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পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

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8 5 JUL 2018

REGISTERED DEVELOPMENT AGREEMENT

Si.Ne S225 Date 25/06/18

Solo to Rite Lakari

Address Value of Stamp

Date of Purchase of the Stamp

Paper from Treasury from Where

Purchase Duryapur

Ram Prasad Saneriee

Stamp Vender

A.D.S.R. Office, Durgapur-16

Dicence No-1/93



Addi. Dist. Sub-Registrar Durgepur, Buidwan

. 5 JUL 2018

KNOW ALL MEN BY THESE PRESENTS THAT We, (1) SMT. RITA LAHIRI, [PAN-ACQPL3781K] Wife of Late Paritosh Lahiri by faith- Hindu, by Nationality- Indian, by Occupation-Housewife resident of Sankarpur, P.O.- Durgapur, P.S.- New Township, A.D.S.R. office- Durgapur, Sub-Division - Durgapur, Dist.- Paschim Bardhaman, PIN-713206.

(2) SMT. SARMISTHA DEY (DAS) [PAN-AKTPD0491K] Daughter of Late Ahindra Nath Das, wife of Sri Dilip Dey by faith- Hindu, by Nationality- Indian, by Occupation-Housewife, resident of E/12, Sukumar Nagar, P.O.- Durgapur, P.S.- Coke Oven, A.D.S.R. office- Durgapur, Sub-Division - Durgapur, Dist. – Paschim Bardhaman, PIN-713201.

do hereby state and declare as follows :-

Whereas We are the absolute owners of the land which are more fully described in Schedule A & B below respectively under Mouza- Sankarpur, under the jurisdiction of Jemua Gram Panchayat Dist.- Paschim Bardhaman.

Whereas We have entered into a Development Agreement K. C. ASSOCIATES, (PAN-AAKFK5269M) a partnership firm having it's registered office at Shyam Complex, Benachity, P.O.- Benachity, P.S. and A.D.S.R, office- Durgapur, Sub-Division-Durgapur, Dist- Paschim Bardhaman, PIN- 713213 represented by it's partners,

- (1) MD. NASIM KHAN [PAN-ANHPK8226A] son of Md. Muslim Khan by faith Muslim, Indian citizen, by Occupation-Business resident of A1/2, Ashiyana, Naim Nagar, P.O.-Durgapur, P.S. and A.D.S.R. office- Durgapur, Sub-Division - Durgapur, Dist.-Paschim Bardhaman, PIN-713203.
- (2) SMT. PAPIYA MUKHERJEE [PAN-ALLPM8153H] wife of Sri Pintu Mukherjee, by faith- Hindu, Indian citizen, by occupation- Business, resident of 10/19, Aurobindo Avenue, P.O.- A-zone, P.S. and A.D.S.R. office- Durgapur, Sub-Division- Durgapur, Dist.- Paschim Bardhaman, PIN- 713204.
- (3) SRI MANOJ CHOUDHARY [PAN-AFYPC4626H] son of Late Surendar Choudhury, by faith Hindu, Indian citizen, by Occupation Business resident of D-3/10, Suniti Chatterjee Path, City Centre, P.O.- City Centre, P.S. and A.D.S.R. office- Durgapur, Sub-Division - Durgapur, Dist.- Paschim Bardhaman, PIN-713216, and the same has



Add. Dist. Sub-Registrar Durgapur, Burdwan

.0 5 JUL 2018

been duly registered before the office of A.D.S.R. Durgapur vide Deed No. 0206003131 for the year 2018.

And Whereas We do hereby nominate, constitute and appoint, K. C. ASSOCIATES, [PAN-AAKFK5269M] a partnership firm having it's registered office at Shyam Complex, Benachity, P.O.- Benachity, P.S. and A.D.S.R, office- Durgapur, Subdivision-Durgapur, Dist- Paschim Bardhaman, PIN- 713213 represented by it's partners,

- (1) MD. NASIM KHAN [PAN-ANHPK8226A] Son of Md. Muslim Khan by faith Muslim, Indian citizen, by Occupation-Business resident of A1/2, Ashiyana, Naim Nagar, P.O.-Durgapur, P.S. and A.D.S.R. office- Durgapur, Sub-Division Durgapur, Dist.-Paschim Bardhaman, PIN- 713203.
- (2) SRI MANOJ CHOUDHARY [PAN-AFYPC4626H] Son of Late Surendar Choudhury, by faith Hindu, Indian citizen, by Occupation Business resident of D-3/10, Suniti Chatterjee Path, P.O.- City Centre, P.S. and A.D.S.R. office- Durgapur, Sub-Division -Durgapur, Dist.- Paschim Bardhaman, PIN- 713206, as our Lawful Attorney to do and perform the following acts, deeds and things on our behalf in connection with our Landed property either solely or jointly details of which has given in the schedule below:-
- To appear before the office of Durgapur Municipal Corporation or A.D.D.A. or B.L.& L.R.O. Durgapur, Jemua Gram Panchayat or any Govt. Office or any Offices for any purpose in connection of our above said plot thereon on our behalf.
- To submit any building plan or revised plan or letter or documents or to receive any letter in our name and to sign therein after receipt before Jemua Gram Panchayat or A.D.D.A. or B.L.& L.R.O. Durgapur or any Govt. office or any offices for any purposes in connection of our above said plot and thereon.
- To deposit any fees or charges in the office of Durgapur Municipal Corporation or A.D.D.A. or B.L. & L.R.O. Durgapur or Jemua Gram Panchayat or any Govt. office or any offices for any purpose in connection of our above said plot thereon in our name.



2

Addl. Dist. Sub-Registrer Durgapur, Burderen

- To recover and receive any debt or any rent or to demand any amount or dues owing to us from any person or any office and after receive will execute any receipt in respect of our schedule landed property.
- To receive the building plan or revised plan after sanction from the Jemua Gram Panchayat or competent authority on behalf of us.
- To apply for any type of connection in our name without making us liable for loss or damage by reasons thereof.
- To enter into agreement for renovation or reconstruction or painting of building with any contractor and to dismiss the said contractor if they deems necessary.
- To bring any proceeding or any suit on our behalf in connection with our said plot against any person or any authorities before any court of law.
- To appear and act in all courts or any office and to sign verify and file plaint, written statement, written objection, in connection with any case or proceeding of our said plot or in our name for our interest in connection of the said plot.
- To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority in connection of our said plot.
- 11. To submit any application before office of District Magistrate, office of B.D.O. or D.L. & L.R.O. or B.L. & L.R.O. or Panchayat Office or Police Station or Court for any purpose in connection of our above said plot and construction thereon.
- 12. To execute any affidavit or bond or any document in favour of customer of office for our interest in connection of our above said plot thereon, without making us liable for loss or damage by reasons thereof.
- To give or to create mortgage of any erected flat area for grant of loan in respect of erection of multistoried building to that effect.
- 14. To submit any application before electricity authority for purpose of electric connection or Water Connection for the constructed multistoried building and flat therein.





Add the con-

Addl. Dist. Sub-Registrar Durgapur, Burdenn

- 15. To appear before the office of A.D.S.R. Durgapur or any Registration office having authority for and to present and execute any Sale deed or Agreement to Sale in connection with erected flat to prospective purchaser only Developers Allocation as per Development Agreement on our behalf.
- 16. To execute Agreement for sale in favour of their customer or intending purchaser without making us liable on any account under any circumstances or for any loss or damage by reasons thereof.
- 17. To receive or acknowledge any amount towards sale consideration of erected flat or garage which is allocated as DEVELOPER SHARE over our above said landed property.
- 18. And Generally to do all acts deeds and things which our said Attorney may think fit and necessary for any purpose as above said as fully and effectually in all respects as we could do the same. And we hereby whatsoever our said Attorney shall lawfully do or cause to be done by virtue of the said as if we were personally present.
- 19. By this Power of Attorney no right, title interest and possession is hereby transferred to the attorney/s.
- 20. It is worth stated that there is no restriction imposed by the Government or Semi-Government authority for executing the power of attorney or if it is found our said attorney/s will abide by all the rules and regulations imposed by the authority and this power of attorney is REVOCABLE.
- 21. This Power of Attorney is revocable after handing over the flats to the prospective buyers subject to fulfillment of conditions stipulated in Development Agreement.



Addi. Dist. Sub-Registrer

Durgapur, Burdwan

# FIRST SCHEDULE ABOVE REFERRED TO (DESCRIPTION OF LAND)

# SCHEDULE- A

All that piece and parcel Bastu land measuring 12 (Twelve) Cottah or more or less 20 (Twenty) Decimal within Mouza- Sankarpur, J.L.No.- 95, L.R. J.L. No.- 109, being Plot No.- R.S.- 71, L.R.-273, Khatian No.-R.S.- 67, L.R.- 234, under under the jurisdiction of Jemua Gram Panchayat P.S.- New Township, Dist- Paschim Bardhaman.

North : Mission (Church) & Sharmistha Dey

South : Rita Lahiri

East : A. Roy.

West : 20 Ft. Metal Road.

# SCHEDULE- B

All that piece and parcel Bastu land measuring 3.5 (three point five) Cottah or more or less 6 (slx) Decimal within Mouza- Sankarpur, J.L.No.-95, L.R.J.L. No.- 109, being Plot No.- R.S.- 71, L.R.- 273, Khatian No.- L.R.- 2381, under the jurisdiction of Jemua Gram Panchayat, P.S.- New Township, Dist- Paschim Bardhaman.

Entire land is Butted and Bounded

North : 12 Ft. Metal Road

South : Rita Lahiri East : Sathi Banik

West : Mission ( Church ).





2

Addl. Dist. Sub-Registrer Durgapur, Burderan

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants and Attorney Holder are attested in additional page in this deed being no. 1 (A) and this will be treated as a part of this deed.

IN WITNESS WHEREOF WE' the executants and the attorney set and subscribed their respective hands on this the ...3.0.16...day of June 2018 before A.D.S.R. Durgapur in free and fair state of mind and health.

# Witnesses:

1. Sankar Das: Sto Let Shresh Ch Des: 204(D) DOLPHIN TOWER Safther & Wifer K, Dar- 6

2. Indrajel-Lahiki

Sto. Ct. Paritosh Lahiri

MR: 20:

Enginoneshi Park.

Swegague-E.

3. Dilip Dey

Sto Late Upendra Nath Day

E-12. Sukumu Nagar, Dungague 1

Drafted and Typed at my office & I have read over & Explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction. Acres Muskopodyse.

ndos sho some Pars of De 198 - 43

Sarmistha Bey (Bes)

Signature of Executants

M. C. ASSOCIATES M.D. Nasim Khan

Partner

Vay Choulkary

Signature of Attorney



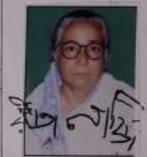
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Addi. Dist. Sub-Registrar Durgapur, Burdwan







Colour Photo and Finger prints of both hands enclosed and attested by me.

15/ afizin

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Colour Photo and Finger prints of both hands enclosed and attested by me. Sarmis the Duy (Bas)

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Photo

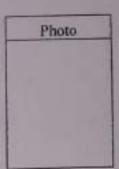
Colour Photo and Finger prints of both hands enclosed and attested by me.

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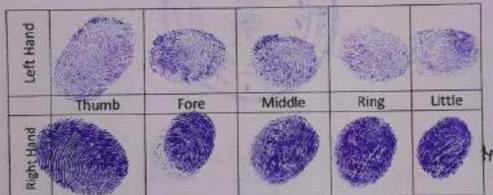


Addi. Dist. Sub-Registrar Durgnour, Burdwan

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Colour Photo and Finger prints of both hands enclosed and attested by me.





Colour Photo and Finger prints of both hands enclosed and attested by me.

HD. Hasim Khan

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Colour Photo and Finger prints of both hands enclosed and attested by me.

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Durcharur, Phirotecan

0 5 JUL 2018

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election commission of India

W/B/37/265/768861





निर्दोद्धरुक नाम

ः भर्भन्य मान

Elector's Name | Sankar Das

Firms HTM

ঃ সূরেশ চল দাস

Pather's Name : Surest Chandra Dat

few/Sex

: 29/M

Date of Birth : XXXXX1972



WB/37/265/768861

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Address: SAPTARSHI FARM, SHANBIARPUR, NEW TOWNSHIP, BUROWAN, 113717

Oats: 98/04/2913

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Required for Cifices for 276-Pandubes was Constituency.

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Addi. Dist. Sub-Registrar Durpapur. Burdaran

# Major Information of the Deed

| eed No :  | 1-0206-03709/2018   | Date of Registration  | 05/07/2018            |  |
|---|---|---|-----------------------|--|
| Query No / Year 0206-1000165265/2018              |   | Office where deed is re                                     |                       |  |
| Query Date  | 19/06/2018 11:11:52 AM  | A.D.S.R. DURGAPUR,  | District: Burdwan     |  |
| Applicant Name, Address<br>& Other Details        | Md Nasim Khan<br>A-1/2, Ashiyana, Naim Nagar,Than<br>- 713213, Mobile No.: 9732015470 | a : Durgapur, District : Burdo<br>), Status :Buyer/Claimant | wan, WEST BENGAL, PIN |  |
| Transaction                                       |   | Additional Transaction                                      |                       |  |
| [0138] Sale, Development<br>Development Agreement | Power of Attorney after Registered  |   |                       |  |
| Set Forth value                                   |   | Market Value  |                       |  |
| Rs 37,00,000/-                                    |   | Rs. 86,11,239/-   |                       |  |
| Stampduty Paid(SD)                                |   | Registration Fee Paid                                       |                       |  |
| Ph. FOL (Autolo(40(a)))                           |   | Rs. 7/- (Article:E)   |                       |  |
| Remarks   | Development Power of Attorney at<br>No/Year]: 020603131/2018                          | ter Registered Development                                  | Agreement of [Deed    |  |

## Land Details:

District: Burdwan, P.S.- New Township, Gram Panchayat, JEMUA, Mouza: Sankarpur

| Sch      | Plot            | Khatian | Land  | Use  | Area of Land | Setronin     | Market<br>Value (In Rs.) | Other Details  |
|----------|-----------------|---------|-------|------|--------------|--------------|--------------------------|--|
| No<br>L1 | Number<br>RS-71 | RS-67   | Vastu | Baid | 20 Dec       | 22,00,000/-  |                          | Width of Approach<br>Road: 20 Ft.,<br>Adjacent to Metal<br>Road. |
| L2       | RS-71           | RS-67   | Vastu | Baid | 6 Dec        | 15,00,000/-  | 19,87,209/-              | Width of Approach<br>Road: 12 Ft.,<br>Adjacent to Metal<br>Road, |
|          |                 | TOTAL : |       |      | 26Dec        | 37,00,000 /- | 86,11,239 /-             |  |
|          | Grane           | Total:  |       |      | 26Dec        | 37,00,000 /- | 86,11,239 /-             |  |

Principal Details:

| SI<br>No | Name, Address, Photo, Finger p   | rint and Signat | ure           |            | 79 |
|----------|--|-----------------|---------------|------------|----|
| 1        | Name   | Photo           | Fringerprint  | Signature  | -  |
|          | Rita Lahiri (Presentant ) Wife of Late Paritosh Lahiri Executed by: Self, Date of Execution: 30/06/2018 , Admitted by: Self, Date of Admission: 05/07/2018 ,Place - Office |                 |               | हिल्लाहर   |    |
|          |  | 05/07/2019      | ENGINEDIS LTI | 05/07/2018 | 11 |

Sankarpur, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACQPL3781K, Status: Individual, Executed by: Self, Date of Execution: 30/06/2018, Admitted by: Self, Date of Admission: 05/07/2018, Place: Office

Major Information of the Deed :- I-0206-03709/2018-05/07/2018

| Name  | Photo      | Fringerprint | Signature           |
|---|------------|--------------|---------------------|
| Sarmistha Dey Daugther of Late Ahindra Nath Das Executed by: Self, Date of Execution: 30/06/2018 , Admitted by: Self, Date of Admission: 05/07/2018 ,Place : Office |            |              | Sommistha Duy (Bas) |
|   | 05/07/2019 | £11          | 5997/2018           |

E/12, Sukumar Nagar, P.O:- Durgapur, P.S:- Coke Oven, District:-Burdwan, West Bengal, India, PIN - 713201 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKTPD0491K, Status: Individual, Executed by: Self, Date of Execution: 30/06/2018, Admitted by: Self, Date of Admission: 05/07/2018, Place: Office

# Attorney Details:

| SI<br>No | Name, Address, Photo, Finger print and Signature   |
|----------|--|
| 1        | K C Associates Shyam Complex, Benachity, P.O - Durgapur, P.S - Durgapur, District -Burdwan, West Bengal, India, PIN - 713213 PAN No.: AAKFK5269M, Status Organization, Executed by: Representative |

### Representative Details:

| 10 | Name, Address, Photo, Finger print and Signature  |                    |                   |                    |  |
|----|---|--------------------|-------------------|--------------------|--|
| 1  | Name  | Photo              | Finger Print      | Signature          |  |
|    | Md Nasim Khan Son of Mohd Muslim Khan Date of Execution 30/06/2018, , Admitted by: Self, Date of Admission: 05/07/2018, Place of Admission of Execution: Office | A COLOR            |                   | MA - Klasim Kitan- |  |
|    |   | Jul 5 2018 12:01PM | CTI<br>05/07/2012 | 05HT/2010          |  |

A-1/2, Ashiyana, Naim Nagar, P.O.- Durgapur, P.S.- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713203, Sex: Male, By Caste, Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ANHPK8226A Status: Representative, Representative of : K C Associates (as partner)

| 2 | Name  | Photo  | Finger Print      | Signature      |
|---|---|--|-------------------|----------------|
|   | Mr Manoj Choudhury Son of Late Surendra Choudhury Date of Execution - 30/06/2018, , Admitted by: Self, Date of Admission: 05/07/2018, Place of Admission of Execution: Office | OF THE PERSON NAMED IN COLUMN TO PERSON NAME | Al di             | Keig Cheathaug |
|   |   | Jul 5 2018 12:08PM   | LTI<br>05/97/2010 | 05/57/2018     |

D-3/10, Suniti Chatterjee Path, City Centre, P.O:- Durgapur, P.S:- Durgapur, District: Burdwan, West Bengal, India, PIN - 713216, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of, India, , PAN No.:: AFYPC4626H Status: Representative, Representative of : K C Associates (as partner)

Major Information of the Deed :- I-0206-03709/2018-05/07/2018

#### Name & address

Mr Sankar Das

Son of Late Suresh Chandra Das

204 D. Dolphin Tower, Saptarshi Park, P.O.- Durgapur, P.S.- New Township, District:-Burdwan, West Bengal, India, PIN - 713206. Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, , Identifier Of Rita Lahiri, Sarmistha Dey, Md Nasim Khan, Mr Manoj Choudhury

05/07/2018

Santar Des

| Transf | er of property for I. | 1                         |    |
|--------|-----------------------|---------------------------|----|
| SI.No  | From                  | To. with area (Name-Area) |    |
| 1      | Rita Lahin            | K C Associates-20 Dec     |    |
| Transf | fer of property for L | .2                        |    |
| SI.No  | From                  | To. with area (Name-Area) | 10 |
| 1      | Sarmistha Dey         | K C Associates-6 Dec      |    |

Endorsement For Deed Number: 1 - 020603709 / 2018

#### On 19-06-2018

# 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 86.11.239/-

> Abhijit Chatterjee ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. DURGAPUR

> > Burdwan, West Bengal

#### On 05-07-2018

# 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 11:57 hrs. on 05-07-2018, at the Office of the A.D.S.R. DURGAPUR by Rita Lahini, one of the Executants.

Major Information of the Deed :- I-0206-03709/2018-05/07/2018

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

execution is admitted on 05/07/2018 by 1, Rita Lahiri, Wife of Late Paritosh Lahiri, Sankarpur, P.O. Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife, 2. Sarmistha Dey, Daughter of Late Ahindra Nath Das, E/12, Sukumar Nagar, P.O. Durgapur, Thana; Coke Oven, , Burdwan, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession House wife

Indetified by Mr Sankar Das., . Son of Late Suresh Chandra Das. 204 D. Dolphin Tower, Saptarshi Park, P.O.: Durgapur, Thana. New Township, . Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu. by profession Others

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

Execution is admitted on 05-07-2018 by Md Nasim Khan, partner, K C Associates, Shyam Complex, Benachity, P.O.-Durgapur, P.S.- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213

Indetified by Mr Sankar Das, ... Son of Late Suresh Chandra Das, 204 D, Dolphin Tower, Saptarshi Park, P.O. Durgapur, Thana: New Township..., Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Others

Execution is admitted on 05-07-2018 by Mr Manoj Choudhury, partner, K.C. Associates, Shyam Complex, Benachity, P.O.-Durgapur, P.S.-Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213

Indetified by Mr Sankar Das. , , Son of Late Suresh Chandra Das, 204 D. Dolphin Tower, Saptarshi Park, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Others

#### 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/-

## Payment of Stamp Duty

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

 Stamp: Type: Impressed, Serial no 5225, Amount: Rs. 50/-, Date of Purchase: 25/06/2018, Vendor name: Ram Prasad Banerjee

Abhijit Chatterjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

Major Information of the Deed - I-0206-03709/2018-05/07/2018

dificate of Registration under section 60 and Rule 69.

kegistered in Book - I

Volume number 0206-2018, Page from 67752 to 67768 being No 020603709 for the year 2018.



1

Digitally signed by ABHIJIT CHATTERJEE

Date: 2018.07.17 16:32:48 +05:30 Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 17-07-2018 16:32:11 ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. DURGAPUR West Bengal.

(This document is digitally signed.)