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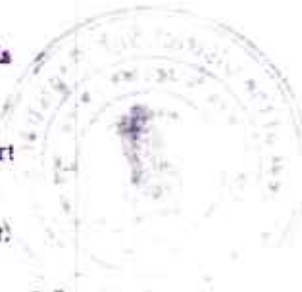
पश्चिम बंगाल WEST BENGAL 2500 645609/2022 AH 387108

certified that the documents is submitted to Registration. The signature sheet and the endorsement sheets attached with this document are the part of this document.

Registration u/s 7(2) of Act, xvi of 1908 Purulia (W.B.)

[Signature]

28/02/2022



[Signature] Swamin Datta
[Signature] Swarnap Datta
[Signature] Arun Datta



DEED OF DEVELOPMENT AGREEMENT AND GENERAL POWER OF ATTORNEY

THIS DEED OF DEVELOPMENT AGREEMENT AND GENERAL POWER OF ATTORNEY IS EXECUTED ON THIS 31ST DAY OF JANUARY, 2022 (TWO THOUSAND TWENTY TWO);

Contd.....P/2

Samir Dutta
Swarup Dutta
Apu Dutta

[2]

B E T W E E N :

1. Sri Samir Dutta (PAN-BAGPD3612N), **2. Sri Swarup Dutta** (PAN-AZIPB2818A) both sons of Late Banshidhar Dutta, both Business by occupation, both are residing at Amdiha, Purulia, P.O. Dulmi-Nadiha, P.S. Purulia (T) and Dist. Purulia, West Bengal, **3. Sri Apu Dutta** (PAN-AYFPD3708F) son of Late Dharanidhar Dutta, Business by occupation, residing at Amdiha, Purulia, P.O. Dulmi Nadiha, P.S. Purulia (T) and Dist. Purulia, West Bengal, all Hindu by religion, Indian citizen, hereinafter called and referred to as the LAND LORDS/OWNERS/FIRST PARTY (which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include their respective heirs, executors, administrators, legal representatives, assignees etc.) of the FIRST PART.

AND

1. Smt. Gita Dutta (PAN-DMKPD9049B) wife of Late Banshidhar Dutta, Household work by occupation, **2. Smt. Nupur Daripa** (PAN-MGUPD6558N) wife of Dhiren Daripa, **3. Smt. Tulu Sen** (PAN-FIPPS9372R) wife of Dilip Sen, both 2 and 3 are daughters of Late Banshidhar Dutta, both Household work by occupation, **4. Smt. Anna Dutta** wife of Late Murulidhar Dutta, household work by occupation, **5. Smt. Kalyani Dutta** (PAN-CMEPD4608P) wife of Late Dharanidhar Dutta, Household work by occupation, **6. Smt. Kakali Kundu** (PAN-GZBPD8413G) wife of Pandab Kundu, **7. Smt. Lipika Kundu** (PAN-KNTPK8932F) wife of Uttam Kundu, both 6 and 7 are daughters of Late Dharanidhar Dutta and Household work by occupation, all Hindu by religion, Indian citizen, all are residing at Amdiha, Purulia, P.O. Dulmi Nadiha, P.S. Purulia (T) and Dist. Purulia, West Bengal, hereinafter called and referred to as the CONFIRMING PARTYS/SECOND PARTYS (which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include their respective heirs, executors, administrators, legal representatives, assignees etc.) of the SECOND PART.

[3]

Samir Dutta
Swarup Dutta
Anna Dutta

AND

B.B. CONSTRUCTION (PAN-ABBFM2108B), a partnership firm, having its registered office at Malir Bagan, Cooks-Compound, Purulia, P.O. Purulia, P.S. Purulia(T) and Dist. Purulia, West Bengal, herein after called and referred to as the DEVELOPER/THIRD PARTY (which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include its heirs, executors, administrators, legal representatives and assignees etc. in office) of the THIRD PART, being represented by its one of the partners Sri Basuprada Banerjee (PAN-AIVPB5316K) son of Late Banshidhari Banerjee, Hindu by religion, Indian citizen, business by occupation, residing at Malir Bagan, Cook's Compound, Purulia, P.O. Purulia, P.S. Purulia (T) Dist-Purulia, West Bengal.

WHEREAS the property in Mouza Nadiha, being J.L. No. 291/3 within Purulia Municipality, Ward No. 6, recorded in R.S. Khatian No. 460, being R.S. Plot No. 2403, specifically mentioned in the schedule herein below have originally belonged to Banshidhar Dutta, Murulidhar Dutta and Dharanidhar Dutta (all since deceased) and their names had been recorded in the finally published R.S.R.O.R. in equal share in the aforesaid property.

AND

WHEREAS while in peaceful possession over his recorded property, said Banshidhar Dutta died leaving behind him his two sons namely Samir Dutta and Swarup Dutta (being the landlords no. 1 and 2 herein), his wife namely Gita Dutta (being the confirming party no. 1 herein) and two daughters namely Nupur Daripa and Tulu Sen (being the confirming party no. 2 and 3 herein) as his only legal heirs and after the death of said Banshidhar Dutta, his own share have been devolved upon the aforesaid legal heirs in equal share in the aforesaid property.

AND

WHEREAS said Murulidhar Dutta died leaving behind him his wife namely Anna Dutta (being the confirming party no. 4 herein) as his only legal heirs and heiresses and after the death of said Murulidhar Dutta, said Anna Dutta have become the absolute owner in possession over the share of said Murulidhar Dutta by inheritance.

[4]

AND

WHEREAS while in peacefull possession over his recorded property, said Dharanidhar Dutta died leaving behind him his wife namely Kalyani Dutta (being the confirming party no. 5 herein), his only son namely Apu Dutta (being the landlord no. 3 herein) and two daughters namely Kakali Kundu and Lipika Kundu (being the confirming party no. 6 and 7 herein) as his only legal heirs and after the death of said Dharanidhar Dutta, his own share have been devolved upon the aforesaid legal heirs in equal share in the aforesaid property.

AND

WHEREAS after the death of all the predecessors of the present landlords, they have become the absolute owners in possession over the aforesaid property by inheritance and all the present landlords have been peacefull physical possession over the aforesaid property with their respective calculated share in the same till today without any hindrence or interruption from any corner.

AND

WHEREAS for such benifit of themselves and also for the development of the property, the landlords/owners jointly have decided to erect and or construct a multi-storied building thereon over the aforesaid property, specifically mentioned in the schedule herein below and as such due to their lacuna in the arcana of infrastructure, the landlords/owners jointly have decided and intended to develop the schedule property with the assistance of a competent Developer and or promoter and as soon as the Developer/ Second Party of the other part in this deed have come to learn the intention of the landlords/owners, have proposed to the landlors/ owners to make an agreement for development of the schedule property and the landlords/owners also agreed with such proposal of the Developer of the other part in this deed and has agreed to make an agreement under certain terms and condition as cited herein below. It is also be stated here that the landlords also covenanted that this deed of development agreement and general power of attorney has been signed by themselves.

Contd.....P/5

Somni Duttar
Swatup Dattig
Apu Dutta

Sanjay Dutt
Swarnap Dutt
Apu Dutt

[5]

AND

WHEREAS the Developer after scrutinising and going through all the papers and documents regarding the valid title and possession over the property mentioned in the schedule have agreed to develop the schedule property by constructing and or erecting a proposed multi-storied (G+5) building thereon over the same.

AND

WHEREAS the landlords/owners have assured the present developer that the property mentioned in the schedules is free from all encumbrances liens attachment, mortgage etc. and any other liabilities of any nature whatsoever and howsoever and the owners are in peaceful possession of inherited property and the owners have assured the developer that they have marketable and saleable right and title over their respective shares in the schedule property.

AND

WHEREAS after being fully satisfied regarding the right, title, interest and possession of the landlords, the Developer herein make this deed of Development agreement and General Power of Attorney with the consent that landlords will in every part of construction will assist.

NOW THIS DEED OF DEVELOPMENT AGREEMENT WITNESSES AS FOLLOWS:-

1. That the land-owners have jointly delivered peaceful possession of the schedule property through the execution of this deed of development agreement and general power of attorney to the developer for the purpose of development and construction of proposed multistoried (G+5) building which consisting of several nos. of commercial and residential independent flat/unit from the ground floor to upper floors with garrage spaces in the ground floor and the developer in this deed shall accordingly take over possession of the land in question for the aforesaid purpose for development of the same.

Sandy Dutta
Anwarup Dutta
Apu Dutta

[6]

2. That the landowners have fully assured the developer that the land in question is free from all kinds of encumbrances, charges, liens, attachment and encroachment, mortgage etc. and there is no notice of the proposed multistoried building or buildings thereon over the schedule mentioned property and also there is no objection or hindrance or obstacles in obtaining approval and sanctioned plan for construction of multistoried building/apartment from the competent authorities.
3. That first party/land owners further assured the developer that apart from themselves, no one else is/are entitled to or has/have any right and interest over the schedule property or any part thereof either as co-sharers and co-interested persons in joint family or otherwise the first party/land owners are not the benamdar trustee for any one in respect of the schedule property and the first party/land owners are fully entitled to transfer, convey, dispose and alienate the property in any manner to any one as they think proper and fit as per their own and sole discretion.
4. That the first party/land owners also assured the developer that the developer will be in no manner liable for any of the outgoing and outstanding dues relating to the schedule land for the period prior to execution of this deed of development agreement and general power of attorney and the same liabilities shall be borne by the first party/land owners only.
5. That the second party/developer be entitled to do all acts, deeds, matters, which it/he/they think, necessary, relating to the development and construction of proposed multistoried building apartment consisting of independent, commercial unit, residential flats, garage, parking space etc. in general only on specific reliefs written hereunder:-
6. The reliefs have been given by the first party/landowners as follows:-
 - a. To prepare, amend or revise the building plan so will be submitted by the owner/landlord with the assistance of the Developer herein for the purpose of construction of Multi-storied (G+5) building on the land in question and to process submit the same for approval and sanction to the competent authority Concerned in this name or either in the name of the land owner at the cost and expenses of developer of the other part in this deed.

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Sarvin Duda
Swarnup Dutta
Apur Dutta

[7]

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

c. To make application to the concerned authorities in the name of the first party/land owners or in their own names.

7. The project for construction of the multistoried building as in the manner stated aforesaid have been averred and stated as follows under the nomenclature of "OWNERS' ALLOCATION" and "DEVELOPER'S ALLOCATION":-

After obtaining the sanctioned plan from the competent authority the owners in the one hand and the developer in the other hand of this deed will demark their own portions and or shares in the building so will be constructed over the schedule property and in this event the owner's allocated area will be provided with specific boundary and the remaining area will be provided for the Developer Allocated area as Developer's Allocation.

8. That the first party/land owners are entitled to get 8 (Eight) nos. of residential flat, each of the flat, measuring a built up area of 750 Sq.ft. (two nos. of flat on the first floor, two nos. of flat on the second floor, two nos. of flat on the third floor and two nos. of flat on the fourth floor) and three nos. of four wheeler parking space on the Ground Floor, each parking containing an area of 120 Sq.ft. of the proposed building. For more details of allocation of the first party/land owners and the second party developer in the said multi-storied building proposed to be constructed over the schedule property. It is described apparently as follows:-

9. **OWNERS' ALLOCATION :**

a) After construction of the entire multi-storied building, the owners shall be entitled to get the aforesaid allocation of the constructed area of the said building and the builders/developers shall not be entitled to claim over the aforesaid allocation of the owners' allocated area which has been termed as Owners' Allocation.

Sarim Bhatt
Swarup Dutta
Apu Dutta

[8]

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

10. **DEVELOPER'S ALLOCATION :**

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

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

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Ramin Dutta
Swatup Dutta
Apu Dutta

[9]

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

It is to be mentioned here that the developer can use their own allocated portion at their sole discretion and the owners can never make any objection to that effect.

It is further be mentioned here that during the period of construction, the first party /landlords will never be in any way make any obstruction or create any disturbance in the schedule premises.

11. It is also be agreed between the parties that the proposed lift which will be provided in the proposed multistoried (G+5) building will be constructed by the developer at their own cost and expence.

12. THIS DEED OF DEVELOPMENT AGREEMENT has been executed by the parties with the condition as stated herein below:-

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Sarim Dutt
Anwarup Datta
Anon Datta

[10]

The OWNER shall not be entitled to lay any claim if the DEVELOPER makes any alteration over their allocated portion. The OWNER'S allocated portion will be the exclusive share of the OWNER in which the DEVELOPER and/or their assignees and/or successor in interest shall not be entitled to lay any claim or if any claim laid that will not be tenable or valid. The DEVELOPER'S allocated portion will be exclusive share of the DEVELOPER unconcerned with the OWNER, in which the OWNER and/or their assignees and/or successor in interest shall not be entitled to lay any claim or if any claim laid that will not be tenable and valid. The OWNER and the DEVELOPER shall jointly demarcate and define on a copy of the sanctioned plan of the proposed building as OWNER'S ALLOCATION in red Colour and after such demarcation the balance portion in the sanctioned plan of the proposed building will be treated as Developer's Allocation. It has been further agreed and decided that the Developer shall deliver the owner's Allocation in finished and complete in the manner as stated in "Owner's Allocation" above to the owner free of cost, charges and encumbrances within a period of 24 months from the date of issuance of sanctioned plan, sanctioned by the Purulia Municipality. The Developer shall be exclusively entitled to Developer's Allocation having Valid right, title, interest and possession therein with exclusive right to enter into any agreement for sale, transfer, let out, lease, license, gift, dispose of or otherwise deal with the same in such part or portion as per his/its discretion and appropriate the earnest money, sale proceeds, premium rent or usufruct of the same without any right, title, interest or claim of the owner and the owner shall not be entitled to lay any manner of claim over the same. The Developer as per his/its own discretion will be entitled to retain or deliver possession of his/its allocated portion or part thereof to any person or persons or any such intending buyer transferee, lessee, tenant etc. and no further consent of the owner shall be required to this effect and this agreement by itself be deemed to be and treated as consent of the owner. The owner shall be exclusively entitled to owner's allocation having valid right, title, interest and possession therein with exclusive right to retain for himself/ themselves enter into an agreement for sale transfer let out lease license gift dispose of or otherwise deal with same in such part of portion as per his/her/their discretion and appropriate the earnest money sale proceeds, premium, rent or usufruct of the same without any right, title, interest or claim of the Developer and the Developer shall not be entitled to lay any manner of claim over the

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[11]

Sanjay
Swareep Datta
Arun Datta

same. The owner as per his/ her/their discretion shall be entitled to retain or deliver possession of his/her/their allocated portion or part thereof to any person or persons or any such intending buyer, transferee lessee tenant etc. and no further consent of the Developer shall be required to this effect and this agreement by itself be deemed to be and treated as the consent of the Developer. At the request of the Developer the owner through registered deed of General Power of Attorney shall give power to the Developer or its nominated person, in respect of the Developer's allocated portion having power to enter into an agreement for sale, to transfer, lease license gift, or any such other purpose/purposes what so ever as stated in that Deed having right to receive and/or retain the money against that deed or the consideration money.

13. That the aforesaid proposed multi-storied (G+5) building will be constructed and the same will be named after entire construction work of the building after having mutual discussion of the parties.

Be it mentioned that both the parties mutually agreed that after completion of the aforesaid multi-storied (G+5) building will be under the possessional right in accordance with the proportionate and distinguished portion of their respective allocation as will be demarcated and or distinguished by the Developer herein in its sole discretion and in no manner either of the parties will lay any claim for the portion lying in either the parties.

14. That the stamp duty, registration charges, transformer charges, statutory fees, any kind of GST if be imposed, electricity meter charges, maintainance charges etc. has to be borne and paid by the landlords/owners in respect of their allocated area/portion.

15. That it is hereby agreed by and between the owners and the Developer that after delivery of the allocated portion of the owners by the developer within the stipulated period and the owners shall be treated as the unit holder of the building and the owners shall not be entitled to get any previlage to claim any right apart from the previllage and right of other unit holders.

16. It is mutually decided by the parties of this agreement that the developer will construct the multistoried building over the schedule property by providing and or using the first class metirials which is being qualified under the marked as ISO and in this event if any damages will occur in future in respect of the building so proposed on the schedule property, the landlord will be in no way be liable for that and every liabelities will be borne by the developers it self.

Sankar Das
Swarnap Dutta
Apu Dutta

[12]

17. That the original title deed and or relivent papers of documents in respect of the said plot of land will be kept in custody of the developer and as an when the same will be required by the owner, the developer shall be bound to produce the same and after complete sale proceeds of the developer allocation the developer shall returne the same to the land owner.

18. In this deed of development agreement and general power of Attoenry, the owners have also empowered the developer to do all the act, deed and things on behalves of themselves in the manner stated hereunder:-

- a. To develop the schedule property by constructing multistoried commercial-cum-residential building or in any manner as per sanctioned plan sanctioned by the Purulia Municipality and or any other competent authority.
- b. To look after, manage, supervise and administer the affairs of SCHDEULE PROPERTY and protect the interest and share of the owners in the schedule Property.
- c. To appear on behalves of the owners before the Purulia Municipality, Urban Land Ceiling Authority, Income-Tax Authority and/or any other Government or Semi-Government Authority for the purpose of taking all necessary steps to submit, sign, verify and to receive back all Plans, petitions, applications, forms, challans, receipts etc. on behalves of the owners.
- d. To apply for, submit plans for sanction of the Building Plan and to obtain the Building Plan/Plans duly sanctioned by the Purulia Municipality or any other Competent Authority.
- e. To make contract or Agreement for sale of the SAID PROPERTY or part thereof with any person/persons/firm/association at such rate or price the developer shall deem fit and proper.
- f. To sell, convey, transfer the share of the developer's allocated portion as has been satated herein before in clause 9 of this agreement wholly or partly thereof to the intending buyer/buyers on receipt of advance money or full consideration money thereof.
- g. To mortgage, pledge, keep as co-lateral security, the developer's allocated portions fully or partly thereof, with Bank and/or financial institution for obtaining loan which the developer will think, fit and proper.

Somn Das
Anwarup Dutta
Apu Dutta

[13]

- h. To execute and sign any contract or Agreement on behalves of the owners and as well as their own allocated portions on receipt of advance money or part payment of the consideration money and grant valid receipt or discharge for the same.
- i. To execute any deed of conveyance or conveyances of their allocated portions fully or partly in favour of the intending Purchaser/Purchasers and to sign and verify all such deeds, documents as and when such occassion will arise.
- j. To present any Deed of Conveyance or Conveyances for registration before any Registration authority within the territory of Indian Union either Registrar of Assurances Kolkata, District Registrar, sub-Registrar, Additional District Sub-Registrar Purulia and also any registering authority having jurisdiction and admit execution, to have the conveyance or conveyances registered and to do all acts, deeds, things which the developer shall consider necessary for conveying their allocated portions either wholly or partly thereof to the said Purchaser/Purchasers as fully and effectually in all respects.
- k. To receive back any Deed or document from any court or office on proper and valid receipt.
- l. To appear in all the Courts either civil, criminal, Revenue, Original, Revisional, or appellate, in the Registration Offices and in any other office and to sign and verify Vakaltnama, Ekrarnama, Povernama etc. and to file plaint, complaint, written statements, verification, affidavit, show cause petition, objection petition before any Magistrate, either Judicial Magistrate Executive Magistrate, District Magistrate, Additional District magistrate or before any sub-Judge, Munsiff, District Judge, Sessions Judge, District Delegate.
- m. To institute any case, suit or proceeding before any Court of Law against any person, firm, association or any authority.
- n. To appoint and constitute pleader, Advocate or any legal practitioner or agent whenever the developer shall think proper to do so and to discharge them.
- o. To conduct, defend, and contest all cases, suits and proceedings instituted by any person, firm, association or any authority.

Somn D. Das
Swarup Datta
Apu Datta

[14]

- p. To compound, compromise, settle and submit for arbitration all suits, cases, proceedings, claims, demands etc. arising in course of or in relation to the management, supervision and transfer of the said Property.
- q. To sign, verify and file applications for execution of decree or orders of any court.
- r. To prefer appeal, motion, revision before any Higher Court against any order or judgement passed by any Lower Court.
- s. To open Bank Account/Accounts with any Nationalized Bank and to operate the same by their own signatures jointly or severally.
- t. To appear and to file claim petition before the Land Acquisition Authority in case the said Property or any part thereof is acquired or requisitioned by the Govt. of West Bengal or any other statutory authority and to receive the compensation.
- u. The developer shall not sell and or transfer the share of owners allocation as has been stated herein before of this document.
- v. The developer is fully entitled to execute and register any kind of deed of conveyance or conveyances in respect of 'developers allocated area' in the schedule property of the total constructed area in the ground floor to upper floor of the proposed multi-storied building.
- w. The developer is entitled to make necessary mutation and conversion in respect of the schedule property before the concerned B.L. & L.R.O. Purulia and any other competent Government and Semi Government authority.

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

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

[15]

Sonin Singh
Swatup Datta
Apu Datta

ARBITRATION

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

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

Jurisdiction

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

SCHEDULE

(Description of the Land owned by the land owners by inheritance)

All that a homestead Landed property in **Mouza Nadiha** under the jurisdiction of Purulia Sub-Registry office within Purulia Town Police Station in Pargana Chharrah being J.L. No. 291/3 in the District of Purulia under Purulia Municipality Ward No. 6, situated at Hillview Road Bye Lane, Purulia, recorded under **R.S. Khatian No. 460 (Four Hundred Sixty)** being the portion of **R.S. /L.R. Plot No. 2403 (Two Thousand Four Hundred Three)**, measuring an area of **13 Cottahs 5 Chattaks** has been agreed to be developed through this deed of Development Agreement and General Power of Attorney and the same has been Bounded as on the North - Land of Manik Mahato and others, on the South - Late of Swarnalata Mitra, on the East - 15 ft. wide proposed road and on the West - Land of Niranjana Mahato and others.

Som Datta
Anurup Datta
Apu Datta

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

WORK SCHEDULE

1. Structure : R.C.C. frame structure/Brick structure.
2. Brickwork : External brick work 250 mm.(10 Inch) thick & internal brick work 125 mm.(5 Inch) thick.
3. Flooring : Bed room, kitchen, drawing cum dinning space with floor tiles.
4. Doors : Pannel Board Door with wooden frame.
5. Windows : Aluminium sliding windows with glass pannels and integrated grill.
6. Wall finishing : Cement pluster finish with wall putty in bed rooms, drawing-cum-dining space, in the walls of toilet upto intel level and in kitchen over cooking platform, kitchen rack below cooking platform no. internal paintings will be provided except one coat of primer over wall putty.
7. Electricals : Concealed wiring on the roof and walls with necessary fan, light and power points only.
8. Toilet : Glaze tiles up to T-hight of the wall from the floor and the flooring of the toilet will be provided by murble and both of the toilet will be provided with comode type low down cistern, Basin, shower privystem necessary stop cook/bid cock of ISI Mark, one Toilet will be western common fittings.
9. Kitchen : Cooking platform finished with marble slab and also sink with necessary stop cock, oven platform of black stone.
10. Water Supply : Water supply from deep tubewell, complete with pump and overhead reservoir.
11. Lift : Suitable (4 passanger) capacity elevators of good make.
12. Genarator : Suitable capacity genarator of good make.

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

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

Witnesses

1. Budheshwar Banerjee
S/O LT Nibaran Banerjee
Lagda - Purulia.

2. Goutam Mukherjee
S/O Late Bhola Nath Mukherjee
Sarat Sen Compound
Amdaha, P.O. Daku Nadiha
Purulia.

- ① Suman Das.
- (2) Anwarup Dutta
- (3) Anu Dutta

Signature of the OWNERS

- ① Suman Das
- 2 Anwarup Dutta
- 3 Anu Dutta
- 4 5/19/43
- 5 Nupur Dasgupta
- 6 Tulen Sen
- 7 Anil Das
- 8 Ananta Das
- 9 Kakali Dutta Kundu
- 10 Lipika Kundu
- 11

Signature of the CONFIRMING PARTYS

B. B. CONSTRUCTION

Bashprada Banerjee
Partner

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

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

























Malay Kumar Das

























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

Typed by

Jafar Sadique Ansari
(Jafar Sadique Ansari) of Baghra, Purulia.

SPECIMEN FORM FOR PHOTO AND FINGERS' PRINT

Signature with Photo of the Landlord No. 1	Left Hand				
					
	Thumb	Fore	Middle	Ring	Little
	Right Hand				
Fingers' Impression of my both hands: <i>Somn Dutta</i>					
Signature with Photo of the Landlord No. 2	Left Hand				
					
	Thumb	Fore	Middle	Ring	Little
	Right Hand				
Fingers' Impression of my both hands: <i>Swarup Dutta</i>					
Signature with Photo of the Landlord No. 3	Left Hand				
					
	Thumb	Fore	Middle	Ring	Little
	Right Hand				
Fingers' Impression of my both hands: <i>Apur Dutta</i>					
Signature with photo of the Confirming Party No. 1	Left Hand				
					
	Thumb	Fore	Middle	Ring	Little
	Right Hand				
Fingers' Impression of my both hands: <i>S/P 9/19</i>					

<p>Signature with photo of the Confirming Party No. 2</p>			<p>Left Hand</p>				
	<p>Thumb</p>	<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>	<p>Fingers' Impression of my both hands: <i>Nupura Danipa</i></p>	
<p>Signature with photo of the Confirming Party No. 3</p>			<p>Left Hand</p>				
	<p>Thumb</p>	<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>	<p>Fingers' Impression of my both hands: <i>Pula Sen</i></p>	
<p>Signature with photo of the Confirming Party No. 4</p>			<p>Left Hand</p>				
	<p>Thumb</p>	<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>	<p>Fingers' Impression of my both hands: <i>[Signature]</i></p>	
<p>Signature with photo of the Confirming Party No. 5</p>			<p>Left Hand</p>				
	<p>Thumb</p>	<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>	<p>Fingers' Impression of my both hands: <i>[Signature]</i></p>	

Signature with photo of the Confirming Party No. 6	Left Hand				
	Thumb	Fore	Middle	Ring	Little
	Right Hand				
Fingers' Impression of my both hands: <i>Kakali Dutta Kundee</i>					

Signature with photo of the Confirming Party No. 7	Left Hand				
	Thumb	Fore	Middle	Ring	Little
	Right Hand				
Fingers' Impression of my both hands: <i>Lipika Kundu</i>					

Signature with Photo of one of the partners of the Developer	Left Hand				
	Thumb	Fore	Middle	Ring	Little
	Right Hand				
Fingers' Impression of my both hands: <i>Bashprada Banerjee</i>					



भारत सरकार
GOVERNMENT OF INDIA



प्रवीर दत्त
Samir Dutta
जन्मतिथि/ DOB: 01/01/1967
पुल्ल / MALE



4818 0561 4830

आमार आधार, आमार पहिचान



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

Address:

S/O: बंशीधर दत्त, आमडिया,
पुल्लिया एम वार्ड 6,
पुल्लिया ९, पुल्लिया,
पश्चिम बंग - 723102

S/O: Banshidhar Dutta, AMDIHA,
PURULIA M WARD 6, Purulia - I,
Puruliya,
West Bengal - 723102

4818 0561 4830

MERA AADHAAR, MERI PEHACHAN

Samir Dutta

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAMIR DUTTA

BANSHIDHAR DUTTA

10/01/1970
Permanent Account Number

BAGPD3612N

Samir Dutta
Signature



04/02/2011

Samir Dutta



[REDACTED]



स्वरूप दत्ता
Swarup Dutta
जन्म तिथि/ DOB: 17/11/1973
पुरुष / MALE



5804 5433 5180

मेरा आधार, मेरी पहचान



[REDACTED] पहचान प्राधिकरण
GOVERNMENT OF INDIA

पता:

आत्मज: बंशी धर दत्ता,
अम्डीहा दुर्गा मंदिर के पास,
पोस्ट-दुलमी नडीहा,
पुरुलिया - आई, पुरुलिया,
वेस्ट बंगाल - 723101

Address:

S/O: Banshi Dhar Dutta, amdiha
near durga mandir, post-dulmi
nadiha, Purulia - I, Puruliya,
West Bengal - 723101

5804 5433 5180

MEERA AADHAAR, MERI PEHACHAN

Swarup Dutta

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्वरूप दुत्ता
SWARUP DUTTA

बान्शिदर दुत्ता
BANSHIDHAR DUTTA

17/11/1973
Permanent Account Number
AZIPD2818A

Swarup Dutta
Signature



1812300

Swarup Dutta



भारत सरकार
GOVERNMENT OF INDIA



गीता दत्त
Gita Dutta
जन्मतिथि/DOB: 01/01/1953
महिला / FEMALE



8922 6224 6092

आधार-साधारण मानुषेअ अधिकार



भारत सरकार
GOVERNMENT OF INDIA

ठिकाना:

W/O: बन्शीधर दत्त, आमजिहा,
पूरुलिया एम वार्ड 6,
पूरुलिया १, पूरुलिया,
पश्चिम बङ्ग - 723102

Address:

W/O: Banshidhar Dutta, AMOJHA,
PURULIA M WARD 6, Purulia - I,
Puruliya,
West Bengal - 723102

8922 6224 6092

Aadhaar-Aam Admi ka Adhikar

513433

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DMKPD9049B

नाम/ Name
GITA DUYTA

पिता का नाम/ Father's Name
PROMOHA NATH KUNDU

जन्म की तारीख/ Date of Birth
01/01/1953

हस्ताक्षर (Signature)

11/07/2017



जी १५३

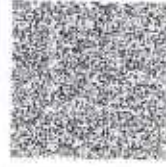
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
GMUPD6558N



नाम / Name
NUPUR DARIPA

पिता का नाम / Father's Name
BANSHIDHAR DUTTA

जन्म की तिथि / Date of Birth
11/02/1970

Nupur Daripa
हस्ताक्षर / Signature

29780

Nupur Daripa



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

ভানিকাতুতির আই ডি / Enrollment No.: 2010/15022/24269

To

নুপুর দারিপা

Nupur Daripa

W/O, Dhirendranath Daripa

Chandra

Chandra

Chandra

Puncha Punulya

West Bengal 723128

9732025055

05/03/2016
342349733



MA423497332FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6813 4578 1039

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



নুপুর দারিপা

Nupur Daripa

পিতা : বংশীধর দত্ত

Father : Banshidhar Dutta

জন্মতারিখ / DOB : 11/02/1970

মহিলা / Female



6813 4578 1039

আমার আধার, আমার পরিচয়

Nupur Daripa

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TULU SEN

BANSHIDHAR SEN

05/10/1977

Permanent Account Number

FIPPS9372R

Tulu Sen

Signature



10/22013

Tulu Sen



भारत सरकार
GOVERNMENT OF INDIA



तुलु सेन
TULU SEN
अवधारण/ DOB: 09/10/1977
महिला / FEMALE



7345 4909 6744

आधार आधार, आधार परिचय



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

W/O: दिलीप सेन, बिबि
पारा बाड़ा, पुरुलिया जम ठरुड़ा
बंग-06, पुरुलिया, पुरुलिया,
पुरुलिया 3, पुरुलिया,
पश्चिम बंग - 723102

Address:

W/O: Dilip Sen, BIBI BANDH
PARA, purulia m ward no-06,
dulmi nadhia, Purulia -1,
Purulya,
West Bengal - 723102

7345 4909 6744

MERA AADHAAR, MERI PEHACHAN

Tulu Sen



भारत सरकार
GOVERNMENT OF INDIA



আননা দত্ত

Anna Dutta

জন্ম তারিখ / DOB: 01/01/1966

মহিলা / FEMALE



9759 1181 6669

আমার আধার, আমার পরিচয়

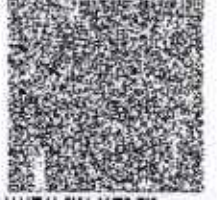


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Generation Date: 1/03/2018

ঠিকানা:
C/O, মুরুলি ধার দত্ত, ওয়ার্ড-নং 06, আমডিহা, পুরুলিয়া,
পূর্ববঙ্গ (এম), পুরুলিয়া,
পশ্চিম বঙ্গ - 723102

QR Code with Photograph



Address:

C/O Muruli Dhar Dutta, WARD NO 06,
AMDIHA, PURULIA, Puruliya (M),
Puruliya, West Bengal - 723102

9759 1181 6669



1947
1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

আননা দত্ত

Income-tax Rules, 1962
FORM NO. 60

[See second proviso to rule 111B]

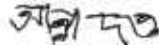
Form for declaration to be filed by an individual or person (not being a company or firm) who does not have a permanent account number and who enters into any transaction specified in rule 114B

1	First Name	Smt Anna			
	Middle Name				
	Surname	Dutta			
2	Date of Birth/Incorporation of Declarant	01-01-1955			
3	Father's Name(In case individual)				
	First Name	Mr Fakir			
	Middle Name				
	Surname	Dutta			
4	Flat/Room No.	5	Floor No.		
6	Name of premisses	7	Block Name/No.		
8	Road/Street/Lane	9	Area/Locality		
			City		
10	Town/City	11	District	12	State
	Purulia		District:-Purulia,		WEST BENGAL
13	Pin code	14	Telephone Number (With STD)	15	Mobile Number
	723102				7602019532
16	Amount of Transaction (Rs.)	0/-			
17	Date of transaction	28-02-2022			
18	In case of transaction in joint names,number of persons involved in the transaction	11			
19	Mode of transaction :				
20	Aadhaar Number issued by UIDAI (if available)				
21	If applied for PAN and it is not yet generated enter date of application and acknowledgement number				
22	If PAN not applied,fill estimated total income(including income of spouse,minor child etc.as per section 64 of income-tax Act,1961) for the financial year in which the above transaction is held.				
	a	Agricultural income (Rs.)	10,000/-		
	b	Other than agricultural income(Rs.)	0/-		
23	Details of document being produced in support of identify in column 1(Refer Instruction overleaf)	AADHAR card	975911816669		
24	Details of document being produced in support of address in Columns 4 to 13 (Refer Instruction overleaf)	AADHAR card			

Verification

I, Anna Dutta do hereby declare that what is stated above is true to the best of my knowledge and belief. I further declare that I do not have a Permanent Account Number and my/our estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax, 1961) computed in accordance with the provisions of Income-tax Act, 1961 for the financial Year in which the above transaction is held will be less than maximum amount not chargeable to tax.
Verified today, the 28th day of Feb 2022.

Place: Purulia


(Signature of declarant)



भारत सरकार
GOVERNMENT OF INDIA



कलानी दत्त

Kalyani Datta

जन्मदिनांक / DOB: 01/01/1955

मर्दाना / FEMALE



5242 8916 6042

आधार-साधारण मानुष्य अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

Address:

W/O: धरणीधर दत्त, अमरडिहा
रोड, पुरुलिया एम डब्ल्यू-6,
पुरुलिया 1, पुरुलिया,
पश्चिम बंगाल - 723102

W/O: Dharanidhar Datta, AMDIHA
ROAD, PURULIA M W-6, Purulia-1,
Purulia,
West Bengal - 723102

5242 8916 6042

Aadhaar-Aam Admi ka Adhikar

कलानी दत्त

आयकर विभाग

INCOME TAX DEPARTMENT

KALYANI DUTTA

SANTOSH KUNDU

01/01/1955

Permanent Account Number

CMEPD4608P

सन्तोशी कुण्डु

Signature



भारत सरकार

GOVT. OF INDIA



28/04/2016

सन्तोशी कुण्डु

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

GZBPD8413G



नाम / Name
KAKALI DUTTA KUNDU

पिता का नाम / Father's Name
DHARANI DHAR DUTTA

जन्म की तारीख /
Date of Birth
20/08/1984

हस्ताक्षर / Signature

Kakali Dutta Kundu



ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ
ভারত সরকার
 Unique Identification Authority of India
 Government of India

চলিতকার্যের আইডি / Enrollment No. : 1531/26676/37750

To
Kakali Dutta Kundu
 কাকালী দত্ত কুন্ডু
 W/O Pandab Kumar Kundu
 .
 .
 .
 Patharkhuniya
 Boga, Indpur, Bankura,
 West Bengal - 722136
 9635480404

25/01/2015



KA571973635FH
 57197363



আপনার আধার সংখ্যা / Your Aadhaar No. :

2026 3779 0986

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



কাকালী দত্ত কুন্ডু
Kakali Dutta Kundu
 পিতা : ধরনী ধর দত্ত
 Father : Dharani Dhar Dutta

জন্মতারিখ / DOB: 20/08/1984

স্বামিনা / Female

2026 3779 0986



আমার আধার, আমার পরিচয়

Kakali Dutta Kundu

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

KNTPK8932F



नाम / Name
LIPIKA KUNDU

पिता का नाम / Father's Name
DHARANIDHAR DATTA

जन्म ति. / Date of Birth
01/02/1979

Lipika Kundu
हस्ताक्षर / Signature

Lipika Kundu .



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
Government of India

Enrollment No : 1058/19843/75497

25/03/2015
 To
 Lipika Kundu
 Kharbona
 Kharbona
 Chhatna Bankura
 West Bengal 722137

234074351



MP340743512FT



आपका आधार क्रमांक / Your Aadhaar No. :

8493 5748 9771

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



Lipika Kundu
 Father : Dharanidhar Datta
 DOB : 01/02/1979
 Female



8493 5748 9771

आधार - आम आदमी का अधिकार

Lipika kundh.

आयकर विभाग
INCOME TAX DEPARTMENT
M/S B.B. CONSTRUCTION



भारत सरकार
GOVT. OF INDIA



01/04/2015
Personal Account Number
ABBFM2108B

rec301016



Bashprada Banerjee



ভারত সরকার

Unique Identification Authority of India

Government of India

ভারতীয় পরিচয় আইডি / Enrollment No.: 0854/09020/02425

To

বসুপ্রদা বানার্জী

Basuprada Banerjee

S/O: Banshidhari Banerjee

cooks compound purulia MUNICIPALITY ward no 5

Purulia - I

Purulia

Purulia - I Puruliya

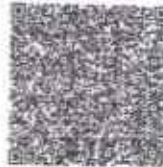
West Bengal 723101

9735525801

021172013
114460679



ME144606794FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

2295 6266 0675

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



বসুপ্রদা বানার্জী

Basuprada Banerjee

পিতা : বংশধারী বানার্জী

Father : Banshidhari Banerjee

জন্ম তারিখ / DOB : 08/10/1982

পুরুষ / Male



2295 6266 0675

আমার আধার, আমার পরিচয়

Basuprada Banerjee

भारत सरकार
Government of India

Budheshwar Banerjee
Father: Jitendra Banerjee

DOB: 10/05/1973
Male

2604 3385 0556

आधार - आम आदमी का अधिकार

Unique Identification Authority of India

Address: LAGDA, Lagda,
Purulia, Lagda, West
Bengal 723149

2604 3385 0556

Budheshwar Banerjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

APU DUTTA

DHARANIDHAR DUTTA

11/03/1985

Permanent Account Number
AYFPD3708F

Apur Dutta

Signature



081028110

Apur Dutta



भारत सरकार
GOVERNMENT OF INDIA



अपू दुता
Apu Dutta
जन्मतिथि/ DOB: 11/03/1985
पुल्लय / MALE



2278 7070 9858

आमार आधार, आमार परिचय



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

एस/डी: धरणी धर दुता,
आमडिया रोड, दुलमी नडिया,
ওয়ার্ড নং 06, পুরুলিয়া
(ম), পুরুলিয়া,
পশ্চিম বঙ্গ - 723102

Address:

S/O: Dherani Dhar Dutta,
AMDIHA ROAD, DULMI NADIHA,
WARD NO 06, Puruliya (M),
Puruliya,
West Bengal - 723102

2278 7070 9858

MERA AADHAAR, MERI PEHACHAN

Apu Dutta

Major Information of the Deed



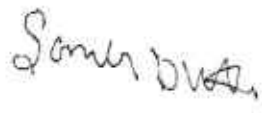
Deed No :	I-1401-00518/2022	Date of Registration	28/02/2022
Query No / Year	1401-2000645609/2022	Office where deed is registered	
Query Date	28/02/2022 1:19:13 PM	1401-2000645609/2022	
Applicant Name, Address & Other Details	Malay Kumar Das Village Joynagar,Thana : Purulia Muffassil, District : Purulia, WEST BENGAL, PIN - 723148, Mobile No. : 8016018169, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 50/-]		
Set Forth value	Market Value		
	Rs. 88,96,078/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,050/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		









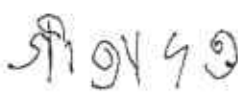



Land Details :

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Hilview Road Bye Lane, Mouza: Nadiha, JI No: 197, Pin Code : 723102

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2403	RS-460	Bastu	Bastu	13 Katha 5 Chatak		88,96,078/-	Width of Approach Road: 15 Ft.,
Grand Total :					21.9656Dec	0 /-	88,96,078 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Samir Dutta (Presentant) Son of Late Banshidhar Dutta Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 28/02/2022 ,Place : Office			
	28/02/2022		LTI 28/02/2022	28/02/2022
Amdiha, Purulia, City:- Purulia, P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BAXxxxxx2N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 28/02/2022 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	Mr Swarup Dutta Son of Late Banshidhar Dutta Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 28/02/2022 ,Place : Office			
	28/02/2022	LTI 28/02/2022	28/02/2022	
Amdiha, Purulia, City:- Purulia, P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AZxxxxxx8A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 28/02/2022 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr Apu Dutta Son of Late Dharanidhar Dutta Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 28/02/2022 ,Place : Office			
	28/02/2022	LTI 28/02/2022	28/02/2022	
Amdiha, Purulia, City:- Purulia, P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AYxxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 28/02/2022 ,Place : Office				
4	Name	Photo	Finger Print	Signature
	Smt Gita Dutta Wife of Mr Banshidhar Dutta Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 28/02/2022 ,Place : Office			
	28/02/2022	LTI 28/02/2022	28/02/2022	
Amdiha, Purulia, City:- Purulia, P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DMxxxxxx9B,Aadhaar No Not Provided by UIDAI, Status :Confirming Party, Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 28/02/2022 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Smt Nupur Daripa Wife of Mr Dhiren Daripa Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 28/02/2022 ,Place : Office			
	28/02/2022	LTI 28/02/2022	28/02/2022	

Amdiha, Purulia, City:- Purulia, P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GMxxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Confirming Party, Executed by: Self, Date of Execution: 31/01/2022
, Admitted by: Self, Date of Admission: 28/02/2022 ,Place : Office

6	Name	Photo	Finger Print	Signature
	Smt Tulu Sen Wife of Mr Dilip Sen Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 28/02/2022 ,Place : Office			
		28/02/2022	LTI 28/02/2022	28/02/2022



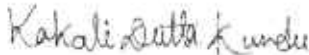



City:- Purulia, P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FIxxxxxx2R,Aadhaar No Not Provided by UIDAI, Status :Confirming Party, Executed by: Self, Date of Execution: 31/01/2022
, Admitted by: Self, Date of Admission: 28/02/2022 ,Place : Office

7	Name	Photo	Finger Print	Signature
	Smt Anna Dutta Wife of Late Murulldhar Dutta Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 28/02/2022 ,Place : Office			
		28/02/2022	LTI 28/02/2022	28/02/2022

Amdiha, Purulia, City:- Purulia, P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Applied for Form 60,Aadhaar No Not Provided by UIDAI, Status :Confirming Party, Executed by: Self, Date of Execution: 31/01/2022
, Admitted by: Self, Date of Admission: 28/02/2022 ,Place : Office

8	Name	Photo	Finger Print	Signature
	Smt Kalyani Dutta Wife of Late Dharanidhar Dutta Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 28/02/2022 ,Place : Office			
		28/02/2022	LTI 28/02/2022	28/02/2022



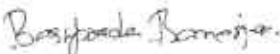


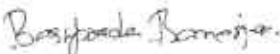


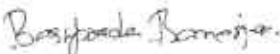
Amdiha, Purulia, City:- Purulia, P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CMxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Confirming Party, Executed by: Self, Date of Execution: 31/01/2022
, Admitted by: Self, Date of Admission: 28/02/2022 ,Place : Office

9	Name	Photo	Finger Print	Signature
	Smt Kakali Dutta Kundu Wife of Mr Pandab Kundu Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 28/02/2022 ,Place : Office	 <small>28/02/2022</small>	 <small>LTI 28/02/2022</small>	 <small>28/02/2022</small>
City:- Purulia, P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GZxxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Confirming Party, Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 28/02/2022 ,Place : Office				
10	Name	Photo	Finger Print	Signature
	Smt Lipika Kundu Wife of Mr Uttam Kundu Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 28/02/2022 ,Place : Office	 <small>28/02/2022</small>	 <small>LTI 28/02/2022</small>	 <small>28/02/2022</small>
Amdiha, Purulia, City:- Purulia, P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: KNxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Confirming Party, Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 28/02/2022 ,Place : Office				

Developer Details :

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

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Basuprada Banerjee Son of Late Banshidhari Banerjee Date of Execution - 31/01/2022, , Admitted by: Self, Date of Admission: 28/02/2022, Place of Admission of Execution: Office </td> <td>  <small>Feb 28 2022 2:23PM</small> </td> <td>  <small>LTI 28/02/2022</small> </td> <td>  <small>28/02/2022</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Basuprada Banerjee Son of Late Banshidhari Banerjee Date of Execution - 31/01/2022, , Admitted by: Self, Date of Admission: 28/02/2022, Place of Admission of Execution: Office	 <small>Feb 28 2022 2:23PM</small>	 <small>LTI 28/02/2022</small>	 <small>28/02/2022</small>
Name	Photo	Finger Print	Signature						
Mr Basuprada Banerjee Son of Late Banshidhari Banerjee Date of Execution - 31/01/2022, , Admitted by: Self, Date of Admission: 28/02/2022, Place of Admission of Execution: Office	 <small>Feb 28 2022 2:23PM</small>	 <small>LTI 28/02/2022</small>	 <small>28/02/2022</small>						

Malir Bagan, Cooks-Compound, Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx6K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MS B.B. CONSTRUCTION (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Budheshwar Banerjee Son of Late Nibaran Banerjee Lagda, Purulia, Village:- Lagda, P.O:- Lagda, P.S:-Purulia Muffassil, District:- Purulia, West Bengal, India, PIN:- 723149			
	28/02/2022	28/02/2022	28/02/2022
Identifier Of Mr Samir Dutta, Mr Swarup Dutta, Mr Apu Dutta, Smt Gita Dutta, Smt Nupur Daripa, Smt Tulu Sen, Smt Anna Dutta, Smt Kalyani Dutta, Smt Kakali Dutta Kundu, Smt Lipika Kundu, Mr Basuprada Banerjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Samir Dutta	MS B.B. CONSTRUCTION-7.32188 Dec
2	Mr Swarup Dutta	MS B.B. CONSTRUCTION-7.32188 Dec
3	Mr Apu Dutta	MS B.B. CONSTRUCTION-7.32188 Dec

On 28-02-2022

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.

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

Presented for registration at 12:25 hrs on 28-02-2022, at the Office of the D.S.R. PURULIA by Mr Samir Dutta , 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 88,96,078/-

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

Execution is admitted on 28/02/2022 by 1. Mr Samir Dutta, Son of Late Banshidhar Dutta, Amdiha, Purulia, P.O: Dulmi Nadiha, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723102, by caste Hindu, by Profession Business, 2. Mr Swarup Dutta, Son of Late Banshidhar Dutta, Amdiha, Purulia, P.O: Dulmi Nadiha, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723102, by caste Hindu, by Profession Business, 3. Mr Apu Dutta, Son of Late Dharanidhar Dutta, Amdiha, Purulia, P.O: Dulmi Nadiha, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723102, by caste Hindu, by Profession Business, 4. Smt Gita Dutta, Wife of Mr Banshidhar Dutta, Amdiha, Purulia, P.O: Dulmi Nadiha, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723102, by caste Hindu, by Profession House wife, 5. Smt Nupur Daripa, Wife of Mr Dhiren Daripa, Amdiha, Purulia, P.O: Dulmi Nadiha, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723102, by caste Hindu, by Profession House wife, 6. Smt Tulu Sen, Wife of Mr Dilip Sen, P.O: Dulmi Nadiha, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723102, by caste Hindu, by Profession House wife, 7. Smt Anna Dutta, Wife of Late Murulidhar Dutta, Amdiha, Purulia, P.O: Dulmi Nadiha, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723102, by caste Hindu, by Profession House wife, 8. Smt Kalyani Dutta, Wife of Late Dharanidhar Dutta, Amdiha, Purulia, P.O: Dulmi Nadiha, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723102, by caste Hindu, by Profession House wife, 9. Smt Kakali Dutta Kundu, Wife of Mr Pandab Kundu, P.O: Dulmi Nadiha, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723102, by caste Hindu, by Profession House wife, 10. Smt Lipika Kundu, Wife of Mr Uttam Kundu, Amdiha, Purulia, P.O: Dulmi Nadiha, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723102, by caste Hindu, by Profession House wife

Indetified by Mr Budheshwar Banerjee, , Son of Late Nibaran Banerjee, Lagda, Purulia, P.O: Lagda, Thana: Purulia Muffassil, , Purulia, WEST BENGAL, India, PIN - 723149, by caste Hindu, by profession Others

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

Execution is admitted on 28-02-2022 by Mr Basuprada Banerjee, Partner, MS B.B. CONSTRUCTION, Malir Bagan, Cooks-Compound, Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101

Indetified by Mr Budheshwar Banerjee, , Son of Late Nibaran Banerjee, Lagda, Purulia, P.O: Lagda, Thana: Purulia Muffassil, , Purulia, WEST BENGAL, India, PIN - 723149, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46/- (E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/02/2022 2:03PM with Govt. Ref. No: 192021220194939681 on 28-02-2022, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS9479353 on 28-02-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,050/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 9,950/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 30072, Amount: Rs.100/-, Date of Purchase: 28/02/2022, Vendor name: Debdas Bhattacharya

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/02/2022 2:03PM with Govt. Ref. No: 192021220194939681 on 28-02-2022, Amount Rs: 9,950/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS9479353 on 28-02-2022, Head of Account 0030-02-103-003-02



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

28/02/2022 Query No:-14012000645609 / 2022 Deed No :I - 140100518 / 2022, Document is digitally signed.

Page 52 of 53

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1401-2022, Page from 7701 to 7753
being No 140100518 for the year 2022.



Ruhul

Digitally signed by RUHUL AMIN
Date: 2022.02.28 17:21:52 +05:30
Reason: Digital Signing of Deed.

(Ruhul Amin) 2022/02/28 05:21:52 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
West Bengal.

(This document is digitally signed.)

क्रमांक नं० 30072 तारीख 28/1/22

परिचय नं० B. B. construction

पता Purulia जिला

मूल्य 100/-

Debas Bhattacharya
DEBAS BHATTACHARYA
Purulia



3

Registrar U/S 7(2) of Act.
XVI of 1908
28 FEB 2022
Purulia, West Bengal

