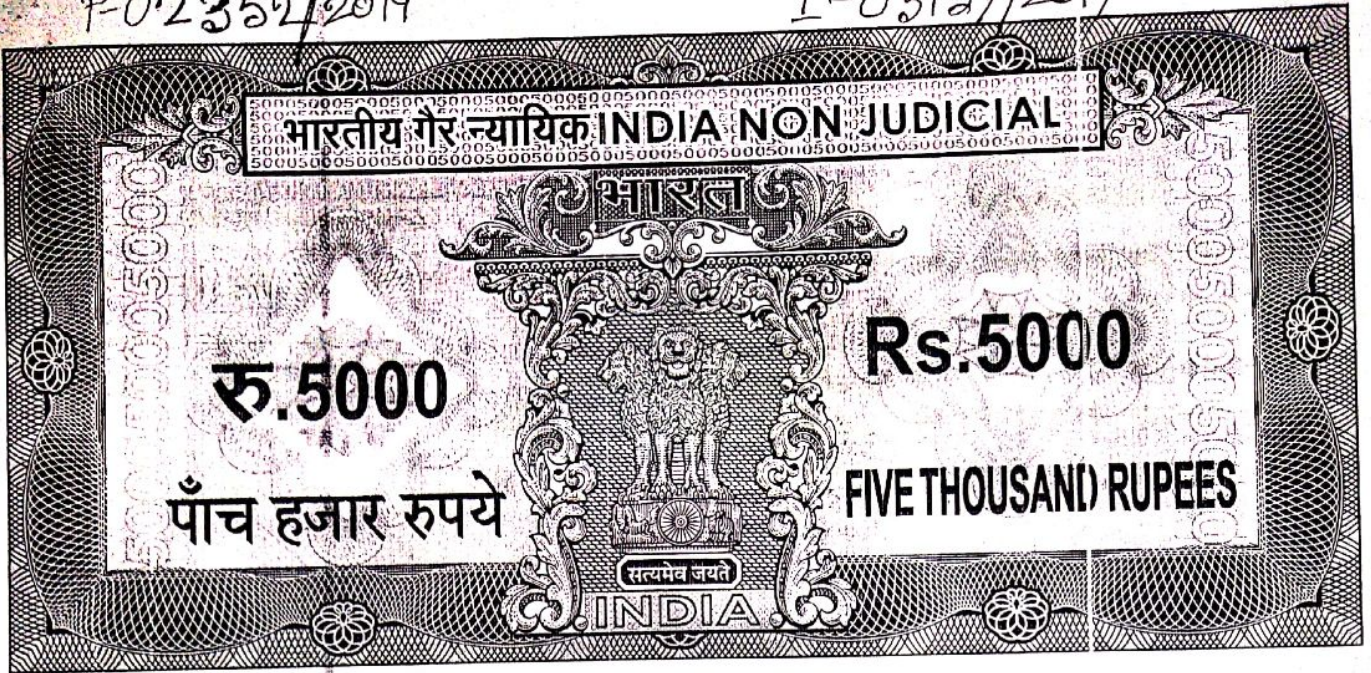


P-02352/2019

I-03159/2019



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 318525

Q-0-625232/19

This document can not be registered &  
 admitted to registration. The  
 signature sheet / sheets & the  
 endorsement sheet / sheets  
 attached with this document  
 are the part of this document.

Additional District Sub-Registrar  
 Sodepur, North 24 Parganas

12 JUN 2019

**DEVELOPMENT AGREEMENT**  
**CUM DEVELOPMENT POWER OF ATTORNEY**

Cum DEVELOPMENT POWER OF ATTORNEY 18<sup>th</sup>,  
**THIS DEVELOPMENT AGEEMENT**, is made on this the day  
 of April, 2019 (Two thousand nineteen).

**BETWEEN**



## Major Information of the Deed

Deed No :	I-1524-03159/2019	Date of Registration	12/06/2019
Query No / Year	1524-0000625232/2019	Office where deed is registered	
Query Date	17/04/2019 8:11:18 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Debasish Mukherjee BKP Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830191346, Status : Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 38,00,000/-	Rs. 2,15,47,499/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 2,021/- (Article:E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Co-Operative Colony Road, Mouza: Rahara Pin Code : 700118

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-2574	LR-3375	Bastu	Bastu	3 Katha	14,00,000/-	69,82,500/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L2	LR-2575	LR-3375	Bastu	Bastu	6 Katha	21,00,000/-	1,39,64,999/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
TOTAL :					14.85Dec	35,00,000 /-	209,47,499 /-	
Grand Total :					14.85Dec	35,00,000 /-	209,47,499 /-	

### Structure Details :



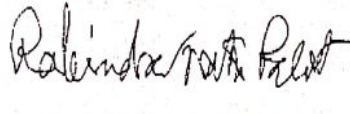
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	800 Sq Ft.	3,00,000/-	6,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		800 sq ft	3,00,000 /-	6,00,000 /-	








**Details :**

**Name,Address,Photo,Finger print and Signature**

Name	Photo	Finger Print	Signature
<b>Mr Rabindra Nath Palit (Presentant)</b> Son of Late Indu Bhusan Palit Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 18/04/2019 ,Place : Office			
18/04/2019	LTI 18/04/2019	18/04/2019	

331, Co-Operative Colony, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: FELPP4914J, Status :Individual, Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 18/04/2019 ,Place : Office

2	Name	Photo	Finger Print	Signature
	<b>Mr Rathindra Nath Palit</b> Son of Late Indu Bhusan Palit Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 18/04/2019 ,Place : Office			
	18/04/2019	LTI 18/04/2019	18/04/2019	

331, Co-operative Colony, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APAPP3924K, Status :Individual, Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 18/04/2019 ,Place : Office

**Attorney Details :**



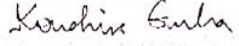
SI No	Name,Address,Photo,Finger print and Signature
1	<b>Maa Developers</b> 24/98, 2 No. Surya Sen Nagar, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117 , PAN No.:: AAYFM4286G, Status :Organization, Executed by: Representative




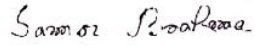


**Identificative Details :**

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr Koushik Guha</b> Son of Late Shiba Prasad Guha Date of Execution - 18/04/2019, , Admitted by: Self, Date of Admission: 18/04/2019, Place of Admission of Execution: Office	 Apr 18 2019 4:12PM	 LTI 18/04/2019	 18/04/2019
24/98, 2 No. Surya Sen Nagar, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGTPG6762A Status : Representative, Representative of : Maa Developers (as Partners)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Samar Brahma</b> Son of Late J. N. Brahma Swasti Nagar, P.O:- Panihati, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700114	 18/04/2019	 18/04/2019	 18/04/2019
Identifier Of Mr Rabindra Nath Palit, Mr Rathindra Nath Palit, Mr Koushik Guha			

**Endorsement For Deed Number : I - 152403159 / 2019**

**On 18-04-2019**

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

Presented for registration at 13:59 hrs on 18-04-2019, at the Office of the A.D.S.R. SODEPUR by Mr Rabindra Nath Palit, one of the Executants.

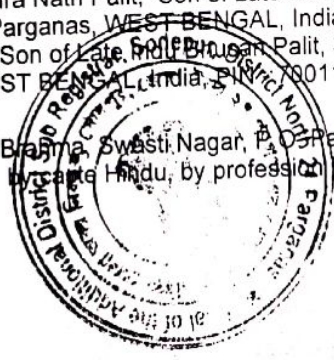
**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,15,47,499/-

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

Execution is admitted on 18/04/2019 by 1. Mr Rabindra Nath Palit, Son of Late Indu Bhusan Palit, 331, Co-Operative Colony, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Business, 2. Mr Rathindra Nath Palit, Son of Late Indu Bhusan Palit, 331, Co-operative Colony, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Business

Indetified by Mr Samar Brahma, , Son of Late J. N. Brahma, Swasti Nagar, P.O:- Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business





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

is admitted on 18-04-2019 by Mr Koushik Guha, Partners, Maa Developers (Partnership Firm), 24/98, 2 No. Sen Nagar, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117  
Certified by Mr Samar Brahma, , , Son of Late J. N. Brahma, Swasti Nagar, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,007/- ( B = Rs 2,000/- ,E = Rs 7/- ) and  
Registration Fees paid by Cash Rs 0/-, by online = Rs 2,021/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/04/2019 12:11PM with Govt. Ref. No: 192019200006769021 on 18-04-2019, Amount Rs: 2,021/-, Bank:  
AXIS Bank ( UTIB0000005), Ref. No. 303182003 on 18-04-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,001/- and Stamp Duty paid by Stamp Rs 5,000/-,  
by online = Rs 35,021/-  
Description of Stamp  
1. Stamp: Type: Court Fees, Amount: Rs.10/-  
2. Stamp: Type: Impressed, Serial no 8253, Amount: Rs.5,000/-, Date of Purchase: 17/04/2019, Vendor name: R Sur  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/04/2019 12:11PM with Govt. Ref. No: 192019200006769021 on 18-04-2019, Amount Rs: 35,021/-,  
Bank: AXIS Bank ( UTIB0000005), Ref. No. 303182003 on 18-04-2019, Head of Account 0030-02-103-003-02



**Indradip Ghosh**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SODEPUR**  
**North 24-Parganas, West Bengal**

**On 12-06-2019**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.



**Indradip Ghosh**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SODEPUR**  
**North 24-Parganas, West Bengal**





State of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2019, Page from 106593 to 106636

being No 152403159 for the year 2019.



Digitally signed by INDRADIP GHOSH  
Date: 2019.06.17 13:04:27 +05:30  
Reason: Digital Signing of Deed.

(Indradip Ghosh) 17-06-2019 13:00:31  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.



(This document is digitally signed.)