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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 422242

Certified that the Document is
 admitted to registration. The
 endorsement sheet attached
 with this document are the Part
 of this document.

M. Raju
24/8/20

[Signature]
 Addl. District Sub-Registrar
 Asansol, Dist. - Paschim Bardhaman

24 AUG 2020

e-Query No. 8001002072/2020.

GENERAL POWER OF ATTORNEY

(AFTER REGISTERED DEVELOPMENT AGREEMENT)

KNOW ALL MEN BY THESE PRESENT THAT I, SMT. PIU CHATTERJEE, (P.A.N. AERPC5905K), Wife of Sri Tapas Chatterjee, by Faith Hindu, by occupation Business, Citizenship Indian, resident of Gopalpur, P.O. Asansol-4, P.S. Asansol (South), A.D.S.R. Office Asansol, District Paschim Bardhaman, (West Bengal), PIN-713325, hereinafter referred to as the PRINCIPAL / LANDOWNER / EXECUTANT send greetings :-

[Signature]
 (Adv)

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WHEREAS, out of the total schedule mentioned Bastu land, the land situated in the District of Burdwan (presently Paschim Bardhaman), P.S. Asansol, Mouza Gopalpur, J.L. No. 10, comprised in part of R.S. Plot No. 667/953 under R.S. Khatian No. 699, 701, 611, 700 & 702, corresponding L.R. Plot No. 944 under L.R. Khatian No. 1074, measuring 07½ Decimal (as detailed in Schedule-I of the Deed of Sale mentioned hereinafter) was purchased by the Principal / Landowner herein, by virtue of a Deed of Sale dated 14/10/2009 duly registered in Book No. I, CD Volume No. 23, Pages 6028 to 6055, being No. 08321 for the year 2009 of A.D.S.R Office, Asansol from its previous owners Sri Sukhamay Chatterjee, Son of Late Kartick Chatterjee and 12 others of Gopalpur for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS, out of the total schedule mentioned Bastu land, the land situated in the District of Burdwan (presently Paschim Bardhaman), P.S. Asansol, Mouza Gopalpur, J.L. No. 10, comprised in part of R.S. Plot No. 667/952 under R.S. Khatian No. 331, corresponding L.R. Plot No. 945 under L.R. Khatian No. 1074, measuring 04½ Decimal was acquired by the Principal / Landowner herein, by virtue of a Deed of Gift dated 06/06/2016 duly registered in Book I, Volume Number 0205-2016, Page from 93718 to 93733, being No. 020504700 for the year 2016 of A.D.S.R Office, Asansol from her mother-in-law Smt. Sabitri Chatterjee, Wife of Asit Chatterjee of Gopalpur in consideration of the natural love and affection mentioned in the said Deed of Gift.

AND WHEREAS, out of the total schedule mentioned Bastu land, the land situated in the District of Burdwan (presently Paschim Bardhaman), P.S. Asansol, Mouza Gopalpur, J.L. No. 10, comprised in part of R.S. Plot No. 667/952 under R.S. Khatian No. 331, corresponding L.R. Plot No. 945 under L.R. Khatian No. 1074, measuring 01.20 Decimal was acquired by the Principal / Landowner

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herein, by virtue of a Deed of Gift dated 12/07/2018 duly registered in Book I, Volume Number 0205-2018, Page from 99901 to 99916, being No. 020505630 for the year 2018 of A.D.S.R Office, Asansol from her husband Sri Tapas Chatterjee, Son of Late Asit Chatterjee of Gopalpur in consideration of the natural love and affection mentioned in the said Deed of Gift.

AND WHEREAS, out of the total schedule mentioned Bastu land, the land situated in the District of Burdwan (presently Paschim Bardhaman), P.S. Asansol, Mouza Gopalpur, J.L. No. 10, comprised in part of R.S. Plot No. 667/941 under R.S. Khatian No. 609, corresponding L.R. Plot No. 955 under L.R. Khatian No. 1074, measuring 09 Decimal (as detailed in Schedule-II of the Deed of Sale mentioned hereinafter) was purchased by the Principal / Landowner herein, by virtue of a Deed of Sale dated 14/10/2009 duly registered in Book No. I, CD Volume No. 23, Pages 6028 to 6055, being No. 08321 for the year 2009 of A.D.S.R Office, Asansol from its previous owner 'Purna Disha Projects Limited', a Regd. Company, having its office at Md. Hazi Ali Lane, Apcar Gardens, Asansol-4 and represented by its Directors Sri Jitendra Nath Chatterjee, Son of Late Amrit Lal Chatterjee and others for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS, out of the total schedule mentioned Bastu land, the land situated in the District of Burdwan (presently Paschim Bardhaman), P.S. Asansol, Mouza Gopalpur, J.L. No. 10, comprised in part of R.S. Plot No. 666/942 under R.S. Khatian No. 380, corresponding L.R. Plot No. 954 under L.R. Khatian No. 1074, measuring 01 Katha 08 Chhatak was purchased by the Principal / Landowner herein, by virtue of a Deed of Sale dated 23/02/2007 duly registered in Book No. I, CD Volume No. 32, Page from 5546 to 5565, being No. 11426 for the

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year 2010 of A.D.S.R Office, Asansol from its previous owner Smt. Munni Debi Pandey, Wife of Sri Balmiki Pandey, of Gopalpur for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS, out of the total schedule mentioned Bastu land, the land situated in the District of Burdwan (presently Paschim Bardhaman), P.S. Asansol, Mouza Gopalpur, J.L. No. 10, comprised in part of R.S. Plot No. 666/942 under R.S. Khatian No. 380, corresponding L.R. Plot No. 954 under L.R. Khatian No. 1074, measuring 02 Katha 08 Chhatak was purchased by the Principal / Landowner herein, by virtue of a Deed of Sale dated 07/09/2007 duly registered in Book No. I, CD Volume No. 16, Page from 1868 to 1878, being No. 05536 for the year 2009 of A.D.S.R Office, Asansol from its previous owner Sri Tinku Bouri, Son of Sri Narad Bouri of Gopalpur for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS, out of the total schedule mentioned Bastu land, the land situated in the District of Burdwan (presently Paschim Bardhaman), P.S. Asansol, Mouza Gopalpur, J.L. No. 10, comprised in part of R.S. Plot No. 666/942 under R.S. Khatian No. 380, corresponding L.R. Plot No. 954 under L.R. Khatian No. 1074, measuring 02.50 Decimal was acquired by the Principal / Landowner herein, by virtue of a Deed of Gift dated 12/07/2018 duly registered in Book I, Volume Number 0205-2018, Page from 99901 to 99916, being No. 020505630 for the year 2018 of A.D.S.R Office, Asansol from her husband Sri Tapas Chatterjee, Son of Late Asit Chatterjee of Gopalpur in consideration of the natural love and affection mentioned in the said Deed of Gift.

AND WHEREAS the Principal / Landowner since there after duly mutated her name in the L.R. Records of Rights in L.R. Khatian No. 1074 in the Office of the S.D.L. & L.R.O. (E.P.-I), Asansol.

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AND WHEREAS the Principal / Landowner with the intent to develop her said landed properties duly converted her said land into Commercial Bastu and have obtained the Land-use NOC from ADDA vide Memo No. ADDA/ASL/536/V/155/FL/NOC/3599 dated 13/06/2019. The Principal / Landowner also obtained the Certificate Clearance for Developers vide Clearance No. 74/CC/D/2018 dated 04/10/2018 from the Divisional Forest Officer, Durgapur Division and obtained the permission from the authorities of West Bengal Fire & Emergency Services vide Memo No. IND/WB/FES/20192020/53951 Dated 18/06/2019 and lastly got sanctioned the Site Plan vide Memo No. 815/SP/AMC/HO/2020 Dated 01/06/2020 and the Building Plan vide Memo No. 816/BP/AMC/HO/2020 Dated 01/06/2020 from the competent authorities of Asansol Municipal Corporation for construction of G+3-storied cottage type double duplex residential building/s in 03 (three) Blocks each consisting of residential units, parking spaces, etc. but owing to unavoidable circumstances and prior engagements and commitments of the Principal / Landowner she abandoned her said intention for development of her said property by herself and she invited the Developer / Attorney herein to undertake the project of developing the schedule mentioned property of the Principal/Landowner.

AND WHEREAS be it mentioned herein that the aforesaid total landed properties lying side by side were clubbed and amalgamated together and the said being situated at the junction of three roads the two corner splayed portion was required to be gifted in favour of the Asansol Municipal Corporation as per rules of the A.M.C. and the Principal / Landowner duly gifted the said corner splayed portion measuring 05.60 Sq. Mtr. equivalent to 60.28 Sq. Ft. in R.S. Plot No. 667/953 out of the said total land of the Principal / Landowner by virtue of a Deed of Gift dated 27/09/2018 registered in Book No. I, Volume number 0205-

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2018, Page from 164686 to 164698, being No. 020509198 for the year 2018 of A.D.S.R Office, Asansol.

AND WHEREAS moreover for widening of the approach road in respect of the schedule mentioned landed properties the splayed portion was required to be gifted in favour of the Asansol Municipal Corporation as per rules of the A.M.C. and the Principal / Landowner duly gifted the said splayed portion measuring 99.585 Sq. Mtr. equivalent to 1071.92 Sq. Ft. in R.S. Plot No. 667/953, 666/942 & 667/941 out of the said total land of the Principal / Landowner by virtue of a Deed of Gift dated 26/08/2019 registered in Book No. I, Volume number 0205-2019, Page from 132748 to 132760, being No. 020507247 for the year 2019 of A.D.S.R Office, Asansol.

AND WHEREAS the Principal / Landowner under the aforesaid circumstances is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the land more fully mentioned in the 'A' Schedule hereunder written by paying the khajna, taxes, cess, etc. as fixed by the competent authorities from time to time.

AND WHEREAS, I, the Principal herein, decided to develop my said property by raising residential (G+3-storied) cottage type double duplex blocks/buildings thereon more fully described in the 'A' Schedule written hereunder and the Attorney / Developer herein approached me, i.e., the Principal / Landowner to develop the said land by constructing the residential (G+3-storied) cottage type double duplex blocks/buildings upon the said land under the terms and condition more fully described here under.

AND WHEREAS I the Principal herein have entered into a Development Agreement dated 24/08/2020 with the Developer, i.e., the Attorney herein, which was duly registered before the A.D.S.R. Office, Asansol being No. I-020504478 for the year 2020.

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AND WHEREAS I, the Principal herein, duly appoint, nominate, authorise and constitute "**CHATTERJEE CONSTRUCTION**", (P.A.N. AAPFC4013J), a Partnership Firm, having its Office at : Gopalpur, P.O. Asansol-4, P.S. Asansol (South), District Paschim Bardhaman, represented by its Partners :-
(1) **SRI TAPAS CHATTERJEE**, (P.A.N. ADAPC1130G), Son of Late Asit Chatterjee, and (2) **SRI RANADEEP CHATTERJEE**, (P.A.N. BWMPC1938C), Son of Sri Tapas Chatterjee, both are by faith Hindu, by occupation Business, Citizenship Indian, resident of Gopalpur, P.O. Asansol-4, P.S. Asansol (South), District Paschim Bardhaman, as my true and lawful constituted **Attorney** to do and perform or cause to be done or performed all or any of the following acts, deeds and things for me and my behalf including maintaining, managing, looking after, controlling the Schedule mentioned properties as well as for the purpose of transfer/sale/lease/mortgage/rent of the scheduled property either in part or full of Developer's allocated portions more fully described in the 'C' Schedule written hereunder, i.e.,

1. To look after, manage and control the 'A' schedule property on my behalf;
2. To take any other necessary step/steps measures for the protection of the 'A' Schedule property from damage, waste and alienate in any manner whatsoever on my behalf;
3. To pay rents and taxes to the Government of West Bengal and/or to the Asansol Municipal Corporation and/or any other authority or authorities concerned in respect of my schedule mentioned property.
4. To construct the residential (G+3-storied) cottage type double-duplex blocks/buildings in accordance with the site plan and building plan as has been sanctioned by the authorities of Asansol Municipal Corporation and thereafter transfer / sell the property developed falling under the Developer's Allocation

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(except my allotted portions) together with proportionate undivided impartible share of land and common portions and facilities and liabilities and amenities of the said proposed blocks/buildings to intending Purchaser/s.

5. To make and execute necessary application for water connection, sewerage connection, electric supply and other incidental requirements which is/are required for development purpose of the said land.
6. To engage Engineers, Architect, Contractor, Masons, Helpers for the construction of the multi-storied building/apartment and take necessary permission from the appropriate authority or authorities concerned as and when required by the Developer at its/their own cost.
7. To sign any document or documents or paper or papers required by law for the management and maintenance of the Schedule mentioned property on my behalf.
8. To appoint and engage Advocates, Pleaders, Solicitors, whenever my Attorney shall think fit and proper and to discharge and/or terminate his/her/their appointments.
9. To compromise compound or withdraw cases or be non-suited or refer to arbitration all disputes and differences.
10. To sign and verify all application of execution of decrees or orders of the Court for and on my behalf.
11. To withdraw and receive documents or money from any Court, office or opposite party/parties, either in execution of decrees or otherwise and to do all the acts that may be necessary in connection with any of such cases.
12. To prepare, sign, apply and execute all papers and documents in connection with the sanction/revision/renewal/amendment of the site plan and the building plan/plans by the Asansol Municipal Corporation and/or any other appropriate

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authority concerned in respect of the said landed property and collect NO OBJECTION CERTIFICATE from the Department as and when it will be required by the Developer.

13. To do all other acts, deeds, matters and things in respect of the said landed property described in the Schedule hereunder written including to represent before and making correspondence with the Asansol Municipal Corporation and/or ADDA or any other appropriate authority or authorities concerned relating to mutation, conversions and/or and any other matters relating to the said landed property.
14. To represent me before all the offices, authorities and departments of the State Govt./Central Govt. and in other private and public offices and to submit all petitions, returns, complaints and statements, forms, affidavits, including the office of the S.D.L. & L.R.O., Asansol, ADDA, Asansol Municipal Corporation for conversion, mutation, etc. as and when required by executing the same for me and on my behalf.
15. To appear before any Authority or Authorities either Public or Private or Statutory or Government Authority or Authorities including Police Authority, Income Tax/Wealth Tax Authority.
16. To make necessary representation including filing of complaints and appeals before the Asansol Municipal Corporation and/or ADDA at its jurisdiction, Assessor and Collectors of Paschim Bardhaman District and other concerned authorities in respect to fixation of rateable value of the said property.
17. To sign the plaint, written statements either supported by verification or affidavit and to file the same in any Court of law and to file Suit or proceedings.
18. To sign in the Memorandum of Appeal and to file the same in any Court of Law and also to defend any appeal or appeals.

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19. To file any Writ Petition under Article 226 of the Constitution of India in any High Court in India and also to defend any Writ Petition by taking appropriate and necessary steps.
20. To enter into any Agreement for Sale/Transfer/Lease/Mortgage/Tenancy in respect of the Schedule mentioned property and/or any part thereof with any prospective/intending Purchaser/Lessee/Transferee/Tenant/Mortgagee and to receive the entire earnest money/advance/consideration money in part or full in connection with the DEVELOPER'S ALLOCATED portion more fully described in the schedule written hereunder.
21. To negotiate on terms for and to agree to Transfer/Lease Out/Let Out the said property of the DEVELOPER'S ALLOCATION ONLY to any intending purchaser/purchasers/Lessees/transferees/tenants at such price or prices which my said Attorney shall decide in its/their absolute discretion as fit and proper and to agree upon and to enter into agreement or agreements as is deemed fit and proper.
22. To sign and execute any Deed of Conveyance/Assignment/Lease in respect of the said property of DEVELOPER'S ALLOCATED PORTION ONLY in favour of any intending Purchaser/Purchasers/Lessee/Lessees/Transferee and collect consideration money from them and also discharge valid receipt thereof and also present for registration before the Registration Authority at its jurisdiction, i.e., A.D.S.R. Office, Asansol, District Sub-Registrar, Paschim Bardhaman, District Registration Authority, Paschim Bardhaman, Registrar of Assurances for registration of the required Deeds/documents/conveyances, etc. in respect of the said property to the intending Purchasers/Lessee/Lessees and handover the physical/Identical Possession of the property.

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(Adv)

23. That the said Attorney, i.e., “**CHATTERJEE CONSTRUCTION**” shall be at liberty to sell, transfer, mortgage, lease, gift, exchange or allot and transfer the units/flats or any other structures or portion thereof in the said proposed residential (G+3-storied) cottage type double-duplex blocks/buildings (excepting my allocations of the properties as detailed in the ‘B’ Schedule written hereunder) including proportionate undivided land share / interest in the said land to any person including any Banks, i.e., Private or Public or Commercial Banks, financial institutions, organisations, etc. at such price and on such terms and conditions as the Developer may think fit and proper subject to any terms that may be imposed by any authority. Furthermore, the Developer will issue the allotment letter / possession letter in favour of the Principal at the time of handover of her allotted properties and the Principal shall have all transferable rights including sale, gift, lease, mortgage, etc. in respect of her said allotted properties to any person/s at any price or terms and considerations at her own free will without requiring any permission from the Developer or the Flat Owners’ Association.
24. It is also stated that this Deed of General Power of Attorney is only for the purpose of development and construction and promotion of the residential (G+3-storied) cottage type double-duplex blocks/buildings, transfer of the units/flats, etc. (excepting my allocations of the properties as stated in the Deed of Development Agreement) to the intending buyers/purchasers and administration for development works as well as formation of the Society to manage the units/flats in the said Blocks.

THAT be it expressly stated that this deed does not constitute/create/assume at all any kind of transfer and enjoyment of the schedule mentioned land in favour of my said Attorney and this General Power of Attorney is revocable.

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AND GENERALLY to do and cause to be done all lawful acts, deeds, matters and things necessary for the maintenance and interest of my property more fully and particularly described in the Schedule written hereunder which I could or would do if personally present.

AND I do hereby agree to ratify and confirm all acts, deeds, matters and things lawfully and bona fide done or cause to be done by my said Attorney / Developer by virtue of this Power of Attorney, which shall be construed as acts deeds and things done and cause to be done by me to all intents and purpose as if I was personally present.

THE 'A' SCHEDULE ABOVE REFERRED TO

DESCRIPTION OF THE PROPERTY

In the District of Paschim Bardhaman, P.S. Asansol (South), A.D.S.R. Office Asansol, **Mouza Gopalpur**, J.L. No. 10, under Asansol Municipal Corporation, Ward No. 31 (old) / 55 (new), all that piece and parcel of Bastu land comprised as follows :

(1) **L.R. Plot No. 944** (nine hundred forty four) under L.R. Khatian No. 1074, corresponding R.S. Plot No. 667/953 under R.S. Khatian No. 699, 701, 611, 700, 702, measuring in total 07 ½ (seven and a half) Decimal, i.e., 3267 Sq. Ft. minus the gifted area to AMC measuring 660.28 Sq. Ft. amounting to the balance area measuring 2606.72 Sq. Ft., i.e., **05.97 (five point nine seven) Decimal.**

(2) **L.R. Plot No. 945** (nine hundred forty five) under L.R. Khatian No. 1074, corresponding R.S. Plot No. 667/952 under R.S. Khatian No. 331, measuring in total **05.70 (five point seven zero) Decimal.**

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(3) **L.R. Plot No. 955** (nine hundred fifty five) under L.R. Khatian No. 1074, corresponding R.S. Plot No. 667/941 under R.S. Khatian No. 609, measuring in total 09 (nine) Decimal i.e., 3920.40 Sq. Ft. minus the gifted area to AMC measuring 171.92 Sq. Ft. amounting to the balance area measuring 3748.48 Sq. Ft., i.e., **08.59 (eight point five nine) Decimal.**

(4) **L.R. Plot No. 954** (nine hundred fifty four) under L.R. Khatian No. 1074, corresponding R.S. Plot No. 666/942 under R.S. Khatian No. 380, measuring in total 09.10 (nine point one zero) Decimal i.e., 3963.96 Sq. Ft. minus the gifted area to AMC measuring 300 Sq. Ft. amounting to the balance area measuring 3663.96 Sq. Ft., i.e., **08.40 (eight point four zero) Decimal.**

Total land in the aforesaid four plots measuring **28.66 (twenty eight point six six) Decimal** equivalent to more or less 17.37 Katha along with the 40 years old tile-shed residential structures constructed thereupon having covered area of 100 Sq. Ft. is hereby handed over for development upon the aforesaid terms and conditions.

Butted and bounded by :

On the North : Land of Kaushal Singh and House of Kanailal Maji.
On the South : Road.
On the East : Road.
On the West : Road.

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: THE 'B' SCHEDULE ABOVE REFERRED TO :
PRINCIPAL / LANDOWNER'S ALLOCATION

In lieu of the Principal's / Landowner's 'A' Schedule property, the Developer shall provide / allot the following :

(1) 06 (six) nos. of self contained cottage type double-duplex residential units/flats complete in all respect in **Block-I** of 'UMA GARDEN' as follows :

- (a) Duplex Unit No. A/101 (marked as A in the Building Plan) measuring carpet area of 420 Sq. Ft. in the Ground Floor and carpet area of 463 Sq. Ft. in the First Floor, i.e., total carpet area of 883 Sq. Ft. (covered area of 1128.47 Sq. Ft. and Super-built up area of 1354.17 Sq. Ft.).
- (b) Duplex Unit No. A/102 (marked as B in the Building Plan) measuring carpet area of 421 Sq. Ft. in the Ground Floor and carpet area of 464 Sq. Ft. in the First Floor, i.e., total carpet area of 885 Sq. Ft. (covered area of 1131.03 Sq. Ft. and Super-built up area of 1357.27 Sq. Ft.).
- (c) Duplex Unit No. A/103 (marked as C in the Building Plan) measuring carpet area of 421 Sq. Ft. in the Ground Floor and carpet area of 462 Sq. Ft. in the First Floor, i.e., total carpet area of 883 Sq. Ft. (covered area of 1128.47 Sq. Ft. and Super-built up area of 1354.17 Sq. Ft.).
- (d) Duplex Unit No. A/105 (marked as E in the Building Plan) measuring carpet area of 429 Sq. Ft. in the Second Floor and carpet area of 479 Sq. Ft. in the Third Floor, i.e., total carpet area of 908 Sq. Ft. (covered area of 1160.42 Sq. Ft. and Super-built up area of 1392.51 Sq. Ft.).
- (e) Duplex Unit No. A/106 (marked as F in the Building Plan) measuring carpet area of 431 Sq. Ft. in the Second Floor and carpet area of 469 Sq. Ft. in the Third Floor, i.e., total carpet area of 900 Sq. Ft. (covered area of 1150.20 Sq. Ft. and Super-built up area of 1380.24 Sq. Ft.).

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- (f) Duplex Unit No. A/107 (marked as G in the Building Plan) measuring carpet area of 424 Sq. Ft. in the Second Floor and carpet area of 464 Sq. Ft. in the Third Floor, i.e., total carpet area of 888 Sq. Ft. (covered area of 1134.86 Sq. Ft. and Super-built up area of 1361.84 Sq. Ft.).
- (2) 06 (six) nos. open to sky 4-wheeler parking spaces each measuring an area of 120 (one hundred twenty) Sq. Ft. and 06 (six) nos. open to sky 2-wheeler parking spaces each measuring an area of 18 (eighteen) Sq. Ft.
- (3) The Principal / Landowner shall be entitled to the common amenities and facilities such as : ultimate roof of Block-I, Block-II & Block-III of 'Uma Garden', staircase, boundary walls and main gate, well, common water supply system, common water pump, drainage and sewerage, common roads and passages, staircase lights and street lights, rainwater pipes, common staircase entrance gate, septic tanks, common underground water reservoir, common toilet for visitors/housemaids/guard/watch and ward staff, and such other common amenities and facilities which will be available for the said blocks (excluding those which are for sole and exclusive use of any unit holder/s), including proportionate undivided share or interest in the said land and the common rights and liabilities and facilities and amenities of the said blocks/buildings to be enjoyed with other co-occupiers of the said blocks/buildings. A.M.C. bulk water supply will be provided at extra costs as per AMC rules.

The units/flats shall be completed as per standard building materials and fittings and brands and specifications as will be published in the brochure.

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: THE 'C' SCHEDULE ABOVE REFERRED TO:

THE DEVELOPER'S ALLOCATION

The ATTORNEY / DEVELOPER shall get the rest of the constructed area of the proposed blocks/buildings to be constructed upon the land more fully described in the 'A' Schedule written hereinbefore TOGETHER WITH proportionate undivided impartible share of land and common parts and common amenities of the proposed cottage type double-duplex G+3-storied blocks/buildings to be constructed by the Developer at its cost and the Developer shall have right to sell/transfer Developer's allocated portion to any intending purchaser / purchasers except the Landowner's allotted properties mentioned herein above.

The Attorney / Developer shall hand over the Principal's / Landowner's allocated portion to the Principal / Landowner within 36 (thirty six) months from the date of execution of the Development Agreement.

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IN WITNESS WHEREOF the Principal / Executant / Landowner and the Attorney / Developer have hereunto set and subscribed their respective hands and seals on this the 24th day of August, 2020.

Witnesses :-

1. Prasanta Kumar
36/6 Goganchand
Ram bombh
PO Burupur, 713325
At P. Baidhyan.
2. Kaurika Chakrabarty
C/O Late S. N. Chakrabarty
Gopalpur, G. T. Road.
Asansol - 713304.

Pri Chatterjee

SIGNATURE OF THE PRINCIPAL

CHATTERJEE CONSTRUCTION

Tapas Chatterjee

Randeep Chatterjee.

PARTNER

SIGNATURE OF THE ATTORNEY

Drafted and prepared by me
as per the instructions of
the Principal / Executant.

Sulata Das
Advocate, Asansol Court.

Enrol. No. WB/1116/1999.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AERPCS905K



नाम / Name
PIU CHATTERJEE

पिता का नाम / Father's Name
HISTARAN CHAKRABORTY

जनम की तारीख / Date of Birth
15/10/1978

Pin Chatterjee
हस्ताक्षर / Signature




In case this card is lost / found, please inform / return to :
Income Tax PAN Services Unit, 4011001
Plot No. 3, Sector 11, CBD Hazratganj
Dist. Mumbai - 400 614.

इस कार्ड के खोने/प्राप्त होने पर कृपया सूचित करें/सौंपें :
आयकर सेवा-संख्या सेवाएँ इकाई, 4011001
प्लॉट नं. 3, सेक्टर 11, सीडी बी हज़रतगंज
महाराष्ट्र - 400 614.

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Pin Chatterjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAPFC4013J



नाम / Name
CHATTERJEE CONSTRUCTION

निगमन/गठन की तारीख
Date of Incorporation/Formation
08/08/2020

19062020

इस कार्ड के खोले/हारे पर कृपया सुनिश्चित करें/निर्धारित करें:

आयकर विभाग कार्ड, एन एस डी यूए
सीपीएसएल, एसी स्टोरीज,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़द डीप बंगलो चोक,
पुणे - 411 016.



*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL,
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bunglow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

TAPAS CHATTERJEE
ASIT CHATTERJEE
03/06/1968
 Permanent Account Number
ADAPC1130G



Tapas Chatterjee
 Signature

In case this card is lost / found, kindly inform / return to
 Income Tax PAN Services Unit, UTISI
 Plot No. 2, Sector 11, CBD Belapur
 Navi Mumbai - 400 614.

एक कार्ड जो खोया या पाया गया है, कृपया सूचित करें / वापस करें।
 आयकर पैन सेवाएँ यूनिट, UTISI
 प्लॉट नं. 2, सेक्टर 11, सीडी बी बेलपुर,
 नवी मुंबई - 400 614.

11
 Tapas Chatterjee

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
BWMPC1938C




नाम / Name
RANADEEP CHATTERJEE

पिता का नाम / Father's Name
TAPAS CHATTERJEE

जन्म की तारीख / Date of Birth
26/05/2000

Ranadeep Chatterjee
 प्रमाणित / Signature



In case this card is lost / found, kindly inform return to :
 Income Tax PAN Service Unit, UTTINI
 Plot No. 3, Sector 11, CRD Belapur,
 Navi Mumbai - 400 614.

इस कार्ड के खोने / मिलने या कथित खोना / मिलने पर :
 आपका ध्यान देने के लिए सूचित करने के लिए हमें सूचित करें।
 पता: प्लॉट नं. 3, सेक्टर 11, सी.डी. बेलपुर,
 नवी मुंबई-400 614.

Aaykar Sampark Kendras
 For Income Tax Related
 Queries Call Toll Free Nos.
 1961
 or
 18001801961

Ranadeep Chatterjee.

Major Information of the Deed

Deed No :	I-0205-04488/2020	Date of Registration	24/08/2020
Query No / Year	0205-8001002072/2020	Office where deed is registered	
Query Date	24/08/2020 1:18:28 PM	0205-8001002072/2020	
Applicant Name, Address & Other Details	Subrata Maji Asansolm Court, Thana : Asansol, District : Burdwan, WEST BENGAL, Mobile No. : 7001243660, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 31,10,000/-	Rs. 1,04,45,057/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020504478/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



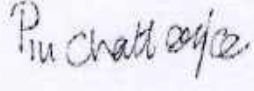
District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: Gopalpur Road, Road Zone : (On Road – On Road) , Mouza: Gopalpur (10), Pin Code : 713304

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-944	LR-1074	Bastu	Bastu	5.97 Dec	7,00,000/-	21,70,907/-	Property is on Road Adjacent to Metal Road, , Project Name :
L2	LR-945	LR-1074	Bastu	Bastu	5.7 Dec	6,00,000/-	20,72,725/-	Property is on Road Adjacent to Metal Road, , Project Name :
L3	LR-955	LR-1074	Bastu	Bastu	8.59 Dec	9,00,000/-	31,23,633/-	Property is on Road Adjacent to Metal Road, , Project Name :
L4	LR-954	LR-1074	Bastu	Bastu	8.4 Dec	9,00,000/-	30,54,542/-	Property is on Road Adjacent to Metal Road, , Project Name :
		TOTAL :			28.66Dec	31,00,000 /-	104,21,807 /-	
		Grand Total :			28.66Dec	31,00,000 /-	104,21,807 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	100 Sq Ft.	10,000/-	23,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	10,000 /-	23,250 /-	



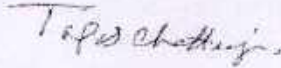


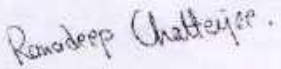
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Piu Chatterjee (Presentant) Wife of Mr Tapas Chatterjee Executed by: Self, Date of Execution: 24/08/2020 , Admitted by: Self, Date of Admission: 24/08/2020 ,Place : Office			
		24/08/2020	LTI 24/08/2020	24/08/2020
Gopalpur, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx5K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/08/2020 , Admitted by: Self, Date of Admission: 24/08/2020 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Chatterjee Construction Gopalpur, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304 , PAN No.:: AAXxxxxx3J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Tapas Chatterjee Son of Late Asit Chatterjee Date of Execution - 24/08/2020, , Admitted by: Self, Date of Admission: 24/08/2020, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Aug 24 2020 1:41PM</p>	<p>Finger Print</p>  <p>LTI 24/08/2020</p>	<p>Signature</p>  <p>24/08/2020</p>
<p>Gopalpur, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxx0G,Aadhaar No Not Provided Status : Representative, Representative of : Chatterjee Construction (as Partner)</p>				
2	<p>Name</p> <p>Mr Ranadeep Chatterjee Son of Mr Tapas Chatterjee Date of Execution - 24/08/2020, , Admitted by: Self, Date of Admission: 24/08/2020, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Aug 24 2020 1:42PM</p>	<p>Finger Print</p>  <p>LTI 24/08/2020</p>	<p>Signature</p>  <p>24/08/2020</p>
<p>Gopalpur, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BWxxxxx8C,Aadhaar No Not Provided Status : Representative, Representative of : Chatterjee Construction (as Partner)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Prasanta Rout Son of Late Gagan Chandra Rout Rambandh, P.O:- Burmpur, P.S:- Hirapur, District:-Burdwan, West Bengal, India, PIN - 713325</p>	 <p>24/08/2020</p>	 <p>24/08/2020</p>	 <p>24/08/2020</p>
<p>Identifier Of Mrs Piu Chatterjee, Mr Tapas Chatterjee, Mr Ranadeep Chatterjee</p>			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Piu Chatterjee	Chatterjee Construction-5.97 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Piu Chatterjee	Chatterjee Construction-5.7 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs Piu Chatterjee	Chatterjee Construction-8.59 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs Piu Chatterjee	Chatterjee Construction-8.4 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Piu Chatterjee	Chatterjee Construction-100.00000000 Sq Ft

Land Details as per Land Record

District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: Gopalpur Road, Road Zone : (On Road -- On Road) , Mouza: Gopalpur (10), Pin Code : 713304

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 944, LR Khatian No:- 1074	Owner:পিউ চ্যাটার্জী, Gurdian:তাপস , Address:নিজ , Classification:বাইদ, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 945, LR Khatian No:- 1074	Owner:পিউ চ্যাটার্জী, Gurdian:তাপস , Address:নিজ , Classification:বাইদ, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 955, LR Khatian No:- 1074	Owner:পিউ চ্যাটার্জী, Gurdian:তাপস , Address:নিজ , Classification:বাইদ, Area:0.09000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 954, LR Khatian No:- 1074	Owner:পিউ চ্যাটার্জী, Gurdian:তাপস , Address:নিজ , Classification:বাইদ, Area:0.09000000 Acre,	Owner Name not selected by applicant.

On 24-08-2020

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 13:28 hrs on 24-08-2020, at the Office of the A.D.S.R. ASANSOL by Mrs Piu Chatterjee ,Executant.

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 1,04,45,057/-

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

Execution is admitted on 24/08/2020 by Mrs Piu Chatterjee, Wife of Mr Tapas Chatterjee, Gopalpur, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Business

Identified by Mr Prasanta Rout, , Son of Late Gagan Chandra Rout, Rambandh, P.O: Burnpur, Thana: Hirapur, , Burdwan, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

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

Execution is admitted on 24-08-2020 by Mr Tapas Chatterjee, Partner, Chatterjee Construction, Gopalpur, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304

Identified by Mr Prasanta Rout, , Son of Late Gagan Chandra Rout, Rambandh, P.O: Burnpur, Thana: Hirapur, , Burdwan, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

Execution is admitted on 24-08-2020 by Mr Ranadeep Chatterjee, Partner, Chatterjee Construction, Gopalpur, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304

Identified by Mr Prasanta Rout, , Son of Late Gagan Chandra Rout, Rambandh, P.O: Burnpur, Thana: Hirapur, , Burdwan, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2120, Amount: Rs.100/-, Date of Purchase: 30/07/2020, Vendor name: S Banerjee

Hillol Ghosh

Hillol Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0205-2020, Page from 97589 to 97617

being No 020504488 for the year 2020.



Digitally signed by HILLOL GHOSH
Date: 2020.08.25 11:17:00 +05:30
Reason: Digital Signing of Deed.

Hilol Ghosh

(Hilol Ghosh) 2020/08/25 11:17:00 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)
