

(8)

Deed No- 5752 year-2019



पश्चिम बंगाल WEST BENGAL

36AB 750361

F (I) Rs
F (II) Rs
G (a) Rs
G (b) Rs
C. Fee Rs
Stamp Rs
Plan Rs
Xerox Rs

Total Rs
Copy No
Paid to Sh
start

Addl. Dist. Sub-Registrar
Bolgpur, Birbhum

19/11/2019



Sujoykumar Ghosh

5833.

I-5752



पश्चिम बंगाल WEST BENGAL

Certified that the Adverser's
Sheet / Sheets and Signature Sheet
attached to this Document
are part of the Document itself.

606798

E 606798

Adl. Dist. Sub-Registrar
Bolpur, Birbhum
12 JUL 2019

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this the 12 (Twelve)th day of July, 2019 (Two Thousand Nineteen).

BETWEEN

1. MR PRASANTA CHOWDHURI (PAN- AFCPC5561K), son of Late Anadinath Choudhury, by religion- Hindu (Indian Citizen), by occupation - Retired Person, residing at- School Bagan, Bolpur, P.O. & P.S. Bolpur, Dist. Birbhum, PIN Code 731204, West Bengal,

2. MRS CHHAYA GUHA (PAN- ADCPG7063N), wife of Sri Rathindranath Guha, by religion- Hindu (Indian Citizen), by occupation - Retired Person, residing at- 27 Chelo Mahal, P.O. Natunganj, P.S. Burdwan, Dist. Burdwan (East), PIN Code 713102, West Bengal,

3 MRS SOMA CHOWDHURY (PAN- ANTPC6945J), daughter of Late Anadinath Choudhury, by religion- Hindu (Indian Citizen), by occupation - Retired Person, residing at- School Bagan, Bolpur, P.O & P.S. Bolpur, Dist. Birbhum, PIN Code 731204, West Bengal,

herein called and referred to as the OWNERS (Which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, representatives and assigns) of the ONE PART.

Ctd.p/2

Dwaipayan Ghosh

13620 10/7/2019
 बरिन्दर श्री M. P. Thiruk Infra.
 बरिन्दर श्री M. P. Thiruk Infra.
 जेला - बिरभूम बिरभूम.
 ए डि. ए. आर. अफिस
 बोलपुर, बिरभूम



Addl. Dist. Sub-Registrar
 Bolpur, Birbhum

12 JUL 2019

Dwarapayan Ghosh

-2-
AND

M/S JHINUK INFRA, a proprietorship firm having its office at Flat No. FF - 01, First Floor, Block- B, Alapan Apartments, Bandhgora, 39/39/1/F-01, Sriniketan Road North, Bolpur, P.O. & P.S. Bolpur, Dist. Birbhum, PIN Code 731204, West Bengal, represented by its proprietor MR DWAIPAYAN GHOSH (PAN-BROPG0298J), son of Mr Biswa Bijoy Ghosh, by religion- Hindu (Indian Citizen), by occupation Business, residing at- Kalimohan Pally, Bolpur, P.O & P.S. Bolpur, Dist. Birbhum, PIN Code 731204, West Bengal, herein called and referred to as the DEVELOPER (Which expression shall unless excluded by or repugnant to the context be deemed to include its/his heirs, successors in office and assigns) of the OTHER PART.

WHEREAS Annapurna Choudhury was absolute owner of R. S. Dag No. 571/2822 measuring 15 decimals appertaining to R. S. Khatian No. 4385 of Mouza Bolpur, Dist. Birbhum having her full share and Whereas R.S. record of rights in respect of R.S. Dag No. 571/2822 of Mouza Bolpur stands in the name of Annapurna Choudhury.

AND WHEREAS the R. S. Dag No. 571/2822 has been recorded as L. R. Dag No. 1529 in L.R. Record of Rights.

AND WHEREAS the share of Annapurna Choudhury in R. S. Dag No. 571/2822 i.e. L. R. Dag No. 1529 was recorded in L. R. Khatian No. 215.

AND WHEREAS Annapurna Choudhury had effected Mutation in the records of the Bolpur Municipality and was also paying municipal tax relating to the property as described in the First Schedule hereunder in her name as an assessee of the holding (Holding No. 226/167, Ward No. 9).

AND WHEREAS after the death of Annapurna Choudhury on 20-04-2009 her share devolved upon her one son Prasanta Chowdhuri and two daughters Chhaya Guha & Soma Choudhury, the owners herein.

AND WHEREAS the share of Prasanta Chowdhuri, Chhaya Guha & Soma Choudhury in L. R. Dag No. 1529 has duly been recorded in L. R. Khatian No. 23045, 23046 & 23047 respectively.

AND WHEREAS the Owners herein has also effected Mutation in the records of the Bolpur Municipality and are also paying municipal tax relating to the property as described in the First Schedule hereunder in their name as assessee of the holding (Holding No. 226/167, dated - 08-07-2019, Ward No. 9).

AND WHEREAS the said Prasanta Chowdhuri, Chhaya Guha & Soma Choudhury has being enjoying the property and they are absolute owners of the said land and entitled to dispose of the same.

Ctd.p/3

AND HEREAS the owners have unanimously decided to develop their said property through the DEVELOPER and after discussion with the DEVELOPER herein the Owners have confirmed the developer to do the necessary arrangements for construction of the building thereon on Joint Venture Basis on the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH by and between the parties hereto bind themselves on the following terms and conditions.

ARTICLE - I
DEFINITIONS

In this agreement unless it be contrary or repugnant to the context.

1.1 OWNER shall mean 1. MR PRASANTA CHOWDHURI (PAN-AFCPC5561K), son of Late Anadinath Choudhury, by religion- Hindu (Indian Citizen), by occupation - Retired Person, residing at- School Bagan, Bolpur, P.O. & P.S. Bolpur, Dist. Birbhum, PIN Code 731204, West Bengal,
2. MRS CHHAYA GUHA (PAN- ADCPG7063N), wife of Sri Rathindranath Guha, by religion- Hindu (Indian Citizen), by occupation - Retired Person, residing at- 27 Chelo Mahal, P.O. Natunganj, P.S. Burdwan, Dist. Burdwan (East), PIN Code 713102, West Bengal,
3 MRS SOMA CHOUDHURY (PAN- ANTPC6945J), daughter of Late Anadinath Choudhury, by religion- Hindu (Indian Citizen), by occupation - Retired Person, residing at- School Bagan, Bolpur, P.O & P.S. Bolpur, Dist. Birbhum, PIN Code 731204, West Bengal, (including their heirs, executors, administrators, legal representatives and assigns as the case may be).

1.2 DEVELOPER shall mean M/S JHINUK INFRA, a proprietorship firm having its office at Flat No. FF - 01, First Floor, Block- B, Alapan Apartments, Bandhgora, 39/39/1/F-01, Sriniketan Road North, Bolpur, P.O. & P.S. Bolpur, Dist. Birbhum, PIN Code 731204, West Bengal, represented by its proprietor MR DWAIPAYAN GHOSH (PAN- BROPG0298J), son of Mr Biswa Bijoy Ghosh, by religion- Hindu (Indian Citizen), by occupation Business, residing at- Kalimohan Pally, Bolpur, P.O & P.S. Bolpur, Dist. Birbhum, PIN Code 731204, West Bengal, (including his heirs, administrators, representatives and assigns as the case may be).

1.3 LAND shall mean the land measuring 15 Decimal bastu land more or less lying in Dist. Birbhum, P.S. Bolpur, Mouza Bolpur, J. L. No. 99, R.S. Khatian No. 4385, L.R. Khatian No. 23045, 23046 & 23047, R.S. Dag No. 571/2822, L. R. Dag No. 1529.

1.4 BUILDINGS shall mean Ground plus four storied building/s to be constructed by the Developer at his own costs and/or with the money of the intending purchaser/s or any other sources, according to FAR (Floor Area Ratio) to be available as per sanctioned building plan by the Bolpur Municipality or of any other authority on the said land and shall mean completed in all respect. Ctd.p/4

Dwaipayan Ghosh

1.5 COMMON AREAS and FACILITIES shall mean all the common areas including corridors, staircase, stairways, passage ways, spaces for electric meters, overhead reservoir, water pumps and motors and other facilities which are intended or expressed for common use and enjoyment of the apartment/flat Owners required for the establishment, location, enjoyment maintenance and/or management of the building.

1.6 OWNERS ALLOCATION means the Owners each shall be entitled to get one two BHK flat consisting of two standard sized bed rooms 12'x10' apx, one living cum dining room 180 sq. ft. apx, one common toilet and one attached toilet, one small puja room, one kitchen and one balcony on good location facing the road (SPECIFICATIONS:- Foundation- RCC Foundation, Structure- RCC framed, Brick Walls- 8" and 5", FLOORING & WALLS: ROOMS- Vitrified tiles, LIVING CUM DINING ROOMS- Vitrified tiles, KITCHENS: Flooring- Heavy Duty Anti-Skid Tiles, Counter- Granite, Sink- Stainless Steel, Dado- Ceramic Tiles (upto 2 feet above counter), TOILETS: Flooring- Anti-Skid Ceramic Tiles, Dado- Ceramic tiles (up to 7 feet height), Fixtures- EPWC & Wash Basin of Reputed Brand (White Colour), Fitting- CP Fitting of Reputed Brand, DOORS: Frames- SAL Timber (Sal Wood), Shutters- 35MM Thick Good Quality Flush Door, Main Doors- 35 MM Thick Flush Door with Exterior Veneer Panelling, WINDOWS- Aluminum Windows with glass panels, INTERNAL FINISHES- Wall Putty, EXTERNAL FINISHES- Good quality Weather-proof paint/Texture Paint, ELECTRICAL- Concealed copper wiring and modular switches with Provision for AC, TV & Telephone points and Geyser point in toilets, LIFT- Lift in the Building. The Developer will pay a sum of Rs. 10,00,000 (Rupees ten lacs) in cheque at or before signing of the AGREEMENT to each owner and another sum of Rs. 5,00,000 (Rupees five lacs) at the time of completion of construction work to each owner. The Expense/cost for sanctioning of building plan including development fee charged by the concerned municipality (in this case Bolpur Municipality) shall be borne by the Developer alone. Cost of the Holding No. shall be borne by the owner/s.

1.7 DEVELOPERS ALLOCATION The Developer shall be entitled to get the remaining portions (Except Owners Allocation) of the flats and Car Parking Space and commercial places at the said Ground plus four storied building/s to be constructed according to the sanctioned building plan at the cost of the Developer as his share and he is entitled to keep or dispose of his share at his own discretion or as he deems fit. The developer shall be entitled to enter into agreement for sale of flats and other area with purchaser transfer/sale his allocation to the Purchaser/Purchasers. The Owners shall give Development Power of Attorney after Registered Development Agreement to the Developer to enter into agreement and execute deed of conveyance for his share of the building/s (both flats and parking/commercial spaces).

Ctd.p/5

Dwiproya Ghosh

1.8 BUILDING PLAN shall mean and include the plans, drawings and specifications of the new building prepared by the architect/architects to be sanctioned by the concerned authority i.e. Bolpur Municipality or any other authority as may be required, for construction of the ground plus four storied building on the said land and shall include all sanction/sanctions and modifications and alterations that the architect may decide with the approval of the Bolpur Municipality or from any other appropriate authority if it is necessary to complete the project.

1.9 ROOF shall mean the roof of the Ground plus four storied building and to be constructed in the said land according to the sanctioned building Plan and the same shall be common between the Owners and the other flats/apartments holders etc.

1.10 TRANSFeree shall mean the persons, the firm, Limited Company, Associations of Persons, Society, Trust who will acquire any self contained flat/apartment/parking space/commercial space of the said building/s to be constructed on the said premises according to FAR (Floor Area Ratio) available as per sanction building plan other than Owners Allocation mentioned in the Second Schedule hereunder written.

1.11 BUILT UP AREA includes carpet area, walls, proportionate area of staircase, half of the area of common wall between the adjoining flats.

ARTICLE - II OWNERS' TITLE

2.1 The owners hereby declare that they are absolute owners and fully seized and possessed of the said land free from all encumbrances, charges, liens, liabilities, mortgages etc. and they have a good and marketable title to the said property.

2.2 The owners have provided the developer with certified copies of title deeds and relevant documents in respect of the said land and undertake to produce the originals thereof as and when required by the developer without any objection whatsoever.

2.3 The owners declare and undertake that they will not in any way encumber the said property or otherwise deal with or dispose of the said property or any portion thereof in the manner other than as expressly herein provided.

ARTICLE- III DEVELOPER'S RIGHT, OBLIGATIONS AND DUTIES

3.1 The developer shall have the right for rectification & modification of building/s plan at his cost from the Bolpur Municipality or from any other appropriate authority and construct new building/s in accordance with the sanction plan.

Ctd.p/6

Dwarayan Ghosh

3.2 The materials to be used for construction of the building by the Developer shall be of good quality. The owners shall have no right to reject materials during construction on the ground of quality and decision of the structural engineer/architects shall be final in this regard.

3.3 The Developer shall try his best to construct the building/flats in conformity to the annexed specification in the Third Schedule hereunder written.

3.4 The developer declares and undertakes that he will construct ground plus four storied building/s on the land mentioned on the First Schedule hereunder written at his costs and in conformity with the sanction building plan, if as sanctioned by the sanctioning authority/authorities.

3.5 The owners hereby grant, subject to what has been provided herein, the right to the developer to build construct, erect and complete ground plus four storied building as per sanctioned plan and to commercially exploit the same by entering into agreements for sale of his allocation and/or transfer the same and the Developer shall have the right to construct the building in accordance with the plan sanctioned in the name of the owners by the Bolpur Municipality or any other authority as may be necessary.

3.6 OWNERS' ALLOCATION: In consideration of the above, the developer shall deliver and hand over the possession of the owners' allocation of complete flat/flats, apartment/apartments after completion of the building to the owners together with undivided proportionate share in the land together with right to use the common areas and facilities and common amenities.

3.7 The Developer shall be entitled to enter into agreements for sale with the intending Purchaser/Purchasers of his choice for sale of the flats and/or Car Parking Spaces and/or commercial places together with undivided proportionate share of the land out of his allocation on the said building/s project in his own names/trade names and/or constructed portions of his allocation as agents/contractors of the intending Purchasers at a consideration and costs to be settled between the Developer and the intending purchaser or purchasers and to receive and collect all money in respect thereof and as such money shall absolutely belong to the Developer. The Owners shall have no right to get any portions of the said costs and consideration and shall not claim any portion thereof and the Owners hereby consent to the Developer for entering into such agreements for sale of proportionate undivided share of the said land and flats and car parking spaces and commercial spaces of the developer's Allocation mentioned in Clause 1.7 above with the intending Purchaser or Purchasers in respect of the Developer's Allocation. The Owners shall in no way be entitled to the money received by the Developer from the said intending purchaser/s towards value of the undivided proportionate share in the said land and costs of the flats/apartments/car parking space/commercial spaces. The Owners agree and undertake as the nominee of the developer and at his request.

Ctd.p/7

3.8 The Developer shall at his own costs without creating any financial liability on the Owners, construct and complete the buildings including the common areas, facilities and amenities on the said land in accordance with the building plan sanctioned/approved by the Bolpur Municipality or any other authority as may be necessary with good materials and workmanship.

3.9 The Developer shall provide in the said premises electrical meter space, water storage tank, overhead water reservoir, care taker's room, common toilets, lifts, electrical and mechanical equipments required for common areas and bore well with pump and the developer shall also raise boundary walls on all sides of the said land at his costs/if not already existing.

3.10 The developer is authorised as constituted attorney of the Owners, if necessary and shall apply for and obtain quotas, and/or entitlements in respect of materials such as cement, steel, bricks and other building materials as may be allotted to the Owners for the construction of the said building and similarly shall apply for and obtain temporary and permanent connection of water, electricity, drainage connection, sewerage connection to the said building and other amenities and facilities required for the construction and enjoyment of the said building.

3.11 All costs of charges and expenses including architect's fees for construction of the building and projects shall be borne and discharged by the Developer.

3.12 The developer shall enjoy profits from his own allocation of the projects/business for construction of the said building. The Developer shall not be liable to pay any share of profits of the business/projects to the Owners and the Owners will not claim any share of profits from the developer.

3.13 The developer shall bear and suffer all tax liabilities for such construction of the building/project and the Owners will not be liable to pay any tax liabilities in respect of the construction of the building/project. However liabilities arising on sale proceed of Owners' share will be borne by the Owners.

ARTICLE - IV RIGHT, DUTIES AND OBLIGATION OF THE OWNERS

4.1 They shall not in any way interfere and obstruct in construction of the said building on the first schedule property hereunder mentioned in the first schedule. The owners shall pay damages to the developer due to interference and obstruction in the construction of the said building. The Owners will be responsible for defect in the title of the said property and any action if any is taken by the neighbours or any other persons due to defect in title of the property or any other reason. The owners will indemnify the developer against any loss as may be suffered by the developer due to claim of the Third Party in respect of the title of the said land.

Ctd.p/8

4.2 The owners shall pay all Rates and Taxes in respect of the First Schedule property till date of getting sanctioned plan and thereafter shall pay proportionate share of Rates and Taxes in respect of Second Schedule property hereunder written is apportioned and/or separately assessed in the record of the Bolpur Municipality in the name of the Owners.

4.3 The owners shall execute registered Development Power of Attorney after Registered Development Agreement in favour of the developer appointing, nominating and authorising him to construct the said ground plus four storied building according to availability of the FAR (Floor Area Ratio) as per sanctioned building plan and to sell the developer allocation, enter into agreement for sale of property to appoint architects, engineers, contractors and to represent the owners before the Bolpur Municipality, Police Authority, Fire Brigade or any other Authority or Authorities as may be required and to sign any application or other writings on their behalf and appear before the authority or authorities and to undertake the construction of the building and the Development Power of Attorney after Registered Development Agreement to be granted by the owners shall remain operative till fulfillment of this agreement and the same shall be binding on both parties.

ARTICLE - V

CONSIDERATION AND SPACE FOR ALLOCATION

5.1 In consideration for permission to construct the building on the said land particularly described in the first schedule hereunder written, the developer shall, upon completion of the said building, allot, deliver and hand over the possession to the owners allocation together with undivided proportionate share in the land as stated in Clause 1.3 & 1.6 with the right to use common areas and facilities in common with other co-owners of the said building more particularly described in the second schedule hereunder written.

5.2 The developer will be entitled to the remaining portion of the said ground plus four storied building/s to be constructed on the first schedule property hereunder written according to the sanctioned building plan at the said land save and except the owners share and allocation particularly mentioned in the second schedule hereunder written.

5.3 The roof of the building shall be common between the owners and holders/owners of the other flats/apartments/parking space/commercial spaces of the said building/s.

5.4 The developer shall be entitled to enter into agreements or sale and transfer or in any way deal with the developer's allocation with right of use of common areas and facilities of the said building and without any right claim demand interest whatsoever and howsoever of the owners or any person or persons lawfully claiming through them shall not in any way interfere with or disturb the quiet and peaceful use enjoyment and possession of the developer's allocation or any person or persons claiming through the owners or nominee or nominees of the owners.

Ctdp/9

Dwijendra Choudhary

5.5 The owners will be entitled to transfer or dispose of their respective share and allocation in the said building without in any way disturbing/affecting the common areas and facilities situated thereon and without any right, claim, damage, interference and whatsoever and howsoever of the developer. The developer will not interfere and disturb the quite and peaceful possession of the owners' allocation or any person or persons claiming through the owners.

5.6 That the owners shall be liable for payment of proportionate share of building tax and other taxes, fees etc in respect of the respective flats and other space as may be imposed by the Authorities after completion of construction of the said building/s.

ARTICLE - VI COMMON FACILITIES

6.1 The owners will not bear and pay any rates and taxes outgoing in respect of the said land from the date of execution of this agreements till the date of getting delivery of possessions of the schedule property. However any liability outstanding in the name of the owner/owners prior to this agreement shall be borne by the respective owner/owners of the schedule property hereunder written to the developer and after obtaining delivery of possession of the second schedule property hereunder written from the developer, the owners will bear and pay proportionate share of municipal rates and taxes in respect of the second schedule property if it is separately assessed and apportioned in record of the Bolpur Municipality and also the owners will bear and pay all tax and others outgoing and all other impositions in respect of the second schedule property hereunder written that may be imposed after construction of the said building/s on the said land.

6.2 As soon as the owners' allocation is delivered and handed over to the owners after completion of construction of the buildings in all respect, the owners will be exclusively responsible for payments of the Municipal Rates and Taxes payable in respect of owners' allocation and similarly from the said date the developer shall be responsible for the rates and taxes payable in respect of his allocation. The Rates and Taxes which will be levied on the whole building, till it is apportioned and separately assessed by the Bolpur Municipality will be paid proportionately on pro-rata. After owners' allocation is separately assessed and apportioned in the record of Bolpur Municipality, the owners will bear and pay the Municipal rates and taxes in respect of the respective shares/flats/parking spaces/commercial spaces.

6.3 The service (maintenance) charges for common facilities shall include insurance premium of the building, water, fire, scavenging charges, trade and taxes, electric charges for lights of common areas, operation, repairs renewals, salary of guards if any, management of the common facilities, renovations, replacements, repairs and maintenance charge and expenses for the building and of all common wiring, pipes, electrical and mechanical equipments, switch-

Ctd.p/10

Dwijayan Ghosh

-gear, transformers, if any pumps, motors and other electrical and mechanical installations appliance and equipments, stairways, corridors, passage way, and other common facilities whatsoever including creation of sinking fund after completion of building and delivery of possession of the owners share and allocation shall be borne and paid proportionately by the owners and the developers or their respective transferee or transferees in respect of their respective allocations.

6.4 It is agreed between both parties that they will bear proportionate cost of transformer for their own shares. Such proportionate cost may be recovered from the customer at the time of sale or at the time of entering into agreement for sale with intending purchaser/purchasers.

ARTICLE - VII PROCEDURE

7.1 That the land owners shall execute and register one General Power of Attorney in favour of M/S JHINUK INFRA, a proprietorship firm having its office at Flat No. FF - 01, First Floor, Block- B, Alapan Apartments, Bandhgora, 39/39/1/F-01, Sriniketan Road North, Bolpur, P.O. & P.S. Bolpur, Dist. Birbhum, PIN Code 731204, West Bengal, represented by its proprietor MR DWAIPAYAN GHOSH (PAN- BROPG0298J), son of Mr Biswa Bijoy Ghosh, by religion- Hindu (Indian Citizen), by occupation Business, residing at- Kalimohan Pally, Bolpur, P.O & P.S. Bolpur, Dist. Birbhum, PIN Code 731204, West Bengal, appointing him as their true and lawful attorney conferring all powers and all necessary permission and approvals from the different authorities in connection with construction of the proposed building/s and electricity and water supply connections and all other connections including drainage and sewerage connection from the local Municipal Authority and other authorities and dealing with all authorities in respect of execution of the project on behalf of the land owners to apply for and obtain quotas, entitlement and other allocation for cement, steel, bricks and other building materials allocable to the land owners for the construction of the schedule mentioned property encumbered in the first schedule herein below and apply to obtain temporary and/or permanent connection of water, electricity, powers and permanent drainage and sewerage connection of the new building and other inputs and facilities required for the construction of enjoyment of the building including the power to sale, gift, mortgage, lease and any kind of transfer of schedule mentioned property in favour of the buyer(s)/Purchaser(s), company/firm whether private or Govt. etc.

7.2 The developer may sell and transfer the undivided proportionate share in the land comprised in the said premises as would be proportionate for the super built-up areas in the building as per nomination and requirement of the developer out of his own allocation in favour of the persons nominated by the developer.

7.3 All costs and expenses for preparation, engrossing and registration of such deeds shall be borne and paid by the purchasers/developer for his/hæ/their respective units.

Ctd.p/11

Dwaipayan Ghosh

7.4 The developer shall at his own costs and expenses and without creating any financial and other liabilities upon the land owners will construct and complete the said newly proposed building and various units and/or apartments therein in accordance with the sanction building plan from the Bolpur Municipality and any amendment thereto or modifications thereof made or caused to be made by the developer.

7.5 All costs, charges and expenses including Architects fees shall be discharged and the owners shall bear no responsibility in this context.

ARTICLE - VIII
POSSESSION & CONSTRUCTION

8.1 It has been agreed by and between the land owners and the developer to construct, erect and complete the proposed building/s in the said premises and that the developer shall have the entire responsibility of construction of the said proposed building/s and the land owners shall have no responsibility regarding construction of the building and the developer hereby undertake that he/they shall use the construction materials class I, good quality and inside the flat of owners allocated area also maintain same material as the developer use the material for the entire newly proposed building/s other flats and apartments.

8.2 The developer agreed to commence foundation work of the newly proposed buildings within 30 days from the date of sanctioning the building plan by the appropriate authority/authorities.

8.3 The developer agrees to complete the construction of the newly proposed buildings and properly finish the same within a period of 24 months (Excluding court order injunction, any unavoidable delay, acts of God and/or any effects of Force Majeure) from the date of commencement of the construction work. The Developer at his own cost shall provide good quality accomodation for the two owners 1. Prasanta Chowdhuri and 2. Soma Choudhury during the period of construction till handover of possession of owners share.

ARTICLE- IX
COMMON FACILITIES

9.1 As soon as the newly proposed building on the schedule mentioned property enumerated in the first schedule is completed and made fully habitable for residential/commercial purpose, the developer shall obtain necessary certificate(s) for completion from Bolpur Municipality according to the Rules and Regulations written there under.

9.2 The developer or the person(s) and the land owners claiming through them shall punctually and regularly pay for their respective allocation, such rates and taxes (including GST) and other statutory out going on the schedule herein below proportionately to the Local Authority or Authorities having statutory jurisdiction to levy the taxes or impositions.

Ctd.p/12

Dwijayan Ghosh

9.3 Till all the saleable units within developer's allocation are sold away, the developer shall frame the rules or modes for the users and enjoyment of the residential units and other units of accommodation in the said building, it will be the responsibility of the developer to arrange for maintenance of the common areas or the common utilities of the newly proposed building and therefore the developer will be entitled to realise the cost proportionately from the occupiers of the several units of the schedule mentioned property enumerated in the First Schedule herein below, including the land owners.

ARTICLE - X COMMON RESTRICTIONS

It has been agreed by and between the parties hereto that in the newly proposed building/s shall be subject to the same restrictions on transfer and use as would be applicable to the developers allocation in the newly proposed building intended for the common benefits of all occupiers of the entire completed building/s which shall be included as follows:-

1. The land owners and the developer or the nominees of the land owners and the developer shall not use or permit to use their respective portions in the newly proposed building or any portions thereof for carrying on any obnoxious illegal and immoral trade or activity nor use the same for any purpose/purposes which may cause any nuisance, obstruction or hazard to other occupiers of the newly proposed building.
2. No party shall demolish or permit to demolish any wall or other structure in their respective portion or any part thereof or make any structural alteration therein without the consent of all other co-owners and without obtaining necessary permission from the concerned statutory authorities.
3. Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government and/or local bodies and shall be responsible for any violation and/or breach of any of the laws, bye-laws, rules and regulations in their respective allocations (as elaborately discussed in the second schedule herein below).
4. The respective allottee/s or purchaser/s shall keep the interior walls, sewers, drains, pipes and other fitting and fixtures, floor and ceiling etc. in good conditions and repair the same so as not to cause any damage to the newly proposed building/s or any other space or accommodation therein, and shall keep the other indemnified from and against the consequences of any breach.
5. No party or person(s) claiming through any of the parties herein shall keep or store anything in any of the common areas nor shall otherwise cause any hindrance in any manner whatsoever to the use of the common areas and the common utilities by co-owner or co-owners.

Ctd.p/13

6. No Party shall throw or accumulate any filth, rubbish, waste or refuse or permit them to be thrown or accumulated on or around the newly proposed building/s or in the compound, corridors or any other portion of the common areas in the newly proposed building/s and the premises.

7. In the event of any transfer being made by the parties of their respective allocations, the above conditions shall be made applicable to and binding upon the transferee(s).

ARTICLE - XI
LAND OWNERS' OBLIGATION

1. The land owners shall execute a separate power of attorney in favour of the developer appointing him as their true and lawful attorney.

1. The land owners hereby agree and covenant with the developer not to cause any interference or hindrance in the construction of the newly proposed building/s with permitted alterations, modifications and/or reversions.

2. The land owners shall not hold the developer liable in case there be any unavoidable delay in completion owing to reasons not attributable to willful latches and negligence on the part of the developer and/or due to acts of God and force majeure.

3. The land owners shall demolish the existing building, to facilitate the developer to construct the proposed building/buildings on the land mentioned in the first schedule.

ARTICLE - XII
DEVELOPER'S OBLIGATION

1. The developer hereby agrees and covenants with the land owners to start construction of the newly proposed building/s in accordance with the sanctioned building plan approved by the Bolpur Municipality as hereinabove mentioned upon full vacant khas possession of the premises and with one month from sanctioned building plan are received, and to complete the construction within 24 months from the date of commencement of the construction work.

2. The developer hereby agrees and covenants with the land owners not to violate or contravene any of the statutory provisions or rules or regulations applicable for construction of the said newly proposed building/s and agrees to keep the land owners indemnified against all consequences of deviation etc. if made by the developer.

3. The developer hereby agrees and covenants with two of the land owners (i.e. 1 & 3) to provide them their residential accommodation from the time of commencement of construction work continuing until the time to handover the owners allocation.

Ctd.p/14

[Signature]

ARTICLE - XIII
MISCELLANEOUS

1. The land owners and the developer have entered into these agreement for development purely as contract and nothing herein contained shall be construed as partnership between the land owners and the developer and the parties hereto shall not constitute as an association of persons.

2. Any notice required to be given by the developer shall without prejudice to other mode of service available, be deemed to have been serve on the land owners if delivered by and duly acknowledged or sent by registered post with acknowledgement due shall likewise be deemed to have been served on the developer by the land owners if delivered by hand or sent by registered post with acknowledgement due to the office of the developer.

3. The developer shall frame scheme under the existing statutory rules, regulations and provisions for management and administration of the said building and the common parts and the common utilities therein, which shall have to be abided by the parties whereas also by their respective transferees in case of transfers to purchasers by way of suitable covenants incorporated in the deed(s) of conveyance.

4. All the GST or any other Govt. taxes shall by paid proportionately by the owners and the developer for their respective allocations.

ARTICLE - XIV
FORCE MAJEURE

1. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, strike, lock out, any legal disturbances and/or any other acts or commission beyond the control of parties.

2. The parties hereto shall be considered to be liable for any obligations hereabove to the extent that the performance of the relative obligations prevented by the existence of the *force majeure* shall be suspended from the obligations during the period of this force majeure.

3. In the event of land owners committing breach of any of the terms and conditions herein contained of delay in delivery of possession of the said premises as herein before stated the developer shall be entitled to and the land owners shall be liable to pay such losses and compensations as shall be reasonable settled between the parties PROVIDED HOWEVER, if such delay shall continue for a period of 3 months then and in that event in addition to any other right which the developer may have against the land owner and the developer shall be entitled to sue the land owners for specific performance of this agreement or to rescind or cancel this agreement of claim/refund of all the moneys paid and/or incurred by the developer with interest @2% per month and such losses and damages which the developer may suffer in future. Ctd.p/15

Dwaipayan Ghosh

ARTICLE - XV
ARBITRATION

In case of any dispute or difference which may arise between the parties with regard to the construction, meaning and effect or interpretation of any of the terms and conditions or any part thereof herein confined or touching these presents or determination of any liability, the same shall be referred to arbitration and the decision of a SOLE ARBITRATOR if the party in dispute so agree, otherwise two arbitrators, one to be nominated by each party in case of difference of opinion between them, by the umpire selected by them at the commence of the reference shall be binding upon the parties and this clause shall be deemed to be a submission within the meaning of the ARBITRATION and CONCILIATION ACT, 1996 including its statutory modifiabilities and re-enactment.

ARTICLE - XVI
JURISDICTION

The Learned Court/Courts having territorial jurisdiction over the said property shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO:

Dist. Birbhum, P. S. Bolpur, Mouza. Bolpur, J. L. No. 99, R.S. Khatian No. 4385, L. R. Khatian No. 23045, 23046 & 23047, R.S. Dag No. 571/2822, L. R. Dag No. 1529, Classification Vastu, measuring about 15 decimal i.e. 0.15 Acre, butted and bounded as follows.

On the North : Land of L. R. Dag No. 1528.
On the South : Land of L. R. Dag No. 1530 (Municipality Road).
On the East : Land of L. R. Dag No. 1526 (Municipality Road).
On the West : Land of L. R. Dag No. 1528.

SECOND SCHEDULE ABOVE REFERRED TO

(A) OWNERS' ALLOCATION

The Owners each shall be entitled to get one ~~two~~ BHK flat consisting of two standard sized bed rooms 12'x10' apx, one living cum dining room 180 sq. ft. apx, one common toilet and one attached toilet, one small puja room, one kitchen and one balcony (SPECIFICATIONS:- Foundation- RCC Foundation, Structure- RCC framed, Brick Walls- 8" and 5", FLOORING & WALLS- ROOMS- Vitrified tiles, LIVING CUM DINING ROOMS- Vitrified tiles, KITCHENS: Flooring- Heavy Duty Anti-Skid-Tiles, Counter- Granite, Sink- Stainless Steel, Dado- Ceramic Tiles (upto 2 feet above counter), TOILETS: Flooring- Anti-Skid Ceramic Tiles, Dado- Ceramic tiles (up to 7 feet height),

Ctd.p/16

Swaipoya Ghosh

Fixtures- EPWC & Wash Basin of Reputed Brand (White Colour), Fitting- CP Fitting of Reputed Brand, DOORS: Frames- SAL Timber (Sal Wood), Shutters- 35MM Thick Good Quality Flash Door, Main Doors- 35 MM Thick Flash Door with Exterior Veneer Panelling, WINDOWS- Aluminum Windows with glass panels, INTERNAL FINISHES- Wall Putty, EXTERNAL FINISHES- Good quality Weather-proof paint/Texture Paint, ELECTRICAL- Concealed copper wiring and modular switches with Provision for AC, TV & Telephone points and Geyser point in toilets, LIFT- Common Lift in the Ground plus four storied building/s as sanctioned by the Bolpur Municipality in lieu of respective areas of land of the owners' herein together with common areas and facilities of the said Holding mentioned in first schedule above. The Developer will pay a sum of Rs. 10,00,000 (Rupees ten lacs) in cheque/Bank Demand Draft at or before signing of the AGREEMENT to each owner and another sum of Rs. 5,00,000 (Rupees five lacs) at the time of completion of construction work to each owner.

(B) DEVELOPER'S ALLOCATION

The Developer shall be entitled to get the remaining portions (Except Owners Allocation) of the flats and Car Parking Space and commercial spaces at the said Ground plus four storied building/s to be constructed according to the sanctioned building plan at the cost of the Developer as his share and he is entitled to keep or dispose of his share at his own discretion or as he deems fit. The developer shall be entitled to enter into agreement for sale of flats and other area with purchaser transfer/sale his allocation to the Purchaser/Purchasers. The Owners shall give Development Power of Attorney after Registered Development Agreement to the Developer to enter into agreement and execute deed of conveyance for his share of the building (both flats and parking/commercial spaces) with common areas and facilities of the said Holding mentioned in first schedule above.

THIRD SCHEDULE ABOVE REFERRED TO

SPECIFICATION OF MATERIAL

Foundation	: RCC Foundation
Structure	: RCC framed
Brick Walls	: 8" and 5"

FLOORING & WALLS

ROOMS	: Vitrified tiles
(LIVING ROOMS)	: Vitrified tiles

KITCHENS

Flooring	: Heavy Duty Anti-Skid Tiles
Counter	: Granite
Sink	: Stainless Steel
Dado	: Ceramic Tiles (upto 2 feet above counter)

Ctd.p/17

TOILETS

Flooring

Dado

Fixtures

: Anti-Skid Ceramic Tiles
: Ceramic tiles (up to 7 feet height)
: EPWC & Wash Basin of Reputed Brand (White Colour)

Fitting

: CP Fitting of Reputed Brand

DOORS

Frames

Shutters

Main Doors

: SAL Timber (Sal Wood)
: 35MM Thick Good Quality Flash Door
: 35 MM Thick Flash Door with Exterior Veneer Panelling

WINDOWS

: Aluminum Windows with glass panels

INTERNAL FINISHES

: Wall Putty.

EXTERNAL FINISHES

: Good quality Weather-proof paint/Texture Paint

ELECTRICAL

: Concealed copper wiring and modular switches with Provision for AC, TV & Telephone points and Geyser point in toilets

LIFT

: Lift in the Building

IN WITNESSES WHEREOF the parties hereto have set and subscribed their respective hand and seal on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the Owners:

In the Presence of:

1. Rupak Meher

2. Abdul Hameed

1. Prasantha Chandra Thakur
2. Lakshya Gupta
3. Soma Chowdhury

SIGNATURE OF THE OWNERS

Ctd.p/18

Swarajya Ghosh

SIGNED, SEALED AND DELIVERED
by the Developer:
In the Presence of:

JHINUK INFRA
Dwaipayan Ghosh
PROPRIETOR

SIGNATURE OF THE DEVELOPER

1. *Rathna Gupta*

2. *Abdul Hamid*

OWNER NO. 1



Prasant Choudhury

LEFT HAND

RIGHT HAND

OWNER NO. 2



Chhaya Gupta

LEFT HAND

RIGHT HAND

Prasant Choudhury

Chhaya Gupta

Dwaipayan Ghosh
Ctd.p/19

OWNER NO. 3



Somachowdhuri



LEFT HAND



RIGHT HAND

Somachowdhuri

DEVELOPER



Dwipayan Ghosh



LEFT HAND

RIGHT HAND

Dwipayan Ghosh

MEMO OF CONSIDERATION

1) Received Rs. 10,00,000/= (Rupees ten lacs) only in favour of Prasanta Chowdhuri by RTGS from State Bank of India, Santiniketan Branch to UCO Bank, Bolpur Branch, vide UTR No. SBINR52019071100078599, dated. 11-07-2019.

Prasanta Chowdhuri

2) (a) Received Rs. 5,00,000/= (Rupees five lacs) only in favour of Chhaya Guha by a Demand Draft of State Bank of India, Santiniketan Branch, vide Demand Draft No. 105121, dated- 11-07-2019.

(b) Received Rs. 5,00,000/= (Rupees five lacs) only in favour of Chhaya Guha by a Demand Draft of State Bank of India, Santiniketan Branch, vide Demand Draft No. 105122, dated- 11-07-2019.

Chhaya Guha

Dwipayan Ghosh
Ctd.p/20

-20-

3) Received Rs. 10,00,000/= (Rupees ten lacs) only in favour of Soma Choudhury by RTGS from State Bank of India, Santiniketan Branch to UCO Bank, Bolpur Branch, vide UTR No. SBINR52019071100078922, dated. 11-07-2019.

Soma Choudhury

Drafted, Prepared & Printed by:

Abdul Hakim
Abdul Hakim
Adv. Bolpur Court,
En. No. F/283/272/2011.

Dwijapayan Ghosh

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201920-004016172-1

Payment Mode Online Payment

GRN Date: 11/07/2019 18:45:10

Bank : State Bank of India

BRN : IK0ADAPGE7

BRN Date: 11/07/2019 18:46:13

DEPOSITOR'S DETAILS

Id No. : 03030001102945/4/2019

[Query No./Query Year]

Name : JHINUK INFRA

Contact No. :

Mobile No. : +91 7699551553

E-mail :

Address : Bolpur Birbhum

Applicant Name : Mr ABDUL HAKIM

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	03030001102945/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	2011
2	03030001102945/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	30014

Total

32025

In Words : Rupees Thirty Two Thousand Twenty Five only

Swapan Ghosh

5752

Major Information of the Deed

Deed No :	I-0303-05752/2019	Date of Registration	12/07/2019
Query No / Year	0303-0001102945/2019	Office where deed is registered	
Query Date	10/07/2019 10:26:36 AM	A.D.S.R. BOLPUR, District: Birbhum	
Applicant Name, Address & Other Details	ABDUL HAKIM Bolpur, Thana : Bolpur, District : Birbhum, WEST BENGAL, Mobile No. : 9232396890, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 30,00,000/-]		
Set Forth value	Market Value		
Rs. 15,00,000/-	Rs. 54,75,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,011/- (Article:48(g))	Rs. 30,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Birbhum, P.S:- Bolpur, Municipality: BOLPUR, Road: School bagan by road, Mouza: Bolpur JI No: 99, Pin Code : 731204







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-1529 (RS :-)	LR-23045	Vastu	Vastu	5 Dec	5,00,000/-	18,25,000/-	Property is on Road
L2	LR-1529 (RS :-)	LR-23046	Vastu	Vastu	5 Dec	5,00,000/-	18,25,000/-	Property is on Road
L3	LR-1529 (RS :-)	LR-23047	Vastu	Vastu	5 Dec	5,00,000/-	18,25,000/-	Property is on Road
		TOTAL :			15Dec	15,00,000 /-	54,75,000 /-	
		Grand Total :			15Dec	15,00,000 /-	54,75,000 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Prasanta Chowdhuri Son of Late Anadinath Choudhury Executed by: Self, Date of Execution: 12/07/2019 , Admitted by: Self, Date of Admission: 12/07/2019 ,Place : Office	Photo 	Finger Print 	Signature 
		12/07/2019	LTI 12/07/2019	12/07/2019

Prasanta Chowdhuri

School Bagan, Bolpur, P.O:- Bolpur, P.S:- Bolpur, Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AFCPC5561K, Status :Individual, Executed by: Self, Date of Execution: 12/07/2019 , Admitted by: Self, Date of Admission: 12/07/2019 ,Place : Office



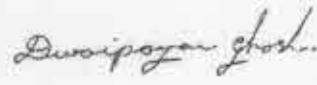


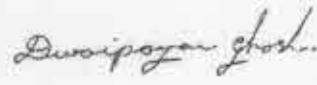


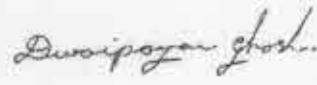
2	Name	Photo	Finger Print	Signature
•	Mrs Chhaya Guha Wife of Rathindranath Guha Executed by: Self, Date of Execution: 12/07/2019 , Admitted by: Self, Date of Admission: 12/07/2019 ,Place : Office			
	12/07/2019	LTI 12/07/2019	12/07/2019	
27, Chelo Mahal,, P.O:- Natunganj, P.S:- Burdwan, District:-Burdwan, West Bengal, India, PIN - 713102 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ADCPG7063N, Status :Individual, Executed by: Self, Date of Execution: 12/07/2019 , Admitted by: Self, Date of Admission: 12/07/2019 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mrs Soma Choudhury Daughter of Late Anadinath Choudhury Executed by: Self, Date of Execution: 12/07/2019 , Admitted by: Self, Date of Admission: 12/07/2019 ,Place : Office			
	12/07/2019	LTI 12/07/2019	12/07/2019	
School Bagan, Bolpur, P.O:- Bolpur, P.S:- Bolpur, Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ANTPC6945J, Status :Individual, Executed by: Self, Date of Execution: 12/07/2019 , Admitted by: Self, Date of Admission: 12/07/2019 ,Place : Office				

Developer Details :



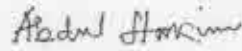
Sl No	Name,Address,Photo,Finger print and Signature
1	JHINUK INFRA Flat No FF-01, First Floor, Alapan Apartments, Ban, Block/Sector: B, P.O:- Bolpur, P.S:- Bolpur, Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204 , PAN No.: BROPG0298J, Status :Organization, Executed by: Representative



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 Dwaipayan Ghosh (Presentant) Son of Mr Biswa Bijoy Ghosh Date of Execution - 12/07/2019, , Admitted by: Self, Date of Admission: 12/07/2019, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Jul 12 2019 1:21PM</td> <td>LT1</td> <td>12/07/2019</td> <td>12/07/2019</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Dwaipayan Ghosh (Presentant) Son of Mr Biswa Bijoy Ghosh Date of Execution - 12/07/2019, , Admitted by: Self, Date of Admission: 12/07/2019, Place of Admission of Execution: Office				Jul 12 2019 1:21PM	LT1	12/07/2019	12/07/2019
Name	Photo	Finger Print	Signature										
Mr Dwaipayan Ghosh (Presentant) Son of Mr Biswa Bijoy Ghosh Date of Execution - 12/07/2019, , Admitted by: Self, Date of Admission: 12/07/2019, Place of Admission of Execution: Office													
Jul 12 2019 1:21PM	LT1	12/07/2019	12/07/2019										
Kalimohan Pally, Bolpur, P.O:- Bolpur, P.S:- Bolpur, Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BROPG0298J Status : Representative, Representative of : JHINUK INFRA (as Proprietor)													

Identifier Details :

Name	Photo	Finger Print	Signature
Abdul Hakim Son of Late Md Rustam Indirapally, Bolpur, P.O:- Bolpur, P.S:- Bolpur, Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204			
12/07/2019	12/07/2019	12/07/2019	12/07/2019

Identifier Of Prasanta Chowdhuri, Mrs Chhaya Guha, Mrs Soma Choudhury, Mr Dwaipayan Ghosh

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Prasanta Chowdhuri	JHINUK INFRA-5 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mrs Chhaya Guha	JHINUK INFRA-5 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mrs Soma Choudhury	JHINUK INFRA-5 Dec

Land Details as per Land Record

District: Birbhum, P.S:- Bolpur, Municipality: BOLPUR, Road: School bagan by road, Mouza: Bolpur JI No: 99, Pin Code : 731204

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1529, LR Khatian No:- 23045	Owner:প্রশান্ত চৌধুরী , Gurdian:অনাদীনা চৌধুর, Address:স্কুলবাগান, বোলপুরস বীরভূম , Classification:বাড়, Area:0.05000000 Acre,	Prasanta Chowdhuri



L2	LR Plot No:- 1529, LR Khatian No:- 23046	Owner:দ্বারা গুহ , Gurdian:রথিন্দ্রনা গু, Address:নতনগঞ্জ, বর্ধমান , Classification:বাস্তু, Area:0.05000000 Acre,	Mrs Chhaya Guha	
L3	LR Plot No:- 1529, LR Khatian No:- 23047	Owner:সোমা চৌধুরী , Gurdian:অনাদীনা চৌধুর, Address:স্কুলবাগান, বোলপুর বীরভূম , Classification:বাস্তু, Area:0.05000000 Acre,	Mrs Soma Choudhury	

Endorsement For Deed Number : I - 030305752 / 2019

On 10-07-2019

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 54,75,000/-

Kamalika Datta

**Kamalika Datta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BOLPUR
Birbhum, West Bengal**

On 12-07-2019

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 12:57 hrs on 12-07-2019, at the Office of the A.D.S.R. BOLPUR by Mr Dwaipayan Ghosh

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

Execution is admitted on 12/07/2019 by 1. Prasanta Chowdhuri, Son of Late Anadinath Choudhury, School Bagan, Bolpur, P.O: Bolpur, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by Profession Retired Person, 2. Mrs Chhaya Guha, Wife of Rathindranath Guha, 27, Chelo Mahal, P.O: Natunganj, Thana: Burdwan, , Burdwan, WEST BENGAL, India, PIN - 713102, by caste Hindu, by Profession Retired Person, 3. Mrs Soma Choudhury, Daughter of Late Anadinath Choudhury, School Bagan, Bolpur, P.O: Bolpur, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by Profession Retired Person

Indetified by Abdul Hakim, , Son of Late Md Rustam, Indirapally, Bolpur, P.O: Bolpur, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Muslim, by profession Advocate

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

Execution is admitted on 12-07-2019 by Mr Dwaipayan Ghosh, Proprietor, JHINUK INFRA, Flat No FF-01, First Floor, Alapan Apartments, Ban, Block/Sector: B, P.O:- Bolpur, P.S:- Bolpur, Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204

Indetified by Abdul Hakim, , Son of Late Md Rustam, Indirapally, Bolpur, P.O: Bolpur, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Muslim, by profession Advocate

Dwaipayan Ghosh

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,014/- (B = Rs 30,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 30,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/07/2019 6:46PM with Govt. Ref. No: 192019200040161721 on 11-07-2019, Amount Rs: 30,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ADAPGE7 on 11-07-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,011/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 13620, Amount: Rs.5,000/-, Date of Purchase: 10/07/2019, Vendor name: Mathura Bihari Basu

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/07/2019 6:46PM with Govt. Ref. No: 192019200040161721 on 11-07-2019, Amount Rs: 2,011/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ADAPGE7 on 11-07-2019, Head of Account 0030-02-103-003-02



Kamalika Datta

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

Birbhum, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0303-2019, Page from 116694 to 116725
being No 030305752 for the year 2019.



Digitally signed by KAMALIKA DATTA
Date: 2019.07.15 11:32:35 +05:30
Reason: Digital Signing of Deed.

Katta

(Kamalika Datta) 15/07/2019 11:32:12
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BOLPUR
West Bengal.

Copo
15/07/2019
15/07/2019

Certified to be a true copy
of the document
Transcribe / Untranscribe

15/07/2019
Addl. Dist. Sub-Registrar
Bolpur, Birbhum

(This document is digitally signed.)

15/07/2019
Dwijayan Ghosh

(8)

Ded No - 5806 Year - 2019

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

36AB 750678

F (I) Rs
F (II) Rs
G (a) Rs
G (b) Rs
C. Fee Rs
Stamp Rs
Plan Rs
V. Rs
Total Rs
Copy No Dt.
Paid to Sri
Part.



Addl. Dist. Sub-Registrar
Balpur, Birbhum

26/1/2019

[Signature]

Copy No - 1480

5889.

I-5806



पश्चिमवर्ग पश्चिम बंगाल WEST BENGAL

Y 468098

Certified that the Encasement
Sheet / Sheets and Signature Sheet /
Sheets attached to this Document
are part of the Document itself.

Addl. Dist. Sub-Registrar
Bolpur, Birbhum

12 JUL 2019

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT 1. MR PRASANTA CHOWDHURI (PAN- AFCPC5561K), son of Late Anadinath Choudhury, by religion- Hindu (Indian Citizen), by occupation - Retired Person, residing at- School Bagan, Bolpur, P.O. & P.S. Bolpur, Dist. Birbhum, PIN Code 731204, West Bengal,
2. MRS CHHAYA GUHA (PAN- ADCPG7063N), wife of Sri Rathindranath Guha, by religion- Hindu (Indian Citizen), by occupation - Retired Person, residing at- 27 Chelo Mahal, P.O. Natunganj, P.S. Burdwan, Dist. Burdwan (East), PIN Code 713102, West Bengal,
3. MRS SOMA CHOUDHURY (PAN- ANTPC6945J), daughter of Late Anadinath Choudhury, by religion- Hindu (Indian Citizen), by occupation - Retired Person, residing at- School Bagan, Bolpur, P.O. & P.S. Bolpur, Dist. Birbhum, PIN Code 731204, West Bengal, DO HEREBY SENT BY GREETINGS: Ctd.p/2

13623 10/7/2019

Prasanta Choudhury

School Bagan 1st Birlpur.
Birlpur, Birbhum

Power of Attorney
ডেপুটি ডি. ডি. অফিস
বোলপুর, বীরভূম



[Handwritten signature]

Addl. Dist. Sub-Registrar
Birlpur, Birbhum

12 JUL 2019

[Faint, mostly illegible text from the reverse side of the document, appearing as bleed-through.]

[Handwritten signature]

-2-

WHEREAS We are absolutely seized and possessed of and sufficiently entitled ALL THAT piece and parcel measuring 15 decimals more or less of Bastu land lying and situated in Mouza- Bolpur, J.L. No. 99, R.S. Plot No. 571/2822 under L.R. Plot No. 1529, R.S. Khatian No. 4385, L.R. Khatian No. 23045, 23046 & 23047, and Holding No. 226/167, dated- 08-07-2019, School Bagan, within ward No. 09(05) of Bolpur Municipality within the Jurisdiction of Additional District Sub-Registration Office at Bolpur, under P.S. Bolpur in the District of Birbhum, West Bengal, India which is free from all encumbrances, charges, liens, attachments, lis-pendens, What so ever.

WHEREAS We the Executants' while thus being absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property/plot of land as the absolute owner thereof decided to develop our said property/plot of land but due to financial difficulties and other personal problems we could not make any arrangement for development of our property/plot of land and ultimately finding no other alternative and in order to resolve our said financial difficulties and problems we have expressed our desire to develop the said property/plot of land through any recognised Developer, who is financially sound having clear knowledge to development of land and undertake to make construction over the said land as per sanctioned plan at his own costs and to grant to us a portion of the constructed area in the said building according to our choice with the liberty and authority to the developer to dispose of or otherwise deal with the remaining portion of the constructed area according to his discretion.

WHEREAS We have delivered ALL THAT a piece of "Bastu" land measuring 15 decimal more or less lying and situated in Mouza- Bolpur, J.L. No. 99, R.S. Plot No. 571/2822, L.R. Plot No. 1529, R.S. Khatian No. 4385, L.R. Khatian No. 23045, 23046 & 23047 at Holding No. 226/167, dated- 08-07-2019, School Bagan, within ward No. 09(05) of Bolpur Municipality within the Jurisdiction of Additional District Sub-Registration Office at Bolpur, under P.S. Bolpur, District Birbhum, West Bengal, India for the purpose of development by way of making construction of a Ground plus Four (G+4) storied building/s for residential purpose and executed a Deed of DEVELOPMENT AGREEMENT dated 12-07-2019, registered at the Office of the Additional District Sub-Registrar at Bolpur and entered in Book No. 01, Volume No. 0303-2019, being No. 030305752 for the year 2019 in my favour M/S JHINUK INFRA, a proprietorship firm having its office at Flat No. FF - 01, First Floor, Block- B, Alapan Apartments, Bandhgora, 39/39/1/F-01, Sriniketan Road North, Bolpur, P.O. & P.S. Bolpur, Dist. Birbhum, PIN Code 731204, West Bengal, represented by its proprietor MR DWAIPAYAN GHOSH (PAN- BROP60298J), son of Mr Biswa Bijoy Ghosh, by religion- Hindu (Indian Citizen), by occupation Business, residing at- Kalimohan Pally, Bolpur, P.O & P.S. Bolpur, Dist. Birbhum, PIN Code 731204, West Bengal.

Ctd.p/3

Dwaipayan Ghosh

WHEREAS as per the said DEVELOPMENT AGREEMENT we have agreed to grant a DEVELOPMENT POWER OF ATTORNEY in favour of the said DEVELOPER in order to enable him to do all the acts deeds and things necessary in connection with the development of the said land and construction of the proposed a Ground plus Four (G+4) storied building/s in accordance with the plan which has been sanctioned by the Chairman, Bolpur Municipality and its disposal as fully mentioned therein.

WHEREAS it is not practically possible for us always to present ourselves and to sign and execute all the documents, agreements and deeds for that reason we are desirous to appointing the said M/S JHINUK INFRA, a proprietorship firm having its office at Flat No. FF - 01, First Floor, Block- B, Alapan Apartments, Bandhgora, 39/39/1/F-01, Sriniketan Road North, Bolpur, P.O. & P.S. Bolpur, Dist. Birbhum, PIN Code 731204, West Bengal, represented by its proprietor MR DWAIPAYAN GHOSH (PAN- BROP0298J), son of Mr Biswa Bijoy Ghosh, by religion- Hindu (Indian Citizen), by occupation Business, residing at- Kalimohan Pally, Bolpur, P.O & P.S. Bolpur, Dist. Birbhum, PIN Code 731204, West Bengal, AS OUR TRUE AND LAWFUL ATTORNEY to do and execute, perform and exercise any of such or several acts, deeds, power authority, matter and things with regard to the "SAID PROPERTY" mentioned hereunder written and to sell respective flats/apartments, car parking spaces, commercial spaces of the said proposed a Ground plus Four storied building/s under the name and style "ALEKKHYA" TOGETHER WITH undivided proportionate shares in the land TOGETHER WITH proportionate share in the common passages, areas, facilities, amenities TOGETHER WITH all rights of easement thereon, as defined in the DEVELOPMENT AGREEMENT, which are allotted or under the Developer's allocation, excluding our allocation, to the intending purchaser/purchasers as the said Attorney shall think fit and proper.

NOW KNOW BY THESE PRESENTS we, 1. MR PRASANTA CHOWDHURI (PAN- AFCPC5561K), son of Late Anadinath Choudhury, by religion- Hindu (Indian Citizen), by occupation - Retired Person, residing at- School Bagan, Bolpur, P.O. & P.S. Bolpur, Dist. Birbhum, PIN Code 731204, West Bengal, 2. MRS CHHAYA GUHA (PAN- ADCPG7063N), wife of Sri Rathindranath Guha, by religion- Hindu (Indian Citizen), by occupation - Retired Person, residing at- 27 Chelo Mahal, P.O. Natunganj, P.S. Burdwan, Dist. Burdwan (East), PIN Code 713102, West Bengal, 3 MRS SOMA CHOUDHURY (PAN- ANTPC6945J), daughter of Late Anadinath Choudhury, by religion- Hindu (Indian Citizen), by occupation - Retired Person, residing at- School Bagan, Bolpur, P.O & P.S. Bolpur, Dist. Birbhum, PIN Code 731204, West Bengal, DO HEREBY nominate constitute and appoint M/S JHINUK INFRA, a proprietorship firm having its office at Flat No. FF - 01, First Floor, Block- B, Alapan Apartments, Bandhgora, 39/39/1/F-01, Sriniketan Road North, Bolpur, P.O. & P.S. Bolpur, Dist. Birbhum, PIN Code 731204, West Bengal, represented by its proprietor MR DWAIPAYAN GHOSH (PAN- BROP0298J), son of Mr Biswa Bijoy Ghosh, by religion- Hindu (Indian Citizen), by occupation Business, residing at- Kalimohan Pally, Bolpur, P.O & P.S. Bolpur, Dist. Birbhum, PIN Code 731204, West Bengal, Ctd.p/4

TO BE OUR TRUE AND LAWFUL ATTORNEY to do the following acts, deeds and things in respect of the "SAID PROPERTY" more particularly described in the schedule hereunder written.

1) To enter upon the said land either alone or along with other for the purpose of the proposed development work and construction of the a Ground plus Four storied building/s in accordance with the plans and specifications sanctioned by the Chairman, Bolpur Municipality over the "SAID PROPERTY" as per the Sanctioned Building Plan.

2) To supervise the development work in respect of the said construction and to carry out and/or to get carried out through engineers, Contractors, Sub-Contractors, Architects, and Surveyors as may be required by the said Attorney for construction of the proposed building and structures on the SAID PROPERTY.

3) To appoint from time to time engineers, Architects, RCC, Consultants, Contractors, Sub-Contractors, Surveyors labourers, workmen and other personal for smooth carrying of the development work and to pay their fees, wages etc. from his own fund.

4) To carry on correspondence and represent us before all concerned Authorities in connection with the development of the " SAID PROPERTY".

5) To sign for and on our behalf WBDCL, Municipality, Income Tax Authority and/or any other Govt. or Semi Govt. Authority/Authorities or any other concerned Offices for the purpose of all necessary steps and permissions for commencing and completing the said development work in the "SAID PROPERTY".

6) To approach different Authority/Authorities or any other concerned Offices for the purpose of obtaining various permissions and other service connections including water and electricity for carrying out and completing the development of the "SAID PROPERTY" and construction of building/s thereof.

7) To advertise or sell or otherwise empower and negotiate the said of "SAID PROPERTY".

8) To negotiate on terms for and to agree and to enter into and to conclude any agreement/agreements for sale in respect with any intending Purchaser or Purchasers as such price or prices as may be agreed by them and/or to cancel and/or repudiate the same and to receive money and/or consideration against proper receipt in respect of the "SAID PROPERTY" excluding owners allocation which is mentioned in the SECOND SCHEDULE of the said DEVELOPMENT AGREEMENT.

Ctd.p/5

Dwijendra Singh

9) To receive from intending Purchaser or Purchasers any earnest money and/or advance or advances and also the balance of purchase money after executing or signing such sale deed or deeds and to give good valid receipt and discharge of the same which will protect the intending purchaser or purchasers in their name and on our behalf excluding owners allocation.

10) Upon such receipt as aforesaid in our name and as to do all acts and deeds and to sign, execute and to deliver any deed or deeds of sale conveyance and conveyances of any one or more in respect of the said property or any portion of in favour of such intending purchaser or purchasers or their nominee or nominees of assignee excluding owners allocation.

11) To sign and to execute all Deed of Conveyances, instruments and assurances which our Attorney shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said property as we could do ourselves, if personally present excluding owners allocation.

12) To present any such deed or deed of conveyance or conveyances or other documents for registration when executed by him in our name and on our behalf before Registrar of Assurance at Kolkata, District Sub-Registrar, Birbhum at Suri, Birbhum and Addl. District Sub-Registrar, Bolpur at Bolpur, Birbhum having authority for and to have registered according to law and to do all other acts and deeds in respect of the aforesaid property or portion of it which our said Attorney shall consider necessary for the transferring and/or conveying the SAID PROPERTY" or portion of it to such Purchaser or Purchasers as fully and effectually in all respect as we could do the same ourselves.

13) To negotiate on terms for and to do all acts to obtain sanction or re-sanction site plan and building plan from the Bolpur Municipality and to construct building as per sanctioned building plan in respect of our SAID PROPERTY of which is fully described in the schedule herein below.

14) To appear before any Magistrate, Notary Public from time to time and to sign, execute, Register, affirm and verify all declarations, boundary declarations, affidavit, bonds, indemnities and such other papers and documents as may from time to time be necessary or required in relation to the "SAID PROPERTY" as the said attorney shall think fit and proper.

15) To appear and to sign for and represent us before any Officer, Collector, Magistrate and in all Government Offices, Municipality in all matters and things relating to our "SAID PROPERTY" which is fully described in the schedule herein below or its affairs.

16) To appear for and represent us in all the Courts, Civil, Criminals or Revenues, Original Revisional or Appellate and to sign execute verify and file pliant, written statements, applications and petitions and also to present appeals in any Courts and to accept services of all summons notices and other process of law.

17) To appoint engage Pleaders, Advocates or Solicitors, on our behalf whenever our said Attorney shall think proper to do so and to terminate his or their appointment.

18) To sign verify and file applications for execution of decree or order of any Court.

19) To defend possession, manage and maintain the "SAID PROPERTY".

20) To withdraw and receive documents or money from any Court Office either in execution of decree or otherwise any to do all the acts that may necessary in connection with any of such cases.

21) To do all acts and deeds and to obtain all necessary permission or clearance from the appropriate authority for sale of the "SAID PROPERTY" or portion of it at his own cost.

22) To apply from time to time for modifications of the Building Plan in respect of the building to be constructed on the SAID PROPERTY.

23) To apply for and obtain the Occupation and Completion Certificate in respect of the said buildings or any part or parts thereof from the Bolpur Municipality after completion of construction.

24) To effect mutation of holding in the office of the Collector and/or Municipal records.

25) To do all acts and things which are necessary and which will deem fit by our aforesaid Attorney.

26) AND WE HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney jointly and severally and accordingly the said Attorney shall be entitled to exercise independently of each other the Power conferred upon them.

Power AND we do hereby by this Power of Attorney agree to ratify and confirm all and whatsoever other acts or acts my said Attorney shall lawfully do, execute or perform or cause to be done executed or performed in connection with the sale of the "SAID PROPERTY" or portion of it and other acts under and by virtue of this Power of Attorney shall be valid and binding on us to all intents and purposes as if done by me personally.

SCHEDULE

(Referred of the "SAID PROPERTY")

ALL THAT piece and parcel of "Bastu" land measuring 15 decimal or 0.15 Acre lying and situated in Mouza- Bolpur J.L. No. 99, R.S. Plot No. 571/2822 corresponding to L.R. Plot No. 1529 under R.S. Khatian No. 4385, L.R. Khatian No. 23045, 23046 & 23047, at Holding No. 226/167, dated- 06-07-2019, School Bagan, within ward No. 09(05) of Bolpur Municipality within the Jurisdiction of Additional District Sub-Registration Office at Bolpur, under P.S. Bolpur, District Birbhum., West Bengal, India, which is butted and as follows:

On the North : Land of L. R. Dag No. 1528.

On the South : Land of L. R. Dag No. 1530 (Municipality Road).

On the East : Land of L. R. Dag No. 1526 (Municipality Road).

On the West : Land of L. R. Dag No. 1528.

IN WITNESS WHEREOF the Executants and the Attorney have hereto set and subscribed their respective hands and seals on this the 12th day of July, 2019.

SIGNED SEALED AND DELIVERED

In the Presence of:-

1. *Rathin Ghosh*

2. *Ahmed
Abdul Hamid*

1. *Prasanta Chowdhury*

2. *Chhaya Ghosh*

3. *Soma Chowdhury*

Signature of EXECUTANTS

JHINUK INFRA

Dwijayan Chak
PROPRIETOR

Signature of ATTORNEY

Ctd.p/8

Dwijayan Chak

OWNER NO. 1



Prasanta Choudhury

-8-

LEFT HAND

RIGHT HAND

Prasanta Choudhury

OWNER NO. 2



Chhaya Ghosh

LEFT HAND

RIGHT HAND

Chhaya Ghosh

OWNER NO. 3



Soma Choudhury

LEFT HAND

RIGHT HAND

Soma Choudhury

Ctd.p/9

DEVELOPER



Dwaipayan Ghosh

-9-



Dwaipayan Ghosh

Drafted, Prepared & Printed by:

Abdul Hakim

Abdul Hakim

Adv. Bolpur Court,

En. No. F/283/272/2011.

Dwaipayan Ghosh

Signature _____



Tel: 21-35-2721 (0005492191) 21-3723 8001
e-mail: marketing@nissai.com.br

Swapan Ghosh

Swapsyan Ghot.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SCMA CHOUDHURY
ANAD NATH CHOUDHURY
01/09/1952



Permanent Account Number

ANT PC6945J

Signature



Soma chowdhury

PERMANENT ACCOUNT NUMBER

ADCPGT083N



MY NAME

CHHAYA GUHA

FATHER'S NAME

ANADI NATH CHOWDHURY

DATE OF BIRTH

15-11-1948

MY SIGNATURE

Chhaya Guha

CHHAYA

CHHAYA GUHA

COMMISSIONER OF INCOME-TAX, W.B. - II

इस कार्ड के लिये / इस कार्ड पर कृपया ध्यान दें
यह अधिकारी को सूचित / सूचना देता है
कि आपका नाम और पता है।

३७.

३७.७७७७७७.

३७.७७७७७७.

In case this card is lost, kindly inform the
issuing authority.

Assistant Commissioner of Income-tax.

P-2.

Chowdhury Square,

Calcutta-700 009.

Chhaya Guha



Prasanta Chowdhuri

Major Information of the Deed

Deed No :	I-0303-05806/2019	Date of Registration	12/07/2019
Query No / Year	0303-1000159894/2019	Office where deed is registered	
Query Date	12/07/2019 1:20:40 PM	A.D.S.R. BOLPUR, District: Birbhum	
Applicant Name, Address & Other Details	Abdul Hakim Bolpur, Thana : Bolpur, District : Birbhum, WEST BENGAL, Mobile No. : 9232396890, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 15,00,000/-	Rs. 54,75,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 030305752/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) ...		

Land Details :







District: Birbhum, P.S:- Bolpur, Municipality: BOLPUR, Road: School bagan by road, Mouza: Bolpur Pin Code : 731204

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-1529	LR-23045	Vastu	Vastu	5 Dec	5,00,000/-	18,25,000/-	Property is on Road , Project Name :
L2	LR-1529	LR-23046	Vastu	Vastu	5 Dec	5,00,000/-	18,25,000/-	Property is on Road , Project Name :
L3	LR-1529	LR-23047	Vastu	Vastu	5 Dec	5,00,000/-	18,25,000/-	Property is on Road , Project Name :
		TOTAL :			15Dec	15,00,000 /-	54,75,000 /-	
		Grand Total :			15Dec	15,00,000 /-	54,75,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Prasanta Chowdhuri Son of Late Anadinath Choudhury Executed by: Self, Date of Execution: 12/07/2019 , Admitted by: Self, Date of Admission: 12/07/2019 ,Place : Office			
		12/07/2019	LTI 12/07/2019	12/07/2019

Dwipayan Ghosh




School Bagan, Bolpur, P.O:- Bolpur, P.S:- Bolpur, Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFCPC5561K, Status :Individual, Executed by: Self, Date of Execution: 12/07/2019 , Admitted by: Self, Date of Admission: 12/07/2019 ,Place : Office				
2	Name Mrs Chhaya Guha Wife of Rathindranath Guha Executed by: Self, Date of Execution: 12/07/2019 , Admitted by: Self, Date of Admission: 12/07/2019 ,Place : Office	Photo  12/07/2019	Finger Print  LTI 12/07/2019	Signature  12/07/2019
27, Chelo Mahal,, P.O:- Natunganj, P.S:- Burdwan, District:-Burdwan, West Bengal, India, PIN - 713102 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADCPG7063N, Status :Individual, Executed by: Self, Date of Execution: 12/07/2019 , Admitted by: Self, Date of Admission: 12/07/2019 ,Place : Office				
3	Name Mrs Soma Choudhury Daugther of Late Anadinath Choudhury Executed by: Self, Date of Execution: 12/07/2019 , Admitted by: Self, Date of Admission: 12/07/2019 ,Place : Office	Photo  12/07/2019	Finger Print  LTI 12/07/2019	Signature  12/07/2019
School Bagan, Bolpur, P.O:- Bolpur, P.S:- Bolpur, Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ANTPC6945J, Status :Individual, Executed by: Self, Date of Execution: 12/07/2019 , Admitted by: Self, Date of Admission: 12/07/2019 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	JHINUK INFRA Flat No FF-01, First Floor, Alapan Apartments, Ban, Block/Sector: B, P.O:- Bolpur, P.S:- Bolpur, Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204 , PAN No.:: BROPG0298J, Status :Organization, Executed by: Representative

Dwijay Ghosh

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Dwaipayan Ghosh (Presentant) Son of Mr Biswa Bijoy Ghosh Date of Execution - 12/07/2019, , Admitted by: Self, Date of Admission: 12/07/2019, Place of Admission of Execution: Office	Photo  Jul 12 2019 4:29PM	Finger Print  LTI 12/07/2019	Signature  12/07/2019
Kalimohan Pally, Bolpur, P.O:- Bolpur, P.S:- Bolpur, Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No:: BROPG0298J Status : Representative, Representative of : JHINUK INFRA (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Abdul Hakim Son of Late Md Rustam Indirapally, Santiniketan, P.O:- Santiniketan, P.S:- Bolpur, Bolpur, District:- Birbhum, West Bengal, India, PIN - 731235	 12/07/2019	 12/07/2019	 12/07/2019
Identifier Of Prasanta Chowdhuri, Mrs Chhaya Guha, Mrs Soma Choudhury, Mr Dwaipayan Ghosh			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Prasanta Chowdhuri	JHINUK INFRA-5 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mrs Chhaya Guha	JHINUK INFRA-5 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mrs Soma Choudhury	JHINUK INFRA-5 Dec

Land Details as per Land Record

District: Birbhum, P.S:- Bolpur, Municipality: BOLPUR, Road: School bagan by road, Mouza: Bolpur Pin Code : 731204

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1529, LR Khatian No:- 23045	Owner:প্রশান্ত চৌধুরী, Gurdian:অনাদীনা চৌধুর, Address:বুলবগান, বোলপুরস বীরভূম, Classification:বালু, Area:0.050000000 Acre,	Owner Name not selected by applicant.

L2	LR Plot No:- 1529, LR Khatian No:- 23046	Owner:দ্বায়া গুহ , Gurdian:রশিন্দ্রনা গুহ, Address:নতনগঞ্জ, বর্ধমান , Classification:বালু, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 1529, LR Khatian No:- 23047	Owner:সোমা চৌধুরী , Gurdian:অনাদীনা চৌধুরী, Address:স্কুলবাগান, বোলপুর বীরভূম , Classification:বালু, Area:0.05000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 030305806 / 2019

On 12-07-2019

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 16:15 hrs on 12-07-2019, at the Office of the A.D.S.R. BOLPUR by Mr Dwaipayan Ghosh

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 54,75,000/-

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

Execution is admitted on 12/07/2019 by 1. Prasanta Chowdhuri, Son of Late Anadinath Choudhury, School Bagan, Bolpur, P.O: Bolpur, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by Profession Retired Person, 2. Mrs Chhaya Guha, Wife of Rathindranath Guha, 27, Chelo Mahal,, P.O: Natunganj, Thana: Burdwan, , Burdwan, WEST BENGAL, India, PIN - 713102, by caste Hindu, by Profession Retired Person, 3. Mrs Soma Choudhury, Daughter of Late Anadinath Choudhury, School Bagan, Bolpur, P.O: Bolpur, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by Profession Retired Person

Indetified by Abdul Hakim, , , Son of Late Md Rustam, Indirapally, Santiniketan, P.O: Santiniketan, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731235, by caste Muslim, by profession Advocate

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

Execution is admitted on 12-07-2019 by Mr Dwaipayan Ghosh, Proprietor, JHINUK INFRA, Flat No FF-01, First Floor, Alapan Apartments, Ban, Block/Sector: B, P.O:- Bolpur, P.S:- Bolpur, Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204

Indetified by Abdul Hakim, , , Son of Late Md Rustam, Indirapally, Santiniketan, P.O: Santiniketan, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731235, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Dwaipayan Ghosh

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 13623, Amount: Rs.50/-, Date of Purchase: 10/07/2019, Vendor name: Mathura
Bihari Basu

Kamalika Datta

Kamalika Datta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BOLPUR
Birbhum, West Bengal

Dwaipayan Ghosh

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0303-2019, Page from 117817 to 117836

*being No 030305806 for the year 2019.



Digitally signed by KAMALIKA DATTA
Date: 2019.07.15 18:19:31 +05:30
Reason: Digital Signing of Deed.

Katta

(Kamalika Datta) 15/07/2019 18:19:23

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BOLPUR

West Bengal.

*Copy of the document
26/07/2019*

Certified to be a true copy
of the document
Transcribe / Untranscribed

[Signature]
Addl. Dist. Sub-Registrar
Bolpur, Birbhum

(This document is digitally signed.)

26/07/2019
Dwijayan Ghosh