

2044/18

I- 10091



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

E 224620

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

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

11 DEC 2018

GRN-19-201819-031506182-1

### Development Agreement

Query No- 0205-1833867/18

1. Date: 11<sup>th</sup> December 2018
2. Nature of Document: Development Agreement
3. Parties: Collectively the following:
  - 3.1 Owners: 1. SRI BARID BARAN CHATTERJEE (PAN No. ACJPC0626P) 2. SRI ASHES BANDHU CHATTERJEE (PAN No. AGGPC7398M) both sons of Late Kritibas Chatterjee 3. SRI NANDA DULAL CHATTERJEE (PAN No. ACQPC9324D) son of Late Prahlad Ratan Chatterjee, Hill View Park (North) Opposite Hill View Nursing Home, Asansol-4, PS Asansol(South), District Paschim Bardhaman of ONE PART

*[Signature]*  
G. S. S. S.

10001-1

Date of issuance from Asansol to court  
- 6 DEC 2018  
L No 1 of 2000-01

নং নং, 1102 তারিখ 6/12/18  
পূলা 5000  
নাম David Baran Chatterjee  
ঠিকানা- And  
জন্ম তারিখ 19/12/1958

প্রসান্তা গান্ধী, আসানসোল  
PRASANTA GHANTY  
Asansol Stamp Vendor  
L No. 1 of 2000-01

Confirmed that the Document is  
submitted to registration. The  
environmental check attached  
with this document and the fee  
of this document

11 DEC 2018  
Addl. District Sub-Registrar  
Asansol Dist - Paschim Bardhaman

GRA 19-2018-01506182-1

Registration Department



Addl. District Sub-Registrar  
Asansol, Dist - Paschim Bardhaman  
11 DEC 2018

**3.2 Developer: M/S JAI MATA DI HOUSING PROJECTS**

**(PARTNERSHIP FIRM (PAN No. AAKFJ1776A)** within the meaning of the Partnership Act, and having its registered office C/o Parimal Roy, S/o Late Fakir Chandra Roy by faith Hindu, resident of K. S. Road, PO Asansol, PS Asansol(North), District Burdwan (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors-in-interest and/or assigns) of the **Other Part** represented by its Partners 1) **PARIMAL ROY**, (PAN No. AHCPR5637F) S/o Late Fakir Chandra Roy by faith Hindu, resident of K. S. Road, PO Asansol, PS Asansol(North), District Burdwan 2) **AVIJIT DUTTA**(PAN No. AHWPD5193J) , son of Mr. Ramendra Nath Dutta, by faith-Hindu, by occupation Business, residing at 3 N. S. Road, Asansol, PO Asansol, PS Asansol(South), District Burdwan

- 4. Subject Matter:** The "**Project**" being development of the "**Said Property**" described in the **Schedule-A** by constructing thereat a complex of multi-storied buildings (hereafter called the "**Complex**") consisting, inter alia, of such self-contained independent portions that can be separately and exclusively used and enjoyed for residential, commercial and semi-commercial purpose (hereinafter called the "**Units**") and spaces for parking of cars and two wheelers (hereinafter called the "**Parking Spaces**"). The Units, the Parking Spaces, both covered and open, servant's quarters, if any, and other areas of the Building and abutting it within the Said Property that may be exclusively used and occupied hereinafter collectively called "**Saleable Areas**".

**5. Background:**

- 5.1 That the Land measuring .123 Acres equivalent to 7½ Cottah of land situated within RS Plot No 3976 with Mouza Asansol Municipality, PS Asansol, District Burdwan was originally belonged to Krittibas Chattopadhyay S/o Ram Kumar Chattopadhyay of Budha, Asansol

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and his name was duly recorded in the RS Record of Right of RS Khatian No 11664 & 11668 of the said Mouza and said measuring .495 Acres equivalent to 29 Cottah 15 Chittak of land situated within RS Plot No 3977 with Mouza Asansol Municipality, PS Asansol, District Burdwan was originally belonged to Prahlad Ratan Chattopadhyay, Barid Baran Chattopadhyay & Ashes Baran Chattopadhyay all sons of Late Krittibas Chattapadhyay of Budha, Asansol and their name was duly recorded in the RS Record of Right of RS Khatian No 6159 of the said Mouza and whereas said Krittibas Chattopadhyay died intestate leaving behind his three sons namely Prahlad Ratan Chattopadhyay, Barid Baran Chattopadhyay & Ashes Baran Chattopadhyay as his only legal heirs and successors and as such after the death of said Krittibas Chattopadhyay his left out property inherited by his aforesaid three sons equally each having 1/3<sup>rd</sup> share and subsequently said Prahlad Ratan Chattopadhyay died leaving behind his only son Nanda Dulal Chatterjee @ Nanda Dulala Chattopadhyay as his only legal heirs and successors and accordingly the property left out by said Prahlad Ratan Chattopadhyay was absolutely devolved upon his only son said Nanda Dulal Chatterjee @ Nanda Dulala Chattopadhyay by law of inheritance and thus the said Nanda Dulal Chatterjee @ Nanda Dulala Chattopadhyay, Barid Baran Chattopadhyay & Alesh Baran Chattopadhyay possessed the said 37 cottah 7 Chittak of land in the said two plots namely 3976 & 3977 of Mouza Asansol Municipality jointly each having 1/3<sup>rd</sup> share in the aforesaid property.

- 5.2 The Owners has represented to the Developer *inter alia* as follows:

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- (a) That the Said Property or any part thereof is not subject to any other mortgage, charge, lien, security and/or guarantee of any nature whatsoever.
- (b) No notices have been issued by the Income-tax Authority nor are any proceedings pending within the meaning of Section 281 of Income-tax Act, 1961 and there is no prohibitory order upon the Owner.
- (c) No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the Owners to deal with the Said Property.
- (d) There is no order of attachment or injunction order in respect of the Said Property or any part thereof.
- (e) The Owners' has clear and marketable title of the said property
- (f) The Said Property or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Owners.
- (g) The Owner has not entered into any agreement and/or writings with any person or persons nor has it received any deposit and/or earnest money or token money from any person or persons under any arrangement whatsoever in respect of the Said Property or any part thereof.
- (h) The Said Property has never belonged to any Schedule Tribe.
- (i) The Owners have full power and absolute authority to enter into this Agreement.

5.3 The Owners have decided to develop the Said Property by executing the Project in the manner recorded below. The Developer herein is directly involved in the business of Real estate development having proper know how, manpower, finance and other resources. Relying on the

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representations of the Owner the Developer has decided to develop the Said Property, on the terms and conditions mentioned herein.

**6. Now it is agreed and declared:**

**6.1 Agreement:** The Parties hereby agree to execute the Project on the terms and conditions mentioned below.

**6.2 Obligation of the Owner:**

**6.2.1 Plan Sanction:** That the plan has already been prepared by an architect appointed by the Owner in accordance with the prevalent Building Rules and the same has been sanctioned by the authority concern namely the Asansol Municipal Corporation vide Memo No 288 (i) & (ii)/BP/AMC/HO/18 dated 17.05.2018.

**6.2.2 Possession:** Immediately after executing this Agreement, the Owner shall hand over exclusive possession of the Said Property to the Developer (hereafter called the "**Possession Date**") and allow unhindered entry and or access to the Said Property to the men, servants and agents of the Developer there at, first for the purpose of measurement, soil testing and such other necessities connected with the Project, and thereafter for actually executing the Project.

**6.2.3 Hindrances:** The Owner shall not create any hindrances or obstruction to the Developer during the constructions of the Building/s or in execution of the Project. The Owner shall not, in any manner whatsoever, deal with, charge, encumber or induct any person in occupation of the Said Property or in any portion thereof or enter into any agreement relating to the property.

**6.2.6 Title Deeds:** The Owner shall hand over the originals of all title deeds, khazana, parcha etc. related to the Said Property in its possession to the Developer and which will remain in its custody and will produce them as and when required to all concerns in connection with the Project and hand

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them over to the Association of the ultimate owners of all the Units after its formation.

**6.2.7 Powers and authorities:** Grant to the Developer or its designated authorised person or persons all such powers and authorities required for the completion of the Project.

**6.2.8 Taxes:** The Owner shall pay all rates, taxes, fees and/or outgoings that are payable under any existing statute or may become payable by any new enactment in respect of, concerning with or connected to this Agreement or the Project to such person or authority entitled thereto up to the Date of handing over possession of Said Property to the Developer.

**6.2.9 Indemnity:** The Owner shall indemnify and keep the Developer saved, harmless and indemnified in respect of the title to the property and all actions, proceedings, fines, penalties and/or other consequences arising due to any non-compliance or violation of any kind or nature, whether statutory or contractual.

**6.3 Obligation of the Developer:** Simultaneously with the receipt of the exclusive possession of the Said Property as envisaged herein above, the Developer shall pay an advance amount of Rs 3,30,00,000/- (Rupees Three Crore thirty lakh only), interest free adjustable security deposit which shall be adjusted after receiving possession, the Developer at its own costs and expenses, execute the Project, which will, inter alia, include:

**6.4 6.3.1 Architect:** Selecting and paying the remuneration of the Architect for preparation of the plan for the Project (hereafter the "**Building Plan**").

**6.3.2 Appointment:** Paying and appointing engineers and other professionals for the Project.

**6.3.3 Clearances:** Obtaining all clearances including without limitation from the Urban Land Ceiling department that are or may be required for

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obtaining sanction of the Building Plan but for which the Owner shall render all help and co-operation.

**6.3.4 Permissions:** Obtaining all other necessary permissions statutorily required for sanctioning of the Building Plan Sanction and/or for executing the Project including but not limited to registration as a Promoter under the Promoters Act, 1993 and also recording this Project in terms of such Act.

**6.3.5 Construction:** Constructing the Complex in strict conformity with the Sanction Plan, with the best of materials as the Architect for the Project will decide from time to time an indicative Specification is mentioned in **Schedule-B**, which may be alter/modified at the sole discretion of the Developer.

**6.3.6 Building Materials:** Purchasing various materials for the Project.

**6.3.7 Completion:** Completing the Complex and making the units inhabitable in all respects to obtain the 'Completion Certificate' from AMC and ADDA and completing the Project in all respects within 36 months from the date of execution of this present, *subject to Force Majeure* and reasons beyond the control of the Developer (hereafter the "**Completion Date**"). The said time of 36 months may be extended for 6 months at a time, till completion of the project, subject to satisfactory review of the work by the Owner.

**6.4 Entitlement of the Owner:** The Owner shall be entitled of sale proceeds of 21% in the Domestic area equivalent to Rs. 3,30,00,000/- out of the entire Saleable Areas in the Complex according to sanctioned building plan after completion of the project.

**6.5 Entitlement of the Developer:** The Developer shall be entitled to the sale proceeds of the remaining area in the Complex together with proportionate undivided share and interest of the land underneath along with common right of user of the roof of the said building.

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- 6.6 **Sale or transfer:** Developer has the right to sell, transfer and/or lease any units at such prices decided on mutual understanding by the owners and Developer and to appropriate the receipts from such transfers.
- 6.7 **Rates and Taxes and utilities:** All rates, taxes and outgoings if any, in respect of the Said Property shall be borne and paid in the manner following:
- 6.8 **Further Construction:** The Developer and Land Owner shall retain further construction rights over the roof of the Building equally however, the ultimate roof of the Building at any given point of time shall be common for all the owners/occupiers of the Units of the Building at that point of time.
- 6.9 **Additional Facilities:** All extra costs and expenses to be incurred by the Developer for providing additional facilities including without limitation Legal Charges, if applicable, Club Membership, Generator and Electric Meter Charges, Sinking Fund, LPG Connection Charges, Transformer Charges, Advance Maintenance charges in respect of the Owner's Allocation shall be borne by the respective purchasers of the individual units and paid by it to the Developer to the exclusion of the Owner.
- 6.10 **Documentation:** All documents and agreements of every nature related to the development of the Project (hereafter the "Documents") shall be as drawn by the Advocates of the Developer after consulting the concerned Parties and after the same have been approved by the Owner the same shall be final and binding on such Parties. The professional fees of the Advocate shall be borne by the Developer.
- 6.11 **Powers:** The Owners shall issue a Power of Attorney in favour of a representative of the Developer so that the Developer can take all steps in respect of the property including enter into agreement for sale or conveyance deed and apply the same for registration.

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**6.12 Force Majeure:** Force Majeure shall mean any act of God including, but not limited to flood, earthquake, riot, war, storm, tempest, civil commotion, strike, labour unrest or any political or communal unrest. Neither of the Parties shall be regarded to have committed any breach of the terms herein if it is prevented from discharging any of its obligations due to any condition amounting to Force Majeure or circumstances beyond its control.

**6.13 Rules of Interpretation:** The words used in bold in the headings of the Clauses and any Sub-Clauses have the meaning assigned to them in such Clauses or Sub-Clauses and the words put in bold in brackets define the word, phrase or expression immediately preceding.

7. **Entire Agreement:** This Agreement contains and records all the terms and conditions agreed between the Parties and supersedes all understandings or arrangements previous hereto, if any, both oral and in writing.
8. **Dispute Resolution:** In case of any dispute with respect to the interpretation of this agreement or on the rights and duties of the parties in terms of this agreement or any issue touching this agreement, the parties shall first attempt to resolve by conciliation. Such conciliation shall be attempted by each of the parties nominating a representative and them jointly working out conciliation between the parties.

In case such conciliation fails to take place within 30 days then in that event the matter shall be referred to an arbitration of a Sole Arbitrator to be mutually appointed by both the parties. Such arbitration shall be governed by the Arbitration and Conciliation Act, 1996 and the seat of the arbitration shall be at Calcutta.

9. **Termination:** In case of termination of this agreement by the Owner, the Developer shall be entitled to the expenses and interest already made him in the execution of the project and in addition to the same 50% of the profit of the

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unsold area to be calculated at the prevalent market rate. However, in case the Developer terminates the agreement, then it shall not be entitled to claim any other sum except re-imbursement of actual expenses including interest.

10. **Taxation or Laws:** For any Change in Taxation or Legal Laws or introduction of new laws, both the parties shall perform their respective obligations. If any clauses of the agreement are not in line with the rules of the land, then the parties confirm that they shall enter into fresh agreements to comply with the rules and regulations properly.

**Schedule-A**

**(Said Property)**

**ALL THAT** piece and parcel of land situated at Within the District of Burdwan, PS Asansol, **Mouza Asansol Municipality**, JL No 20, RS Khatian No 6159, 11664 & 11668, **RS Plot 3976** (Six thousand nine hundred seventy six) measuring an area of **.123 Acres and RS Plot 3977** (Six thousand nine hundred seventy seven) measuring an area of **.495 Acres, total area .618 Acres equivalent to 37 (Thirty seven) Cottah** 7(Seven) Chittak of Bastu Land situated at Hill View, Asansol which is butted and bounded as follows: of being lying and situated

ON THE NORTH	: 12 Ft. wide Road
ON THE EAST	: Sri Sangha Ground
ON THE SOUTH	: Property of Biswanath Banerjee
ON THE WEST	: 8 Ft. Road and House of Nanda Dulal Chatterjee

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**Schedule-B****(Owner's Allocation)**

The Owners shall be entitled of sale proceeds of 21% in the Domestic area equivalent to Rs. 3,30,00,000/- out of the entire Saleable Areas in the Complex according to sanctioned building plan after completion of the project as share of future estimated profits.

Be it mentioned here that the advance amount of Rs. 2, 75, 00,000/- (Two Crore Seventy five Lakh) is paid by the Developer to the owners

**Schedule-C****[Specifications]**

Foundation	: Concrete cement structure.
Walls	: Conventional Brick work.
Wall Finish	: Interior – Plaster of Paris. Exterior - High quality paint.
Flooring	: Bedroom –Vitrified Tiles Living & Dining –Vitrified Tiles Kitchen – Marble & Vitrified Tiles Toilet – Wall, floor & basin counter – Tiles.
Kitchen	: Platform made of Marble/Black stone with Stainless Steel sink. Electrical point for Refrigerator, washing machine, micro woven, water purifier, geyser and exhaust fan.

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- Toilet : Sanitary ware with all C.P fittings, Electrical point for Geyser  
& Exhaust fan, electrical saver.
- Plumbing : Concealed pipe line for Hot & Cold water.
- Door & Windows: Wooden frame with flush view doors & Aluminum window
- Lift : Reputed Lift manufacturer
- A.C. : Provision for Air- conditioning point in one bedrooms.
- Electric : PVC conduit pipes with concealed copper wiring with good  
Quality modular switches with MCB distribution panel  
Telephone/TV point will be provided in master bedroom and living  
area.

**AMENITIES :**

1. Power back up with standby Generator at the costs of the unit purchasers.
2. C. C. TV at ground floor for common area at the costs of the unit purchasers.
3. Intercom connectivity with security and all the flats at the costs of the unit purchasers.
4. 24 hrs water supply.

**EXTRA CHARGES:** 1. LOFTS, RACKS, ARCHS, TILES, COLLAPSIBLE GATE,

AC CONNECTION, CABLE TV etc.

2. Change/Alter of any Materials / Fittings mentioned in the above

Specification such as Bathroom fittings, Tiles, Electrical Extra points, Inverter line etc. (Price difference / Extra Price will be charged)

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

GRN: 19-201819-031506182-1 **Payment Mode** Online Payment  
GRN Date: 10/12/2018 09:30:47 **Bank :** State Bank of India  
BRN : IK00VPJMJ9 **BRN Date:** 10/12/2018 09:32:35

**DEPOSITOR'S DETAILS**

**Id No. :** 02050001833867/2/2018

[Query No./Query Year]

**Name :** Musaraf Chowdhury  
**Contact No. :** **Mobile No. :** +91 9434253243  
**E-mail :**  
**Address :** Sree Pally More S B Gorai Road Asansol  
**Applicant Name :** Mr Chowdhury Musaraf Hossain  
**Office Name :**  
**Office Address :**  
**Status of Depositor :** Advocate  
**Purpose of payment / Remarks :** Sale, Development Agreement or Construction agreement

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	02050001833867/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	35011
2	02050001833867/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	330014

**Total**

**365025**

**In Words :** Rupees Three Lakh Sixty Five Thousand Twenty Five only



*David Baran Chetty*

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	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

*David Baran Chetty*



*John Bandu Chetty*

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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

*John Bandu Chetty*



*Nanda Subal Chetty*

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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

*Nanda Subal Chetty*



*Primal Jay*

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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

*Primal Jay*



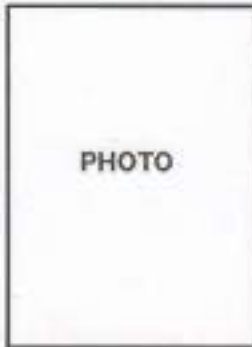
Anujit Datta

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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Anujit Datta



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	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
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	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



In witness whereof the Parties have executed these presents at Asansol on this the 11<sup>th</sup> December 2018.

Witnesses:-

1. Rabi Gupta  
S/o- Sri Bijoy Pratodur Gupta  
Upper Chelidanga, Asansol.  
Dist. Bardhaman.
2. Anuram Banik.  
Sp, Primal Banik.  
INO, Mohishila Colony, Ph-3.  
Paschim Bardhaman, West-Bengal.

Barid Baran Chatterjee  
Anur Banik Chatterjee  
Nanda Dulal Chatterjee

Signature of the Owners

JAI MATA DI HOUSING PROJECTS

*Ranendu*

JAI MATA DI HOUSING PARTNERS

*Arijit Datta* PARTNER

Signature of the Developer

Drafted & prepared by me as per instructions of the parties and read over and explained the contents of this deed before them in vernacular and typed in my office

*Chowdhury Musaraf Hossain*  
(Chowdhury Musaraf Hossain)

Advocate

Enroll No. F-1024/1172/2002

### Major Information of the Deed

Deed No :	I-0205-10091/2018	Date of Registration	11/12/2018
Query No / Year	0205-0001833867/2018	Office where deed is registered	
Query Date	04/12/2018 9:14:55 PM	A.D.S.R. ASANSOL, District Burdwan	
Applicant Name, Address & Other Details	Chowdhury Musaraf Hossain Sree Pally More, S B Gorai Road, Asansol, Thana : Asansol ( S ), District : Burdwan, WEST BENGAL, PIN - 713304, Mobile No. : 9434253243, 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 3,30,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,86,75,171/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,011/- (Article:48(g))	Rs. 3,30,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

#### Land Details :

District Burdwan, P.S.- Asansol, Municipality: ASANSOL MC, Road: Hill View, Road Zone : (Road Width (12-19) -- Road Width (12-19)) , Mouza: Asansol Municipality

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3976	RS-11664	Bastu	Kanali	0.123 Acre	1/-	57,07,194/-	Property is on Road
L2	RS-3977	RS-6159	Bastu	Kanali	0.495 Acre	1/-	2,29,67,977/-	Property is on Road
		<b>TOTAL :</b>			<b>61.8Dec</b>	<b>2 /-</b>	<b>286,75,171 /-</b>	
		<b>Grand Total :</b>			<b>61.8Dec</b>	<b>2 /-</b>	<b>286,75,171 /-</b>	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Mr Barid Baran Chatterjee (Presentant )</b> Son of Late Kritibas Chatterjee Executed by: Self, Date of Execution: 11/12/2018 , Admitted by: Self, Date of Admission: 11/12/2018 ,Place : Office			
		11/12/2018	11/12/2018	11/12/2018

Major Information of the Deed :- I-0205-10091/2018-11/12/2018

Hill View Park North, Opposite Hill View Nursing H, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACJPC0626P, Status :Individual, Executed by: Self, Date of Execution: 11/12/2018  
 , Admitted by: Self, Date of Admission: 11/12/2018 ,Place : Office

2	Name	Photo	Fringefprint	Signature
	<b>Mr Ashes Bandhu Chatterjee</b> Son of Late Krittibas Chatterjee Executed by: Self, Date of Execution: 11/12/2018 , Admitted by: Self, Date of Admission: 11/12/2018 ,Place : Office			
		11/12/2018	LTI 11/12/2018	11/12/2018

Hill View Park North, Opposite Hill View Nursing H, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AGGPC7398M, Status :Individual, Executed by: Self, Date of Execution: 11/12/2018  
 , Admitted by: Self, Date of Admission: 11/12/2018 ,Place : Office

3	Name	Photo	Fringefprint	Signature
	<b>Mr Nanda Dulal Chatterjee</b> Son of Late Phahlad Ratan Chatterjee Executed by: Self, Date of Execution: 11/12/2018 , Admitted by: Self, Date of Admission: 11/12/2018 ,Place : Office			
		11/12/2018	LTI 11/12/2018	11/12/2018

Hill View Park North, Opposite Hill View Nursing H, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACQPC9324D, Status :Individual, Executed by: Self, Date of Execution: 11/12/2018  
 , Admitted by: Self, Date of Admission: 11/12/2018 ,Place : Office



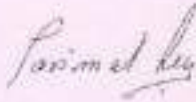



**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>JAI MATA DI HOUSING PROJECTS</b> K S Road Asansol, P.O:- Asansol, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713302 , PAN No.:: AAKFJ1776A, Status :Organization, Executed by: Representative



Major Information of the Deed :- I-0205-10091/2018-11/12/2018

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Parimal Roy</b> Son of Late Fakir Chandra Roy Date of Execution - 11/12/2018, , Admitted by: Self, Date of Admission: 11/12/2018, Place of Admission of Execution: Office			
	Dec: 11 2018 1:29PM		LTI 11/12/2018	
K S Road, Asansol, P.O:- Asansol, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713302, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHCPR5637F Status : Representative, Representative of : JAI MATA DI HOUSING PROJECTS (as partner)				
2	<b>Name</b> <b>Mr Avijit Dutta</b> Son of Mr Ramendra Nath Dutta Date of Execution - 11/12/2018, , Admitted by: Self, Date of Admission: 11/12/2018, Place of Admission of Execution: Office			
	Dec: 11 2018 1:27PM		LTI 11/12/2018	
3 N S Road, Asansol, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHWPD5193J Status : Representative, Representative of : JAI MATA DI HOUSING PROJECTS (as partner)				

**Identifier Details :**

Name & address	
Mr Robi Gupta Son of Mr Bijay Bahadur Gupta Upper Chelidanga, Asansol, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Barid Baran Chatterjee, Mr Ashes Bandhu Chatterjee, Mr Nanda Dulal Chatterjee, Mr Parimal Roy, Mr Avijit Dutta	11/12/2018

Major information of the Deed :- I-0205-10091/2018-11/12/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Barid Baran Chatterjee	JAI MATA DI HOUSING PROJECTS-4.1 Dec
2	Mr Ashes Bardhu Chatterjee	JAI MATA DI HOUSING PROJECTS-4.1 Dec
3	Mr Nanda Dulal Chatterjee	JAI MATA DI HOUSING PROJECTS-4.1 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Barid Baran Chatterjee	JAI MATA DI HOUSING PROJECTS-16.5 Dec
2	Mr Ashes Bardhu Chatterjee	JAI MATA DI HOUSING PROJECTS-16.5 Dec
3	Mr Nanda Dulal Chatterjee	JAI MATA DI HOUSING PROJECTS-16.5 Dec

**Endorsement For Deed Number : I - 020510091 / 2018**

**On 11-12-2018**

**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 11.00 hrs on 11-12-2018, at the Office of the A.D.S.R. ASANSOL by Mr. Barid Baran Chatterjee, one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,86,75,171/-

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

Execution is admitted on 11/12/2018 by 1. Mr Barid Baran Chatterjee, Son of Late Kritibas Chatterjee, Hill View Park North, Opposite Hill View Nursing H, P.O: Asansol, Thana: Asansol ( S ), City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Others, 2. Mr Ashes Bandhu Chatterjee, Son of Late Kritibas Chatterjee, Hill View Park North, Opposite Hill View Nursing H, P.O: Asansol, Thana: Asansol ( S ), City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Others, 3. Mr Nanda Dulal Chatterjee, Son of Late Phahlad Ratan Chatterjee, Hill View Park North, Opposite Hill View Nursing H, P.O: Asansol, Thana: Asansol ( S ), City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Others

Identified by Mr Robi Gupta, , Son of Mr Bijay Bahadur Gupta, Upper Chelidanga, Asansol, P.O: Asansol, Thana: Asansol ( S ), City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

Major Information of the Deed -- I-0205-10091/2018-11/12/2018

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

Execution is admitted on 11-12-2018 by Mr Parimal Roy, partner, JAI MATA DI HOUSING PROJECTS, K S Road Asansol, P.O:- Asansol, P.S:- Asansol, Asansol, District-Burdwan, West Bengal, India, PIN - 713302

Identified by Mr Robi Gupta, , Son of Mr Bijay Bahadur Gupta, Upper Chelidanga, Asansol, P.O: Asansol, Thana: Asansol ( S ), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

Execution is admitted on 11-12-2018 by Mr Avijit Dutta, partner, JAI MATA DI HOUSING PROJECTS, K S Road Asansol, P.O:- Asansol, P.S:- Asansol, Asansol, District-Burdwan, West Bengal, India, PIN - 713302

Identified by Mr Robi Gupta, , Son of Mr Bijay Bahadur Gupta, Upper Chelidanga, Asansol, P.O: Asansol, Thana: Asansol ( S ), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,30,014/- ( B = Rs 3,30,000/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,30,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/12/2018 9:32AM with Govt. Ref. No: 192018190315061821 on 10-12-2018, Amount Rs: 3,30,014/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00VPJMJ9 on 10-12-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1102, Amount: Rs.5,000/-, Date of Purchase: 08/12/2018, Vendor name: P. Ghanty

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/12/2018 9:32AM with Govt. Ref. No: 192018190315061821 on 10-12-2018, Amount Rs: 35,011/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00VPJMJ9 on 10-12-2018, Head of Account 0030-02-103-003-02

*Hillol Ghosh*

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



Major Information of the Deed :- I-0205-10091/2018-11/12/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number Q205-2018, Page from 180624 to 180646

being No 020510091 for the year 2018.



Digitally signed by HILLOL GHOSH  
Date: 2018.12.19 17:28:42 +05:30  
Reason: Digital Signing of Deed.

*Hilol Ghosh*

(Hilol Ghosh) 19-12-2018 17:28:33  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
West Bengal.

(This document is digitally signed.)

9953/18

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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11/12/18

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

*Am*  
Addl District Sub-Registrar  
Asansol, Dist - Paschim Bardhaman  
11 DEC 2018

**Power of Attorney after  
Development & construction  
agreement**

Query No 02051000316225/2018

TO ALL TO WHOM THESE PRESENTS SHALL COME, we, 1. SRI BARID BARAN CHATTERJEE (PAN No. ACJPC0626P) 2. SRI ASHES BANDHU CHATTERJEE (PAN No. AGGPC7398M) both sons of Late Kritibas Chatterjee 3. SRI NANDA DULAL CHATTERJEE (PAN No. ACQPC9324D) son of Late Prahlad Ratan Chatterjee, Hill View Park (North) Opposite Hill View Nursing Home, Asansol-4, PS Asansol(South), District Paschim Bardhaman (which expression unless excluded by or repugnant to the subject or context shall be

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Date of Purchase  
from Asansol Treasury  
- 3 DEC 2018  
L No 1 of 2000-01

क्रमांक नं 1109  
मूला (100) करिव. 6/2/18  
नाम Barid Baran Chatterjee  
ठिकाना  
अड्डार जी

मंगलपत्र आसोल, असम

INDIA NON JUDICIAL

Certified that the document is  
submitted to registration. The  
endorsement sheet attached  
with the document and the Pan  
of the document

Asst. Dist. Sub-Registrar  
Asansol, Dist - Paschim Bardhaman  
11 DEC 2018

Power of Attorney after  
Deed of construction



Addl District Sub-Registrar  
Asansol, Dist - Paschim Bardhaman

11 DEC 2018

TO ALL WHOM THESE PRESENTS SHALL COME, I, SRI  
BARID CHATTERJEE (PAN NO. ACPCH0001) I, SRI  
ASHES CHATTERJEE (PAN NO. ACPCH0001) both  
sons of Late Mr. Chatterjee, I, SRI NANDA DEB  
Chatterjee, Hill View, (C/o. Hill View Housing Home,  
Asansol, Dist. Paschim Bardhaman) hereby  
expressly declare that the subject or content shall be

Handwritten signature or mark at the bottom right corner.

deemed to mean and include heirs, successors-in-interest, legal representatives and/or assigns) hereafter called the "Grantor",

**WHEREAS:**

- A. The Grantors are jointly the owners of the "Said Property" described in the Schedule and the Developer is M/S JAI MATA DI HOUSING PROJECTS (PARTNERSHIP FIRM (PAN No. AAKEJ1776A) within the meaning of the Partnership Act, and having its registered office C/o Parimal Roy, S/o Late Fakir Chandra Roy by faith Hindu, resident of K. S. Road, PO Asansol, PS Asansol(North), District Burdwan (hereafter called the "Developer").
- B. The Grantors and the Developer have entered into an agreement of even date registered with the Asansol Sub Register (hereafter called the "Development Agreement"), to develop the Said Property (hereafter the "Project") under the terms and conditions as detailed therein.
- C. In terms of the Development Agreement and/or otherwise, the Grantor is required and/or is desirous of appointing the Developer as its true and lawful attorney for the purposes hereinafter mentioned.

**NOW KNOW ALL BY THESE PRESENTS THAT** we, the above named Grantor, do hereby nominate, constitute and/or appoint the said 1) **PARIMAL ROY**, (PAN No. AHCPR5637F) S/o Late Fakir Chandra Roy by faith Hindu, resident of K. S. Road, PO Asansol, PS Asansol(North), District Burdwan 2) **AVIJIT DUTTA**(PAN No. AHWPD5193J) , son of Mr. Ramendra Nath Dutta, by faith-Hindu, by occupation Business, residing at 3 N. S. Road, Asansol, PO Asansol, PS Asansol(South), District Burdwan (hereafter called the "Attorneies"), to act as the true and lawful attorneies of the Grantors jointly, for in the name of and/or on behalf of the Grantors and the Attorneies to do, exercise and perform all or any of the following acts, deeds and/or things relating to the Said Property, that is to say:

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1. To possess and hold possession of the Said Property and to warn off, prohibit and if necessary, to proceed in due form of law against all or any of the trespassers at the Said Property or any part thereof and also against all defaulters in payment of rent or other considerations or those who have committed any breach of their covenants or obligations and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance.
2. To appoint and terminate the appointment of Architects, Engineers and/or Surveyors for surveying and doing soil testing and also for preparation of plans for construction of a complex of multi-storied buildings (hereafter called the "**Complex**") building at the Said Property and also for any additions and/or alterations and/or modification thereto and to have such plans prepared and the soil of the Said Property tested.
3. To apply for and submit the plans for constructions of the Building/Complex to the Asansol Durgapur Development Authority (hereafter the "**ADDA**") and A.M.C. for sanctioning and have the same sanctioned and if so deemed fit and proper, to have the plans submitted and/or sanctioned and/or, as stated above, to have the same modify and/or altered by the ADDA and A.M.C or other competent authorities and in connection therewith to submit the title deeds and other papers and documents concerning the Said Property to the concerned authorities and take back the same.
4. To pay fees, obtain sanctions and such other orders and/or permissions from the necessary authorities as be necessary for such sanctioning, modification and/or alteration of the said plans.
5. To appear and represent us before all necessary authorities and/or Government Departments and/or their officers and also all other State Executives, Judicial or Quasi Judicial authorities, including without limitation the ADDA, A.M.C, Fire Brigade, Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Kolkata Police, and if necessary to apply for and obtain all permissions

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13. To ask, demand, sue for, receive, recover, realize and collect rents, moneys, consideration, construction costs, mesne profits, deposits, payments, compensation, interests, damages, electricity charges, municipal rates and taxes, service and/or maintenance charges and all other sum or sums which are or may become due, payable or recoverable from any person or persons or authority or authorities on any account whatsoever and to raise bills and give effectual receipts and discharges for the same.
14. To enforce any covenant in any agreement, sale deeds, lease deeds, declarations and/or licenses or tenancy agreements or any other documents entered into by the Grantor and if any right to re-enter arises in any manner under such covenants or under notice to vacate or quit, then to exercise such right amongst others.
15. To terminate any contract or agreement with any person or persons and to deal with the spaces and/or rights of such person or persons relating to the Project in such manner as the Attorney may deem fit and proper.
16. To prepare, sign, execute, submit, enter into, modify, cancel, confirm, alter, draw, approve and/or register and/or give consent and confirmation to all papers, documents, agreements, supplemental agreements, construction contracts, consents, deeds, sale deeds, lease deeds, tenancy agreements, cancellation deeds, surrenders, nominations, rectification deeds, declarations, prescribed forms, affidavits, applications, understandings, indemnities, plans and other documents as may in any way be required to be so done.
17. To appear before any Notary Public, Registrar, Sub-Registrar, District Registrar, Registrar of Assurances, Metropolitan Magistrate and other officer or officers or authority or authorities having jurisdiction in that behalf and to present for registration and to admit execution of and to acknowledge and register or have registered and perfected all deeds, instruments and/or writings signed or made by us or by any of our Attorney by virtue of the powers hereby conferred.

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S. S. S.

18. To sell, lease out or otherwise transfer, deal with and dispose of the units, car parking spaces, servants quarters, roof or other constructed areas or saleable spaces in the Building(s)/Complex in accordance with the Development Agreement to the persons interested in purchasing or otherwise acquiring the same at such prices and on such terms and/or conditions as the Attorney may deem fit and proper and to receive and realize the consideration and other amounts payable there for by the intending buyers and grant receipts and discharges there for which shall fully exonerate the person or persons paying the same. To exclusively sign, execute and have registered all deeds for selling, leasing or transferring by any other means all areas in the Building(s)/Complex and to admit such execution before the concerned registrar.
19. To handover the sale proceeds of Owners allocation i.e. 21% in the Domestic area out of the entire saleable areas in the complex to the Land Owners or deposit to owner's bank accounts in equal ratio by means of cheque deposit or RTGS or otherwise to their satisfaction, as per terms of the agreement. Be it mentioned here the Sale proceeds would mean sale price related to Flat area and parking only and would include any monies taken for additional facilities, deposits etc. as per recoveries from buyers in proportionate basis, at the discretion of the developer and in deferred manner. Flats remaining unsold on the completion of the project and after reasonable time, shall be distributed proportionately amongst the developer and owner
20. To have the flats and other constructed areas and saleable spaces in the Building separately assessed and mutated in the names of the owners thereof in all public records and with all authorities including the ADDA and A.M.C.
21. To accept, receive, sign and acknowledge all notices and/or services of all papers or documents from all Courts, Tribunals, Postal Authorities and/or other authorities and/or persons and also all registered or insured letters, parcels and/or money orders.

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xdr.

22. To commence, prosecute, enforce, defend, answer and/or oppose all suits, actions and/or other legal proceedings and/or demands, civil, criminal or revenue, concerning the Premises or any of the affairs of the Grantor in connection therewith or any of the matters aforesaid in which the Grantor is now or may hereafter be interested or concerned and also if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any actions and/or proceedings as aforesaid.
23. To sign, declare, verify and/or affirm all Vakalatnamas, Plaints, Written Statements, Petitions, Consent Petitions, Warrants of Attorney, Memorandums of Appeal, Affidavits and all other documents or cause papers as the occasion shall require and/or as the Said Attorneys may think fit and proper. For better and more effectually exercising all or any of the powers and authorities aforesaid, to retain, appoint and/or employ Advocates, Pleaders, Solicitors and to revoke such appointment.
24. To receive and/or pay and/or deposit all moneys including without limitation court fees, stamp and registration fees and to receive refunds thereof and grant valid receipts and discharges in respect thereof.
25. For all or any of the purposes herein-stated, to appear and represent the Grantor before all concerned authorities and officials, Central and State Government Departments, Income Tax Departments, Revenue Departments, Land Departments and/or its Officers and also all other state Executives, Judicial or Quasi Judicial, Municipal and other authorities and also all Courts and Tribunals, including without limitation Officials of Reserve Bank of India, Income Tax Officers, Commissioner of Income Tax and make commitments and/or give undertakings.

**AND GENERALLY** to do all such acts, deeds, matters and/or things concerning the authorities hereby granted in respect of the Said Property/buildings/complex and for

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G. S. Srinivasan  
Sd/-

better exercise of the authorities herein contained which the Grantor could have done lawfully if personally present.

**AND** the Grantor doth hereby ratify and confirm and agree to ratify and confirm all and whatsoever the Attorney and any of its substitutes shall do or caused to be done or shall lawfully do or caused to be done in or about the Said Property.

**Schedule-A**

**(Said Property)**

**ALL THAT** piece and parcel of land situated at Within the District of Burdwan, PS Asansol, **Mouza Asansol Municipality**, JL No 20, RS Khatian No 6159, 11664 & 11668, **RS Plot 3976** (~~Six thousand nine hundred seventy six~~) measuring an area of **.123 Acres** and **RS Plot 3977** (~~Six thousand nine hundred seventy seven~~) measuring an area of **.495 Acres**, **total area .618 Acres equivalent to 37 (Thirty seven) Cottah 7(Seven) Chittak** of Bastu Land situated at Hill View, Asansol which is butted and bounded as follows: of being lying and situated

ON THE NORTH	: 12 Ft. wide Road
ON THE EAST	: Sri Sangha Ground
ON THE SOUTH	: Property of Biswanath Banerjee
ON THE WEST	: 8 Ft. Road and House of Nanda Dulal Chatterjee

Am  
G. Chatterjee  
A.C.





*David Banon Chatterjee*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

*David Banon Chatterjee*



*Ashish Banerjee*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

*Ashish Banerjee*



*Wanda Dulal Chatterjee*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

*Wanda Dulal Chatterjee*



*Parnal Jay*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

*Parnal Jay*



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

*Arjit Duly*

*Arjit Duly*



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

In witness whereof we, execute this deed in free mind, sound health and after fully knowing the contents thereof being read over & explained to us in Vernacular on the 11<sup>th</sup> December 2018 at Asansol.

## WITNESSES:

Rabi Gupta  
1. S/O - Sri Bijoy Batabara Gupta  
Upper Chelidanga, Asansol.  
Dist - Burdwan.

Said Baran Chatterjee  
Late Baran Chatterjee  
Nanda Sural Chatterjee

2. Anirban Banerjee.  
S/O, Mr. Parimal Banerjee.  
1 No, Mohishila Colony, Asansol-3.  
Paschim Burdwan, West-Bengal.

JAI MATA DI HOUSING PROJECTS

Parimal Kuy  
PARTNER

JAI MATA DI HOUSING PROJECTS

Anirjit Datta  
PARTNER

Signature of the Executants

Drafted & prepared by me as per instructions of the executants and read over and explained the contents of this deed before them in vernacular and typed in my office

Chowdhury Musaraf Hossain  
(Chowdhury Musaraf Hossain)  
Advocate

Enrolment No. F-1024/1172/2002

### Major Information of the Deed

Deed No :	I-0205-10100/2018	Date of Registration	11/12/2018
Query No / Year	0205-1000316225/2018	Office where deed is registered	
Query Date	11/12/2018 11:54:20 AM	A.D.S.R. ASANSOL, District: Burdwan	
Applicant Name, Address & Other Details	C M HOSSAIN ASANSOL, Thana : Asansol ( S ), District : Burdwan, WEST BENGAL, Mobile No. 9851425695. Status: Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,86,75,171/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020510091/2018 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: Hill View, Road Zone : (Road Width (12-19) - Road Width (12-19)) , Mouza: Asansol Municipality

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-3976	RS-11664	Bastu	Kanali	0.123 Acre	1/-	57,07,194/-	Property is on Road
L2	RS-3977	RS-6159	Bastu	Kanali	0.495 Acre	1/-	2,29,67,977/-	Property is on Road
<b>TOTAL :</b>					<b>61.8Dec</b>	<b>2/-</b>	<b>286,75,171/-</b>	
<b>Grand Total :</b>					<b>61.8Dec</b>	<b>2/-</b>	<b>286,75,171/-</b>	

### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	<b>Mr Barid Baran Chatterjee (Presentant)</b> Son of Late Krittibas Chatterjee Executed by: Self, Date of Execution: 11/12/2018 , Admitted by: Self, Date of Admission: 11/12/2018 ,Place : Office	 <small>11/12/2018</small>	 <small>LTI 11/12/2018</small>	 <small>11/12/2018</small>

Major Information of the Deed :- I-0205-10100/2018-11/12/2018

Hill View Park North, Opposite Hill View Nursing H, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACJPC0626P, Status :Individual, Executed by: Self, Date of Execution: 11/12/2018  
 , Admitted by: Self, Date of Admission: 11/12/2018 ,Place : Office

2	Name	Photo	Fingerprint	Signature
	<b>Mr Ashes Bandhu Chatterjee</b> Son of Late Krittibas Chatterjee Executed by: Self, Date of Execution: 11/12/2018 , Admitted by: Self, Date of Admission: 11/12/2018 ,Place : Office			
		11/12/2018	LT 11/12/2018	11/12/2018

Hill View Park North, Opposite Hill View Nursing H, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AGGPC7398M, Status :Individual, Executed by: Self, Date of Execution: 11/12/2018  
 , Admitted by: Self, Date of Admission: 11/12/2018 ,Place : Office

3	Name	Photo	Fingerprint	Signature
	<b>Mr Nanda Dulal Chatterjee</b> Son of Late Phahlad Ratan Chatterjee Executed by: Self, Date of Execution: 11/12/2018 , Admitted by: Self, Date of Admission: 11/12/2018 ,Place : Office			
		11/12/2018	LT 11/12/2018	11/12/2018







Hill View Park North, Opposite Hill View Nursing H, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACQPC9324D, Status :Individual, Executed by: Self, Date of Execution: 11/12/2018  
 , Admitted by: Self, Date of Admission: 11/12/2018 ,Place : Office

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>JAI MATA DI HOUSING PROJECTS</b> K S Road Asansol, P.O:- Asansol, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713302 PAN No.:: AAKFJ1776A, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-0205-10100/2018-11/12/2018

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Parimal Roy</b> Son of Late Fakir Chandra Roy Date of Execution - 11/12/2018, , Admitted by: Self, Date of Admission: 11/12/2018, Place of Admission of Execution: Office	 <small>Dec 11 2018 1:39PM</small>	 <small>LTI 11/12/2018</small>	 <small>11/12/2018</small>
K S Road, Asansol, P.O:- Asansol, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713302, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHCPR5637F Status : Representative, Representative of : JAI MATA DI HOUSING PROJECTS (as partner)				
2	<b>Name</b> <b>Mr Avijit Dutta</b> Son of Mr Ramendra Nath Dutta Date of Execution - 11/12/2018, , Admitted by: Self, Date of Admission: 11/12/2018, Place of Admission of Execution: Office	 <small>Dec 11 2018 1:39PM</small>	 <small>LTI 11/12/2018</small>	 <small>11/12/2018</small>
3 N S Road, Asansol, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No: AHWPD5193J Status : Representative, Representative of : JAI MATA DI HOUSING PROJECTS (as partner)				

**Identifier Details :**

Name & address	
Mr RABI GUPTA Son of Shri BIJOY BAHADUR GUPTA UPPER CHELIDANGA ASANSOL, P.O:- ASANSOL, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Barid Baran Chatterjee, Mr Ashes Baridhu Chatterjee, Mr Nanda Dulal Chatterjee, Mr Parimal Roy, Mr Avijit Dutta	<small>11/12/2018</small>

Major Information of the Deed - I-0205-10100/2018-11/12/2018

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Barid Baran Chatterjee	JAI MATA DI HOUSING PROJECTS-4.1 Dec
2	Mr Ashes Bandhu Chatterjee	JAI MATA DI HOUSING PROJECTS-4.1 Dec
3	Mr Nanda Dulal Chatterjee	JAI MATA DI HOUSING PROJECTS-4.1 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr Barid Baran Chatterjee	JAI MATA DI HOUSING PROJECTS-16.5 Dec
2	Mr Ashes Bandhu Chatterjee	JAI MATA DI HOUSING PROJECTS-16.5 Dec
3	Mr Nanda Dulal Chatterjee	JAI MATA DI HOUSING PROJECTS-16.5 Dec

**Endorsement For Deed Number : I - 020510100 / 2018**

On 11-12-2018

**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 11:50 hrs on 11-12-2018, at the Office of the A.D.S.R. ASANSOL by Mr Barid Baran Chatterjee, one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,86,75,171/-

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

Execution is admitted on 11/12/2018 by 1. Mr Barid Baran Chatterjee, Son of Late Kritibas Chatterjee, Hill View Park North, Opposite Hill View Nursing H, P.O: Asansol, Thana: Asansol ( S ), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Others, 2. Mr Ashes Bandhu Chatterjee, Son of Late Kritibas Chatterjee, Hill View Park North, Opposite Hill View Nursing H, P.O: Asansol, Thana: Asansol ( S ), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Others, 3. Mr Nanda Dulal Chatterjee, Son of Late Phahlad Ratan Chatterjee, Hill View Park North, Opposite Hill View Nursing H, P.O: Asansol, Thana: Asansol ( S ), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Others

Indetified by Mr RABI GUPTA, . . Son of Shri BIJOY BAHADUR GUPTA, UPPER CHELIDANGA ASANSOL, P.O: ASANSOL, Thana: Asansol ( S ), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

Major Information of the Deed :- I-0205-10100/2018-11/12/2018

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

Execution is admitted on 11-12-2018 by Mr Parimal Roy, partner, JAI MATA DI HOUSING PROJECTS, K S Road Asansol, P.O - Asansol, P.S - Asansol, Asansol, District -Burdwan, West Bengal, India, PIN - 713302

Identified by Mr RABI GUPTA, , Son of Shri BIJOY BAHADUR GUPTA, UPPER CHELIDANGA ASANSOL, P.O. ASANSOL, Thana: Asansol ( S ), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

Execution is admitted on 11-12-2018 by Mr Avijit Dutta, partner, JAI MATA DI HOUSING PROJECTS, K S Road Asansol, P.O - Asansol, P.S - Asansol, Asansol, District -Burdwan, West Bengal, India, PIN - 713302

Identified by Mr RABI GUPTA, , Son of Shri BIJOY BAHADUR GUPTA, UPPER CHELIDANGA ASANSOL, P.O. ASANSOL, Thana: Asansol ( S ), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, 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**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1109, Amount: Rs.100/-, Date of Purchase: 06/12/2018, Vendor name: P Ghanty

*Hillol Ghosh*

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



Major Information of the Deed :- I-0205-10100/2018-11/12/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0205-2018, Page from 180749 to 180766

being No 020510100 for the year 2018.



Digitally signed by HILLOL GHOSH  
Date: 2018.12.19 17:39:54 +05:30  
Reason: Digital Signing of Deed.

*Hillol Ghosh*

(Hillol Ghosh) 19-12-2018 17:39:46

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

**(This document is digitally signed.)**