as mentioned in First schedule to the developer.
- III) All the applications for plan and other papers and documents as may be required by the developer for the purpose of obtaining necessary sanction of building plan from the Burdwan Municipality shall be prepared and submitted by the developer on behalf of the owner at the Developer's own costs and expenses.
- IV) The owner shall grant to the developer a Power of Attorney as may be required for the purpose of obtaining sanction of plan and necessary permission. And sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the Burdwan Municipality and other authorities. The said power of Attorney shall also include right of the developer to enter into agreement with the prospective purchaser who wanted to purchase the flat of developer allocation with right of transfer of title of respective flats.
- V) Upon completion of the new building (G+IV) the developer shall put owners in undisputed possession of the owner's i.e. Sukanta Dasgupta's

ASHA
AS

(9)

Sukla Basu Gupta
Sukla Mukherjee.

Asha Developer
Sukla Mukherjee
Proprietor

allocation together with proportionate share in land along with the right in common facilities and amenities. And which is particularly mentioned in the third schedule hereunder written.

- VI) That if it is necessary, owners shall execute the deed of conveyance or conveyance in respect of developer's allocation in favour of the developer or its nominees in such part or parts as shall be required by the developer and all costs and expenses including stamps and registration charges shall be borne and paid by the developer or its nominee or nominees, on the other hand the Developer shall execute the deed of conveyance or conveyance in respect of owner's allocation in favour of the owner or its nominees in such part or parts as shall be required by the owner and all costs and expenses including stamps and registration charge shall be borne and paid by the owner or its nominee or nominees.
- VII) The developer shall at its own cost construct and complete the new building (G+IV) at the said land in accordance with the sanctioned plan and confirming such specifications as are mentioned in the firth schedule hereunder written.
- VIII) The developer shall install, in the said building at its own costs, pump operated deep tube well, water storage tanks overhead reserve, electric wiring and installations of separate transformer and lift and other facilities are required to but provided in the new building constructed for sale of flats therein on ownership basis.
- IX) As from the date of making over possession of first schedule land the municipal rates and taxes and' also other outgoings in respect of the

R. S. Basu
Adv

(10)

Sukla Mahajee
Sukla Mahajee

Asha Developer
Sukla Mahajee
Proprietor

said property and till such time as the possession of the owner's allocation is made shall be borne and paid by the developer and all outstanding dues on account of Municipal rates and taxes as also other outgoings up to the date of handing over possession before construction shall remain the liability of the owners and shall be borne by the owners and after completion of project and delivery of possession of the flat to each transferee the all rent and taxes shall be borne by all flats owner.

6) IT IS FURTHER AGREED BY AND BETWEEN THE OWNER AND DEVELOPER AS FOLLOWS:-

- I) As soon as the building is completed, the developer shall hand over the possession in respect of owner's allocation in favour of the owners and thereafter the owners shall be exclusively responsible for payment of all Municipal and property taxes, rates, duties and other public outgoings and imposition whatsoever payable always that the said rates to be apportioned prorata with reference to the saleable space in the building if they are levied in the building as a whole. Or with apportioned prorata with all flat owners after making an association by all flat owners.
- II) The owners shall not do any act or deed or thing whereby the developer shall be prevented from construction and completion of the said building.
- III) Neither party shall be use nor permit to be used the respective allocation in the building or any portion thereof for carrying on any illegal and immoral trade or activity nor use thereof for any purpose

*Print
Adv*

(11)

Sakara M. Gubtz
Sukla Makherjee

Asha Developer
Sukla Makherjee
Proprietor

which may cause any nuisance annoyance or hazard to the other purchasers/occupiers of the apartments or the buildings.

- IV) Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors, or any other portion or portions of the said premises.
- V) That the allottee in respect of each flat shall have right to take loan from any finance authority by charging only his own flat.
- VI) That neither the owner nor the developer shall have right to make separate his own allocation by doing partition of the building.
- VII) That in respect of all extra facilities like as lift, transformer, to all external electric facilities etc. For which the charges shall obtain by the developer from each flat owner of the building.

7) THE OWNERS HEREBY AGREE AND COVENANT WITH THE DEVELOPER AS FOLLOWS:-

- I) The owners shall do all kind of cooperation with the developer in the construction of the building and said premises by the developer.
- II) The owners shall co-operate with the developer in selling, assigning and/or disposing of the developer allocation portion.
- III) The owners shall execute all such deeds of agreement for sale and sale concerning developer's allocation.

Print
AW

(12)

Sukla Mukherjee
Sukla Mukherjee

Asha Developer
Sukla Mukherjee
Proprietor

IV) That if any land dispute may arise for which the project may delayed and to short out the matter under compulsion the developer take steps with pay the charges for which all expenses shall be adjusted by the owner with owners' allocation of the project.

8) THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE OWNER AS FOLLOWS:-

- i) To complete the construction of the building within 30 months from the date of sanctioned building plan by Burdwan Municipality.
- ii) Not to transfer and/or assign the benefits of this agreement.
- iii) Not to violate or contravene any rule of concern authority which applicable to construction of the said building.
- iv) Not to part with possession of the developer's allocation any portion thereof unless possession of the owner's allocation is delivered to the owner provided however it will not prevented the developer from entering into any agreement for sale or transfer or deal with the developer's allocation.
- v) Not to sell the said land particularly mentioned and described in the first schedule hereunder written and not to execute any deed of conveyance directly in favour of any third party in respect of developer's allocation and the developer shall have no right to charged the first schedule property to any finance authority.
- vi) It is indemnify by the developers that the owners shall not be responsible for any bad work man ship of the developer or any

RP
chit
ABW

Sukla Apdhar
Sukla Makherjee

Asha Developer
Sukla Makherjee
Proprietor

construction being done by the developer deviating from the sanctioned plan.

- vii) To keep the owners indemnified against all third party claims and actions arising out of any sort of act of commission of the developer in relation to the construction of the said building.
- viii) To keep the owners indemnified against all actions suits costs proceedings and claims that may arise out of the developer's action with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.

9) MUTUAL COVENANTS AND INDEMNITIES:-

- i) Immediately upon obtaining vacant condition and position of the said property mention in the first schedule hereunder, from the owner along with proper documents of title, possession and Record of Right the developer shall take all necessary steps for sanction of site plan as well as building plan from Burdwan Municipality, in respect of 'A' schedule property.
- ii) The owners as well as developers shall not be liable for any income tax, wealth tax or any other taxes in respect of the developer's and/or owners allocation which shall be the liability of the developer as well as owner who shall keep to each other. Indemnified against all actions suits proceedings costs, charges and expenses in respect thereof as vise versa.
- iii) The developer and the owners shall mutually frame, scheme for the management, administration of the said building and/or common

*RP
Rant
Rant*

(14)

Sukla Mukherjee
Sukla Mukherjee

Asha Developer
Sukla Mukherjee
Sukla Mukherjee
Proprietor

parts thereof and agree to abide by all the rules and regulations to be framed by any society/Association and/or any other Organization of the affairs of the building and/or common part thereof as per West Bengal apartment ownership Act'1972.,

- iv) The name of the building shall be **ASHA-4 APPARTMENT.**
- v) Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the premises or any part thereof to the developer by the owner or as creating any right, title or interest in respect thereof in favour off the developer other than exclusive license in favour of the developer to do the acts and things to develop the land, express by provided herein as also in the power of Attorney to be given for the purpose.
- vi) As from the date of completion of the building the developer and/or transferees and the owner shall each be liable to pay and bear proportionate taxes and other charges payable in respect of their respective spaces.
- vii) It there be any acquisition take place by any office of the West Bengal Government as Central Government, in respect of land and structure, therefore compensation of land will get the first party land owner and the compensation for structure will get the second party Developer, as such the awarded money would be delivered accordingly.
- viii) That only the garage purchaser (any kind of two wheeler and four wheeler) shall have right to garage his/her/their wheeler at ground floor garage, while barring the garage purchaser no one shall have right to

R. S. S.
Sukla

(15)

Sukla Makherjee
Sukla Makherjee

Asha Developer
Sukla Makherjee
Proprietor

- parking his/her/their wheeler (any kind of two wheeler and four wheeler) at the ground floor parking space.
- 10 Force major, the parties hereto shall not be considered to be liable for any obligation hereunder to extent that the performance of relative obligations prevented by the existence of the Force Major conditions i.e. flood, earth quake, riot, war storm” tempest civil commotion strike and/or any other act or commission beyond the contrary contract of the papers hereto.
- 11 Each of the terms and conditions stated hereinabove shall be deemed to be the consideration of each other as generation together and/or successor in interest.
- 12 It there be any dispute may arise between the parties then the dispute shall refer to the arbitrator according to Arbitration act. And arbitrator should be selected by both parties unanimously.

SCHEDULE

All land being C.S. Plot No. 508/509, R.S. Plot No. 509/4152 corresponding L.R. Plot No. 1171, Land Area (0.020 + 0.0470) Acre as collectively 0.067 Acre (more or less) under LOP No. 61, R.S. Khatian No. 01 and L.R. Khatian No. 42355 & 43888 at Mouza- Nari, J.L. No. 70 being Municipal Holding No. 328 at Hafujullah Berh- Mahalla, Area/Locality- Aurobinda Pally, Ward No.08 within Burdwan Municipality, P.S. Burdwan Sadar and District Purba Bardhaman.

*R.P. Rawat
Adv*

(16)

Sukla Mukherjee

Sukla Mukherjee

Asha Developer

Sukla Mukherjee
Proprietor

THE PROPERTY BUTTED AND BOUNDED BY:

- NORTH** : House of Mithu Bhattacharya Saha.
SOUTH : House of Papiya Das,
EAST : 22 feet wide Municipal Road,
WEST : House of Mithu Bhattacharya & Sushil Saha.

SECOND SCHEDULE

The proposed & (G+IV) storied building may be constructed.

THIRD SCHEDULE

OWNER ALLOCATION shall mean- Land owner No.1 will get one flat at 1st floor (South side) by covering 615 Sq.ft. Covered area. and Land owner No.2 will get amounting Rs. 10,000/- (ten thousand) only.

FORTH SCHEDULE

DEVELOPERS ALLOCATION shall mean the area on the said premises after allocation to the owner and proportionate share in land as well as to common facilities and amenities on prorata basis.

FIFTH SCHEDULE

Specification of construction by ISI brand materials.

All through RCC frame structure duly tested and with brick walls. All Indian Marble flooring Marble topping on kitchen counter top 4' -0" X 18".

Colored ceramic tiles in toilets up to 6' -0" and over kitchen counter up to 2'-6"

Marble flooring in toilets.

Wooden door frames with flash door of all doors.

R.P. Chatterjee
A.S.K.

Sukanta Das Gupta
Sukla Makhorjee.

Asha Developer
Sukla Makhorjee
Proprietor

Aluminium window with M.S. Iron grill.

Fully concealed copper core wiring with standard number of points for lights and fans.

Fully concealed plumbing system using standard make UVC pipes for hot water in one bathroom and water supply in kitchen and toilets with standard quality C.P. fittings.

Stainless steel sinks in kitchen. Size -

White sanitary wears (Standard Make)

The outer walls will be painted with cement base colour like snowcem etc. and inner walls will be finished with one coat putty, the door and grills will not be painted.

SIXTH SCHEDULE

i) UNIQUE AMINITIES

TV point in drawing room and master's bed room.

Exhaust fan points/kitchen chimney point in kitchen and exhausts fan points.

ii) AMENITIES WITH EXTRA COST

Parking space at ground floor (Two wheelers & four wheelers and bicycle)

A.C. point, guesser point or any extra point.

Individual electric meters for every flat with all accessories, fittings and fixing.

Asht
Ad

(18)

Sukanta Dasgupta
Sukla Mukherjee

Asha Developer
Sukla Mukherjee
Proprietor

GENERAL POWER OF ATTORNEY

That in continuance and also to the terms of the Development Agreement.

I, **SRI SUKANTA DASGUPTA, PAN: BHGPD8131F**, Son of Late Jagatbandhu Dasgupta, by faith Hindu, by Nationality - Indian, by occupation Service, resident of Nari Colony, Bardhaman, P.O. & P.S. Bardhaman, Dist Purba Bardhaman, Pin- 713101, W.B. being the actual physical possessor and owner of the schedule property herein do hereby nominate, appoint and constitute "**ASHA DEVELOPER**" a Proprietorship Firm, **PAN: AYXPM0644D**, having its registered office at Rabindrapally, Bardhaman, P.O. & P.S. Bardhaman, Dist Purba Bardhaman, W.B. Represented by its Proprietor **SMT. SUKLA MUKHERJEE**, Wife of Sri Dhiraj Kumar Mukherjee, by Nationality Indian, by faith Hindu, by occupation - Business, residing at Rabindrapally, Bardhaman, P.O. & P.S. Bardhaman, Dist Purba Bardhaman, Pin- 713101, W.B. being the developer hearing as my constituted attorney to execute all deeds, acts and things as hereinafter mentioned on our behalf :

1. To sell/transfer the property/properties/land/lands mentioned in the schedule hereunder for such consideration and subject to such covenants as the attorney may think fit and to give receipt for all and/or other consideration money and to execute and to admit and to present before the Sub-Registrar or Registrars, ADSR, Burdwan.
2. To execute any deed(s) like sale, agreement for sale, lease, partition, declaration, etc. for and on behalf of us which may be necessary to be executed or ascertaining the allotment of land to our share and to admit

*Asht
Adv*

Sukla Aash Gokte

Sukla Makherjee

Asha Developer

Sukla Makherjee
Proprietor

for registration of such deed(s) before the Registrar or Sub-Registrar and for the Registration of the deeds before the appropriate jurisdiction as mentioned in this agreement for proposed multi-storied building with any person or persons and to receive all advance money and full consideration amount from the intending purchasers and grant receipt against the same.

3. To do all other acts and things as may be required to be done for completing the sale transfer of the schedule property and executing the deed of conveyance, as if we would do it personally.
4. To look after the schedule mentioned property of our shares and paid rents, revenue after mutation or before mutation etc. and other necessary formalities.
5. To file suit of any civil or criminal case which may be necessary to be file for protecting the interest of us by appointing advocate, to sign in the Vakalatnama, plaint, written statement, petition of complaints, verification, comprise petition, affidavit etc.
6. That the attorney shall be entitled to prosecute or defend any suit, complaint or procuring any found which may be necessary to expedient the purpose of such case, appointment any lawyer for conducting such litigations of civil and criminal nature revenue or income tax tribunal or industrial tribunal.
7. To make any declaration or affidavit for proof of any records of right documents for interest and to do all other acts which will be for our benefit and interest.

Plaint Adv

(20)

Sukla Mukherjee
Sukla Mukherjee

Asha Developer
Sukla Mukherjee
Proprietor

8. To appear and to all acts in Government Offices, Semi Government Offices, Local Authority or Local Body, income tax office or any other office on our behalf.
9. That the attorney shall also be entitled to take all sorts of decision for execution of any instrument and even shall also be entitled to lodge any complaint before any Police Officer or Police Station.

SCHEDULE

All land being C.S. Plot No. 508/509, R.S. Plot No. 509/4152 corresponding L.R. Plot No. 1171, Land Area (0.020+ 0.0470) Acre as collectively 0.067 Acre (more or less) under LOP No. 61, R.S. Khatian No. 01 and L.R. Khatian Nos. 42355 & 43888 at Mouza- Nari, J.L. No. 70 being Municipal Holding No 328 at Hafujullah Berh- Mahalla, Area/Locality- Aurobindapally, Ward No.08 within Burdwan Municipality, P.S. Burdwan Sadar and District Purba Bardhaman.

THE PROPERTY BUTTED AND BOUNDED BY:

- NORTH** : House of Mithu Bhattacharya Saha.
SOUTH : House of Papiya Das,
EAST : 22 feet wide Municipal Road,
WEST : House of Mithu Bhattacharyay & Sushil Saha.

R. Saha
22/11

IN WITNESS WHEREOF the parties to this Deed of Agreement act forth and subscribe their respective hands and scales on the day month and year above mentioned.

Witnesses:

1) Subhajit Dutta
S/O, Dipak Kumar Dutta
180, Nalun Pally
Burdwan - 713101

Sukanta Das Gupta
Sukla Mukherjee

Signature of the First Part

2) Pintu Ghosh
VILL - KAPSHIT
P.O + P.S - Khandar Ghosh
Dist - Purba Burdwan
Pin - 713142

Asha Developer
Sukla Mukherjee
Proprietor

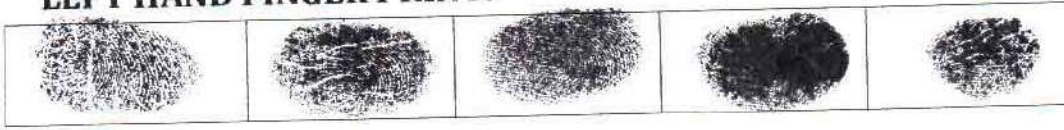
Signature of the Second Part

Drafted by me

Pranab Mishra Patil
H.D.U.
Enrollment No. WB - 750 / 1982

SPECIMEN FORM FOR TEN FINGER PRINTS & PHOTO

LEFT HAND FINGER PRINT:-



RIGHT HAND FINGER PRINT:-



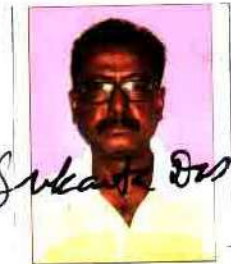
Sakla Mukherjee

Sakla Mukherjee
Signature of the

LEFT HAND FINGER PRINT:-



RIGHT HAND FINGER PRINT:-



Sukanta Dasgupta

Sukanta Dasgupta
Signature of the

LEFT HAND FINGER PRINT:-



RIGHT HAND FINGER PRINT:-



Sakla Mukherjee

Asha Developer
Sakla Mukherjee
Proprietor
Signature of the

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SUKANTA DASGUPTA

JAGATBANDHU DASGUPTA

10/08/1968
Permanent Account Number
BHGPDS131F

Sukanta Das Gupta
Signature



BHGPDS131F

Sukanta Das Gupta


 ভারতীয় পরিচয় পরিচয়
Unique Identification Authority of India


ঠিকানা: জগদ্বন্ধু দাসগুপ্ত, নারী কলোনি, বর্ধমান, বর্ধমান
 (পূর্ব), বর্ধমান,
 পশ্চিম বঙ্গ - 713101

Address:
 S/O: Jagatbandhu Dasgupta, NARI COLONY,
 BURDWAN, Barddhaman (m), Barddhaman,
 West Bengal - 713101

Download Date: 09/05/2017



7465 6983 8153
VID : 9169 2510 8119 0949

1947 | help@uidai.gov.in | www.uidai.gov.in


 ভারত সরকার
Government of India


সুকান্ত দাসগুপ্ত
Sukanta Dasgupta
 জন্মতারিখ/DOB: 10/08/1968
 পুরুষ/ MALE

Issue Date: 09/05/2017



7465 6983 8153
VID : 9169 2510 8119 0949

আমার আধার, আমার পরিচয়

Sukanta Dasgupta



Sukla Mukherjee



ভারত সরকার

ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1058/20130/00482

To
সুবজিত দত্ত
SUBHAJIT DUTTA
S/O: Dipak Kumar Dutta
180 NATUN POLLI
BURDWAN
Burdwan
Burdwan
Burdwan - I Bardhaman
West Bengal 713101

26/09/2013

4324890



MIN406248905F1



আপনার আধার সংখ্যা / Your Aadhaar No. :

8163 9153 8652

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

সুবজিত দত্ত
SUBHAJIT DUTTA
জন্মতারিখ / DOB : 15/04/1972
পুরুষ / Male



8163 9153 8652

আধার - সাধারণ মানুষের অধিকার

Subhajit Dutta



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



Address :
W/O: Dhiraj Kumar Mukherjee,
RABINDRAPALLY, Burdwan,
Bardhaman,
West Bengal - 713101



7280 1342 3365



1947



help@uidai.gov.in



www.uidai.gov.in



भारत सरकार
GOVERNMENT OF INDIA



Sukla Mukherjee
DOB: 02/10/1965
FEMALE
Mobile No:
9153401787

7280 1342 3365

Issue Date: 18/09/2021

আমার আধার, আমার পরিচয়

Sukla Mukherjee

Major Information of the Deed







Deed No :	I-0203-01774/2023	Date of Registration	14/03/2023
Query No / Year	0203-2000009729/2023	Office where deed is registered	
Query Date	02/01/2023 1:31:13 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	SANTIMOY ROY BURDWAN, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713103, Mobile No. : 8944943475, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4306] Other than Immovable Property, Sale [Rs : 10,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 43,85,456/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,350/- (Article:48(g))	Rs. 114/- (Article:E, E, A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W8, Mouza: Nari, , Ward No: 8 JI No: 70, Pin Code : 713101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1171 (RS :-)	LR-42355	Bastu	Bastu	0.02 Acre	1/-	13,09,091/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L2	LR-1171 (RS :-)	LR-43888	Bastu	Bastu	0.047 Acre	1/-	30,76,365/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
		TOTAL :			6.7Dec	2 /-	43,85,456 /-	
	Grand Total :				6.7Dec	2 /-	43,85,456 /-	



Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SUKANTA DASGUPTA (Presentant) Son of Late JAGATBANDHU DASGUPTA Executed by: Self, Date of Execution: 31/01/2023 , Admitted by: Self, Date of Admission: 31/01/2023 ,Place : Office			
	31/01/2023	LTI 31/01/2023	31/01/2023	
NARI COLONY, City:- Not Specified, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BHxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/01/2023 , Admitted by: Self, Date of Admission: 31/01/2023 ,Place : Office				
2	Name Smt SUKLA MUKHERJEE Wife of Shri DHIRAJ KUMAR MUKHERJEE Executed by: Self, Date of Execution: 31/01/2023 , Admitted by: Self, Date of Admission: 31/01/2023 ,Place : Office			
	31/01/2023	LTI 31/01/2023	31/01/2023	
RABINDRAPALLY, City:- Not Specified, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYxxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/01/2023 , Admitted by: Self, Date of Admission: 31/01/2023 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	ASHA DEVELOPER RABINDRAPALLY, City:- Not Specified, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 , PAN No.:: AYxxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Name,Address,Photo,Finger print and Signature				
SI No	Name	Photo	Finger Print	Signature
1	Shri SUKLA MUKHERJEE Wife of Shri DHIRAJ KUMAR MUKHERJEE Date of Execution - 31/01/2023, , Admitted by: Self, Date of Admission: 31/01/2023, Place of Admission of Execution: Office	 Jan 31 2023 2:40PM	 LTI 31/01/2023	 31/01/2023
RABINDRA PALLY, City:- Not Specified, P.O:- BURDWAN, P.S:-Bardhaman, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx4D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ASHA DEVELOPER (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
SUBHAJIT DUTTA Son of Shri DIPAK KUMAR DUTTA 180 EAST NATUNPALLY, City:- Not Specified, P.O:- BURDWAN, P.S:- Bardhaman . District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	 31/01/2023	 31/01/2023	 31/01/2023
Identifier Of Shri SUKANTA DASGUPTA, Smt SUKLA MUKHERJEE, Shri SUKLA MUKHERJEE			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri SUKANTA DASGUPTA	ASHA DEVELOPER-2 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Smt SUKLA MUKHERJEE	ASHA DEVELOPER-4.7 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: UMR W8, Mouza: Nari, , Ward No: 8 JI No: 70, Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1171, LR Khatian No:- 42355	Owner: সুকান্ত দাসগুপ্ত, Gurdian: জগতবন্ধু , Address: নিজ , Classification: বাস্তু, Area: 0.02000000 Acre,	Shri SUKANTA DASGUPTA

LR Plot No:- 1171, LR Khatian
No:- 43888

Owner:ଶୁକ୍ଳା ମୁଖାର୍ଜୀ, Gurdian:ଶ୍ରୀରାଜ ,
Address:ନିଜ , Classification:ବାସ୍ତ,
Area.0.04700000 Acre,

Smt SUKLA MUKHERJEE

On 31-01-2023

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

Presented for registration at 13:20 hrs on 31-01-2023, at the Office of the A.D.S.R. Bardhaman by Shri SUKANTA DASGUPTA, 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 43,85,456/-

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

Execution is admitted on 31/01/2023 by 1. Shri SUKANTA DASGUPTA, Son of Late JAGATBANDHU DASGUPTA, NARI COLONY, P.O: BURDWAN, Thana: Bardhaman, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Service, 2. Smt SUKLA MUKHERJEE, Wife of Shri DHIRAJ KUMAR MUKHERJEE, RABINDRAPALLY, P.O: BURDWAN, Thana: Bardhaman, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession House wife
Indetified by SUBHAJIT DUTTA, , Son of Shri DIPAK KUMAR DUTTA,180 EAST NATUNPALLY, P.O: BURDWAN, Thana: Bardhaman, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Others

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

Execution is admitted on 31-01-2023 by Shri SUKLA MUKHERJEE, PROPRIETOR, ASHA DEVELOPER (Sole Proprietorship), RABINDRAPALLY, City:- Not Specified, P.O:- BURDWAN, P.S:-Bardhaman, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101
Indetified by SUBHAJIT DUTTA, , Son of Shri DIPAK KUMAR DUTTA,180 EAST NATUNPALLY, P.O: BURDWAN, Thana: Bardhaman, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 114.00/- (A(1) = Rs 100.00/- ,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 31/01/2023 12:11PM with Govt. Ref. No: 192022230273653641 on 31-01-2023, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW0403102 on 31-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,350/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,050/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 248, Amount: Rs.5,000 00/-, Date of Purchase: 09/01/2023, Vendor name: Mohit Baran Dutta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/01/2023 12:11PM with Govt. Ref. No: 192022230273653641 on 31-01-2023, Amount Rs: 2,050/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW0403102 on 31-01-2023, Head of Account 0030-02-103-003-02



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

On 09-03-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 114.00/- (A(1) = Rs 100.00/- ,E = Rs 14.00/-) and Registration Fees paid by by online = Rs 100/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/03/2023 1:16PM with Govt. Ref. No: 192022230325226231 on 09-03-2023, Amount Rs: 100/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW3567199 on 09-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,350/- and Stamp Duty paid by by online = Rs 300/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/03/2023 1:16PM with Govt. Ref. No: 192022230325226231 on 09-03-2023, Amount Rs: 300/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW3567199 on 09-03-2023, Head of Account 0030-02-103-003-02



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

On 14-03-2023

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.



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2023, Page from 49030 to 49064

being No 020301774 for the year 2023.



Sanjit

Digitally signed by SANJIT SARDAR
Date: 2023.03.14 16:23:24 +05:30
Reason: Digital Signing of Deed.

**(Sanjit Sardar) 2023/03/14 04:23:24 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.**

(This document is digitally signed.)