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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 263956

Subrata Sinha
 Azok Kumar Mitra
 Nanda Sulal Mitra

Ts Group & Construction Company
 Reta Mukherjee
 Proprietor

GRN : 19-202021-003905066-1
 Query No. 2000818838/2020

**DEVELOPMENT AGREEMENT OR
 CONSTRUCTION AGREEMENT CUM
 GENERAL POWER OF ATTORNEY**

THIS DEVELOPMENT AGREEMENT CUM GENERAL
 POWER OF ATTORNEY is made on this the 22nd day of
 July in the year 2020 by :

1. SRI SUBRATA SINHA (PAN : AJAPS4680B) S/o Late Anil
 Kumar Sinha, by faith Hindu, citizenship Indian, by occupation
 business, resident of : Riverside Road, (Opp. Telephone
 Exchange), P.O. Burnpur, Pin-713325, P.S. Hirapur, Dist.
 Paschim Bardhaman.

M 23
 22/7/2020

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
 22 JUL 2020

Date of Purchase
Asansol Treasury
15 JUL 2020
Lic No. 1 of 2000-01

ক্রমিক নং 3871 তারিখ 15/7/20
মূল্য 5000/-
নাম শ্রী প্রসান্তা ঘন্টা
ঠিকানা- ৬০০০২, বর্ডহামার, গুরগাঁও
ভণ্ডার নং প্রসান্তা ঘন্টা -

আসানসোল

PRASANTA GHANTY
Asansol Town Stamp Vendor
Licence No.-1 of 2000-01



Addl. District Sub-Registrar
Asansol, Dist. - Paschim Bardhaman
22 JUL 2020

Subrat Jena

Asok Kumar Mitra

Nanda Dulal Mitra
(2)

TS Group & Construction Company

Rita Mukherjee

Proprietor

2. SRI ASOK KUMAR MITRA (PAN : AEAPM8275P)

3. SRI NANDA DULAL MITRA (PAN : ADZPM0328D) both sons of Late Sreedhar Chandra Mitra, by faith Hindu, No. 2 by occupation medical practitioner and No. 3 by occupation professional, citizenship Indian, No. 2 resident of : House No. AS-7/54, Kalyanpur Housing Estate, P.O. Asansol-713305, P.S. Asansol (North), Dist. Paschim Bardhaman and No. 3 resident of : Upper Chelidanga, S.B. Gorai Road, P.O. Asansol-4, P.S. Asansol (N), Dist. Paschim Bardhaman hereinafter called the "FIRST PARTY/LAND OWNERS" (which expression shall unless excluded by or repugnant to the context include each of their heirs, successors, legal representatives and assigns) of the ONE PART.

AND

"TS GROUP & CONSTRUCTION COMPANY" a sole proprietorship firm having its office at : Peezo Apartment, Flat No. 10, Saradapally, Street No. 1, P.O. Asansol-713304, P.S. Asansol (South), Dist. Paschim Bardhaman and represented by its sole proprietor Smt. Rita Mukherjee (PAN : ALTPM4129N) W/o Sri Tarun Kumar Mukherjee, by faith Hindu, citizenship

Sudhakar Mishra

Ashok Kumar Mishra

Nanda Swal Mishra

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Ts Group & Construction Company
Rita Mukherjee

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Indian, by occupation business, resident of : Peezo Apartment, Flat No. 10, Saradapally, Street No. 1, P.O. Asansol-713304, P.S. Asansol (South), Dist. Paschim Bardhaman hereinafter called the 'SECOND PARTY/DEVELOPER/ CONSTITUTED ATTORNEY' (which expression shall mean and include all its successors-in-office, legal representatives and assigns) of the OTHER PART.

WHEREAS the First Party No. 1 is the lawful and rightful owner of the land measuring 3 cottahs comprising part of R.S. Plot No. 3723, L.R. Plot No. 4146 situated in Mouza : Hirapur, J.L. No. 18, P.S. Hirapur more fully mentioned in the schedule below which he purchased by a registered Deed of Sale being Deed No. 589 for the year 2014 of Asansol Addl. Dist. Sub Registry Office from Smt. Shefali Dutta Gupta W/o Late Chandan Dutta Gupta of : Rambandh, Burnpur for valuable consideration as mentioned in the said Sale Deed;

WHEREAS the First Party No. 2 and 3 are the lawful and rightful owners of the land measuring 3 cottahs comprising part of R.S. Plot No. 3723, L.R. Plot No. 4146 situated in Mouza : Hirapur, J.L. No. 18, P.S. Hirapur more fully mentioned in the schedule below which they jointly purchased by a registered Deed of Sale being Deed No. 590 for the year 2014 of Asansol Addl. Dist. Sub Registry Office from aforesaid Smt. Shefali Dutta Gupta for valuable consideration as mentioned in the said Sale Deed;

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Aashu Kumar Mishra

Nande Sural Mishra

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Be it mentioned that the earlier owners Smt. Shefali Dutta Gupta namely (i) Gopal Chandra Sadhu (owner of land area 3 cottahs) (ii) Nabani Kumar Sadhu (owner of land area 1 cottah) and (ii) Subodh Sadhu (owner of land area 1 cottah) while owning and possessing the said inherited lands, they sold and transferred the total land measuring 6 cottahs (5 cottahs of above named owners and 1 cottah of their sister namely Kalyani Sadhu) comprised in R.S. Plot No. 3723 of Mouza Hirapur, P.S. Hirapur to Smt. Shefali Dutta Gupta by a registered Deed of Sale being Deed No. 4386 for the year 1997 of Asansol Addl. Dist. Sub Registry Office on receipt of valuable consideration as mentioned in the said Sale Deed.

Be it mentioned that at the time of registration of above noted Sale Deed aforesaid Kalyani Sadhu have received full and final amount for her above noted land area 1 (one) cottah from Smt. Shefali Dutta Gupta and said Kalyani Sadhu along her other co-owners namely Gopal Chandra Sadhu, Nabani Kumar Sadhu and Subodh Sadhu also peaceful delivered of the said lands to Smt. Shefali Dutta Gupta but due to serious illness of said Kalyani Sadhu, she is unable to execute and registration the above noted Sale Deed in favour of aforesaid Smt. Shefali Dutta Gupta.

AND WHEREAS in the above circumstances, though Kalyani Sadhu sold and transferred her land area 1 (one) cottah on receipt of valuable

Subrata Sinha

Ashok Kumar Mishra

Nande Dulal Mishra

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consideration without execution and registration of proper Sale Deed, so the said Kalyani Sadhu had right, title and interest over the schedule mentioned land.

AND WHEREAS for any future complication in future and as such the Land Owners No. 1 to 3 requested to execute proper Sale Deed and registration of such Sale Deed to the appropriate registering authority in favour of the Land Owners No. 1 to 3. And subsequently aforesaid Kalyani Sadhu executed and registered one piece of registered Deed of Conveyance dated 22/11/2017 being Deed No. 7955 for the year 2017 of Asansol A.D.S.R. Office in favour of the First Party/Land Owners No. 1 to 3.

AND WHEREAS since such acquire the First Party/Land Owners No. 1 to 3 have become the lawful and rightful owners of the land measuring 6 (six) cottahs equivalent to 0.10 acres comprising part of R.S. Plot No. 3723 appertaining to L.R. Plot No. 4146 more fully mentioned in schedule 'A' below and the said lands have been duly and correctly recorded in their names in the L.R. Record of Rights under L.R. Khatian Nos. 5655, 5656 and 5657 respectively of Mouza Hirapur, P.S. Hirapur.

AND WHEREAS one Asit Kumar Bose (since deceased) S/o Late Hem Chandra Bose being the owner of the land area 0.010 acres comprising part of R.S. Plot No. 3723 appertaining to L.R. Plot No. 4146 and land measuring 0.065 acres comprising part of R.S. Plot No. 3724 appertaining to L.R. Plot

Embarash Ghosh

Asit Kumar Bose

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Nand Lal Mukherjee

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No. 4147 i.e. total land measuring 0.075 acres and the said lands have been duly and correctly recorded in his name in the L.R. Record of Rights under L.R. Khatian No. 5658 of Mouza Hirapur, P.S. Hirapur.

AND WHEREAS for development of the 'A' schedule lands of First Party No. 1 to 3 and the lands of aforesaid Asit Kumar Bose with the intention to get developed the said lands by construction of multistoried building thereupon applied for NOC in respect of the same from the authority of ADDA and the said ADDA authority have issued a No Objection Certificate vide its Memo No. ADDA/ASL/2149/V/155/FL/NOC/164, dated 12/02/15.

AND WHEREAS for construction of multistoried building upon the lands of First Party/Land Owners and aforesaid Asit Kumar Bose jointly got the building plan duly sanctioned by the Authority of Asansol Municipal Corporation vide Site Plan Memo No. 21/SP/AMC/HO/16, dated 26/09/2016 and Building Plan Memo No. 22(3)/BP/AMC/HO/16, dated 26/09/2016 divided with two Blocks i.e. Block 'A' (land of Asit Kumar Bose) and Block 'B' (land of First Party/Land Owners No. 1 to 3).

Sudhakar Jindal

Asit Kumar Bose

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AND WHEREAS by a Developer firm, construction of 'A' Block have been completed upon the lands of Asit Kumar Bose which have been named and known as "Sreebhumi Apartment" and construction of Block 'B' yet not completed.

AND WHEREAS the First Party/Land Owners No. 1 to 3 intend to develop the 'B' Block upon the 'A' schedule land by constructing a multistoried building as per sanctioned building plan of Block 'B' and as such the First Party/Land Owners engaged the Second Party/Developer "TS GROUP & CONSTRUCTION COMPANY" in this regard to promote/develop the said property by raising a multistoried (Basement+G+4 storied) pucca building thereon named and known as "SHAKTI PLAZA" in the 'A' schedule mentioned land.

AND WHEREAS the First Party agreed to provide all sorts of assistance to the Second Party by signing all papers and documents including site plan and/or building plan as and when required, in the matter of erection of such multistoried building upon the schedule mentioned lands by the second party.

Sudhanta Sinha

Ashok Kumar Mishra

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Nanda Suman Mishra

Ts Group & Construction Company

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Proprietor

AND WHEREAS the parties enter into this agreement on the following terms and conditions as mutually settled and decided between the parties which are to be strictly followed and observed by the parties;

AND WHEREAS in terms of such mutual agreement, the Land Owners/ First Party engaged the Builder/Developer firm namely "TS GROUP & CONSTRUCTION COMPANY" represented by its sole proprietor Smt. Rita Mukherjee authorising to erect the said multistoried building upon the 'A' schedule land at the costs and expenses of the Second Party/Developer and in lieu of the 'A' schedule land by joint venture, the ratio is 30 : 70 as per sanctioned building plan i.e. the allocation area of Land Owners are 30% share and allocation area of Developer are 70% share upon the 'A' schedule land and as per 30% share, the Second Party/Developer allot/provide to the First Party/Land Owners as noted below :

Land Owner No. 1 Sri Subrata Sinha : (i) Flat No. 3B on the 3rd floor
(ii) Flat No. 3C on the 3rd floor and (iii) 2 numbers common four wheeler parking space in the basement/ground floor.

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Asok Kumar Mitra

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Nanda Dulal Mitra

Ts Group & Construction Company

Rita Mukherjee

Proprietor

Land Owner No. 2 Sri Asok Kumar Mitra : (i) Flat No. 1B on the 1st floor and (ii) 1 number common four wheeler parking space in the basement/ground floor.

Land Owner No. 3 Sri Nanda Dulal Mitra : (i) Flat No. 2C on the 2nd floor and (ii) 1 number common four wheeler parking space in the basement/ground floor.

Be it mentioned that after allocation of flat and garage remaining area of 30% allocation share will be paid by the Developer to the Land Owners as per proportionate market rate.

AND WHEREAS with a view to enabling the said firm to raise the said multistoried building it has become necessary for the First Party to execute this document for mutual convenience appointing and constituting Smt. Rita Mukherjee representing the said firm as First Party's lawful attorney to exercise the following powers in connection with the schedule mentioned lands for the First Party and on their behalf in the matter of raising the said multistoried building on the schedule mentioned lands :-

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS

1. That the First Party with the execution of this Development Agreement engaged the Second Party so as to enable the Second Party to raise the proposed multistoried building upon the said land comprising various self contained flats/shops/parking space etc.

Sudhakar Singh

Azad Kumar Mishra

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Ts Group & Construction Company

Rita Mukherjee

Proprietor

2. That the Second Party shall raise/erect the said constructions of the multistoried building upon the schedule mentioned land with the help of good quality of building materials at its own costs and expenses and by taking assistance of engineering expert and the Second Party shall remain fully responsible and liable for any loss or damage caused in the said building at any time for any constructional defect. If any mishap be occurred at the time of constructions of the said building, the Second Party shall remain liable for such accident/mishap and the First Party shall be in no way held responsible for the same.

3. That the Second Party prior to commencement of the said constructions shall get further necessary site plan and building plan approved/sanctioned by the authority of Asansol Municipal Corporation or of any other authority by its own fund and thereafter erect the said multistoried building in accordance with and in due compliance with the said sanctioned building plan as well as of the provisions of West Bengal Apartment (Regulation of construction & Transfer) Act 1972 and the Rules framed thereunder. In this connection the First Party shall provide all sorts of assistance to the Second Party by signing all necessary papers, documents, plan, application, forms etc. and shall also deposit original deed/document to the Developer as and when required.

Subrat Singh

Alok Kumar Mishra

Nande Sural Mishra

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4. That the Second Party shall also be responsible for any constructions raised/made illegally in deviation of the site plan or of the building plan or of the said Act and the First Party shall have nothing to do with the same.

5. That the Second Party shall have right to sell and transfer all flats / garage /parking space etc. [save and except allotted property of the First Party/Land Owners] of the said proposed multistoried building to the intending purchasers/transferees at such price or prices as will be settled between the Second Party and the intending transferee/s and the Second shall have absolute right to collect, receive, enjoy and appropriate the entire sale proceeds/consideration money / advance money etc. thereof exclusively and the First Party shall have no right to claim any share in the said amount/s accrued from such sale/advance.

In this connection the Second Party shall be able to cause advertisement inviting the attention of interested person in regard to sale of the flats/shop/ parking space and to enter into any agreement for such sale by receiving advance and/or booking money.

Subrata Sinha

Azok Kumar Mishra

Nande Sural Mishra

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Ts Group & Construction Company

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Proprietor

In the matter of such sale or transfer of any such flat or flats/shops/ parking space of the proposed building the Second Party shall execute all such Sale Deed/s on behalf of the First Party as his constituted attorney and/or as a co-seller with the First Party/landlord if required and shall get the said Deed/s registered by presenting the same before the appropriate registering authority.

It is hereby made clear that if required, the First Party shall remain bound to execute the said Sale Deed/s being the land owner of the said land.

6. That the Second Party shall take all steps and measures for having electric meter, line, connection and municipal water connection in the said proposed multistoried building from the authority concerned.

7. That the Second Party shall complete the constructions of the said multistoried building within 30 (thirty) months from the date of execution of this Development Agreement or Construction Agreement Cum General Power of Attorney.

8. That for the sake of convenience in erecting the said construction upon the schedule mentioned land as also to perform the acts, deeds and things in terms of the conditions embodied in this agreement the First Party are executing

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Ashok Kumar Mishra

Nanda Bimal Mishra

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Ts Group & Construction Company

Rita Mukherjee

Proprietor

this document as Development Agreement cum General Power of Attorney in favour of the Second Party conferring upon him the following powers and authority in connection with the schedule mentioned land which are to be exercised by the Second Party as constituted attorney of the First Party in the matter of raising the said multistoried building on the schedule mentioned lands:-

- (i) To look after manage and supervise the schedule mentioned lands and to take all appropriate steps for preserving the right, title and interest of the First Party over the schedule mentioned land for the First Party and on their behalf.
- (ii) To represent the First Party before all officials and departments of the State Govt. and Central Govt. and in all other public and private offices and to submit all petitions, returns, plans and statements for the First Party and on their behalf relating to the 'A' schedule land.
- (iii) To file all suits, claims and other legal proceedings in all courts, civil, criminal, revenue and other statutory authority and tribunals for the First Party and to pursue all such legal proceedings by executing necessary

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Ashok Kumar Mishra

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Rita Mukherjee

Proprietor

vokalatnamas and other powers for the First Party and on their behalf and to file all motions, revisions, appeals, writ petitions and writ appeals against all judgements, orders and decrees which may be passed by all such court and judicial and quasi judicial authorities in appropriate higher court or courts and in the writ courts and to defend the First Party in like manner against all suits, cases, legal proceedings, revisions, motions, appeals etc. which may be brought against the First Party in connection with the schedule mentioned land belonging to the First Party.

- (iv) To get the site plan and the building plan sanctioned/approved from the authority concerned for the First Party and on their behalf by submitting the same before the said authority and to collect and receive the same after its sanction/approval for the purpose of erecting the said building upon the schedule mentioned land and in this connection to sign the necessary papers and receipts at the said office for the First Party and on their behalf.
- (v) To enter into agreement or contract with any person for selling/transferring the flat/s, parking space of the proposed multistoried building (save and

✓ Subrata Singh

✓ Ashok Kumar Mishra
Nanda Suman Mishra

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Ts Group & Construction Company

Rita Mukherjee

Proprietor

except the flats and parking space of the said building which have been allocated to the First Party/Land Owners) to such party or parties and on such terms as the Second Party may deem fit and in this connection the Second Party as attorney will be competent to sign and execute all agreements relating to such transfer by receiving consideration price and/or advance price for the First Party and on their behalf.

- (vi) To raise/erect a multistoried pucca building upon the schedule mentioned land consisting of various self contained flats/shops and parking space in the ground floor/basement floor in accordance with and in strict compliance with the said site plan and the building plan to be received and collected by the Second Party attorney and shall observe and follow all other directions to be issued by the A.M.C. from time to time under the provisions of Asansol Municipal Corporation Act for the First Party and on his behalf and while performing the said acts, deeds and things the Second Party attorney shall sign and execute all documents, papers, forms, application etc. as and when required for the First Party and on

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Ashok Kumar Mishra
Nanda Jyoti Mishra

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Ts Group & Construction Company

Rita Mukherjee

Proprietor

their behalf. The Second Party attorney shall also be competent to submit and to take delivery of the building plan and to take receipt thereof including right to deposit all fees in this regard for the First Party and on their behalf.

- (vii) To sign and execute all forms, application, documents etc. for the First Party and on their behalf for the purpose of taking water connection and electric connection with meters and lines in the proposed multistoried building.
- (viii) To sign and swear all affidavits before the court of law for the First Party and on their behalf as and when required in connection with the said land and/or with the constructional matter or in the matter of taking water connection and electric connection and to submit the same before the appropriate authority for the First Party and on his behalf whenever required.
- (ix) To sign and execute all kinds of Deeds i.e. Sale/Lease/Exchange/Rent/ transferring and selling the self contained flat/flats/shops parking space [save and except allotted property of the Land Owners/First Party] of the said proposed building in favour of all transferees on receipt of

Subrata Ghosh

Ashok Kumar Mishra
Nanda Srujal Mishra

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consideration which may be mentioned in all such Sale Deeds for the First Party and on their behalf and to present all such sale Deed or Deeds before the appropriate Registering Authority for getting the same registered for the First Party and on their behalf and in this connection the Second Party attorney shall also be competent to sign all other relevant papers and documents at registration office for the First Party and on their behalf which will be required for the purpose of completing the sale.

- (x) To hand over the original sale receipt after signing the same on behalf of the First Party to the transferee/purchaser for enabling him/her/them to procure the Title Deed in original from the Registration Office in due course.
- (xi) And generally to do everything what the First Party could do for them and on their behalf and the First Party do hereby undertake to ratify and confirm all such acts, deeds and things what will be lawfully done by the Second Party attorney in exercise of powers hereby conferred.

Subrata Sinha

Aparna Kumar Mitra
Nand Lal Mishra

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Rita Mukherjee
Proprietor

SCHEDULE 'A' ABOVE REFERRED TO :

(Owners' land upon where construction to be made)

In the District of Burdwan at present Paschim Bardhaman, P.S. Hirapur, Sub Division and Addl. Dist. Sub Registry Office Asansol, under the limits of Asansol Municipal Corporation, Ward No. 45 within Mouza Hirapur, J.L. No. 18 all that homestead land measuring 6 (six) cottahs equivalent to 0.10 (zero point one zero) acres comprising part of R.S. Plot No. 3723 (three thousand seven hundred twenty three) under R.S. Khatian No. 1553 appertaining to L.R. Plot No. 4146 under L.R. Khatian No. 5655, 5656 and 5657 including proposed (B+G+4 storied) multistoried building known as SHAKTI PLAZA along with all easement rights attached thereto.

Butted and bounded by

On the North : By 10 feet wide road.

On the South : By the land of others on R.S. Plot No. 3723.

On the East : By 'A' Block Apartment & house of Suprakash Mukherjee.

On the West : By 10 feet wide road.

Subrata Sinha

Asok Kumar Mitra
Nanda Dulal Mitra

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Ts Group & Construction Company

Rita Mukherjee

Proprietor

SCHEDULE 'B' ABOVE REFERRED TO :

[Land Owners No. 1 to 3's Allocation property (30% share of total covered area)]

Item No. I (Allotted to First Party/Land Owner No. 1 Sri Subrata Sinha)

- (i) 1 No. 2BHK flat being Flat No. 3B on the 3rd floor.
- (ii) 1 No. 2BHK flat being Flat No. 3C on the 3rd floor.
- (iii) 2 numbers common four wheeler parking space in the basement/ground floor.

Item No. II (Allotted to First Party/Land Owner No. 2 Asok Kumar Mitra)

- (i) 1 No. 2BHK flat being Flat No. 1B on the 1st floor.
- (ii) 1 No. common four wheeler parking space in the basement/ground floor.

Item No. III (Allotted to First Party/Land Owner No. 3 Nanda Dulal Mitra)

- (i) 1 No. 2BHK flat being Flat No. 2C on the 2nd floor.
- (ii) 1 No. common four wheeler parking space in the basement/ground floor.

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Azok Kumar Mishra

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Ts Group & Construction Company

Rita Mukherjee

Proprietor

DETAILS OF CONSTRUCTION OF ALLOTTED PROPERTY

- a) Water Arrangements : Water reservoirs of required capacity will be provided at the top of the roof underground reservoir of suitable capacity will be used for storage of Municipal water/underground water. One electrical pump with motor to be installed at the ground floor from the underground water reservoir and will be each of the flats for 24 hours with the help of pipelines.
- b) Flooring : Tiles flooring will be provided for the flats and the common areas like staircase etc. will be finished with Mosaic/Kota Stone.
- c) i) Door : Sal wood frames/factory made chemically treated/seasoned finish flush door will be provided in all Doors. All the necessary fitting like locks tower bolt, hatch bolts etc. will be provided.
- ii) Windows : Aluminium windows with glass panes with integrated M.S. Grill will be provided with all steel fitting.
- iii) Kitchen : Kitchen will be provided marble flooring and the working table will be provided with the marble flooring. A steel sink along with the bibcock will be provided. A wash area with bibcock will be provided under the sink and on the wall glazed tiles will be placed upto 2' from the tabletop.
- d) Toilet : Floor will be marble with ceramic glazed tiles upto a height of 5'6" from the floor. One of the two toilets will have European type commode and other will be Indian type water closet with finishing arrangement. One wash basin & sanitary fittings will be of white in colour.

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Arun Kumar Mishra

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Rita Mukherjee

Proprietor

- e) Sal wood frames/factory made chemically treated/seasoned finish flush door will be provided in all Doors. All the necessity fitting like locks tower bolt, hatch bolts etc. will be provided.
- f) Wall : Brick masonry walls of thickness 200/125 mm as per the design and architecture (inner wall 5 inch thick and outer wall 10 inch thick).
- g) Wall Finishes : Ceiling & wall have a plaster 1/4 & 1/2 thick in cement, sand mortar ratio 1:4 and 1:6 respectively. All internal walls and ceiling will have plaster of Paris finish with cement primer coating. Decorative cements paints will be applied to all exterior parts of the building.
- h) Electrical: West Bengal State Electricity Board will provide electricity. Individual flat owners will be provided with service line, electric meter as per the existing rules of the WBSEDCL on their own responsibility and cost. All electric wiring will be provided with copper (concealed). All bed rooms will be provided with two light point, one fan point, one 5 AMP plug point on switch board (PVC) make. One AC point will be provided in the allotted flat. Living cum Dining Room will be provided with two light point, one 5 AMP plug for the refrigerator connection. Toilets will be provided with one light point and one 15 AMP plug point (in one toilet) for the placement of the Geyser. For kitchen one light point one exhaust fan point will be provided along with 15 AMP plug for the use of Mixture cum Grinder/Micro oven. Balcony will be provided with one light point. Doorbell switch will be provided main entrance of each flat unit. Any additional amenities/fixtures/fittings and extra item may be provided only at extra cost.

A sheet containing photos and finger prints of both hands duly attested by the parties concerned is annexed hereto which shall form part of this Deed.

IN WITNESS WHEREOF the parties named above signed and executed this Deed of Agreement on the day, month and year first above written.

Witnesses :

1. *Sri Satyabrata Chatterjee*
910 - Sri Nilbari Rd Chatterjee
Upper Chelanganj
Asansol - 713304
Dist. Paschim Bardhaman

2. *Tarun Kumar Mukherjee*
Peezo Apartment Flat No 10
Sardhapaty Asansol
Pin - 713304

Prepared by me as per instruction of the parties and read over, explained to the parties and printed in my office

Pijush Kanti Das
(**Pijush Kanti Das**)
Advocate

Enrl. No. WB/828/1973
Asansol Court

1. *Subrat Ghosh*
2. *Asok Kumar Mitra*
3. *Nanda Suman Mitra*

(Signature of the First Party)

Ts Group & Construction Company

Rita Mukherjee

Proprietor

(Signature of the Second Party)

Rita Mukherjee



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

Rita Mukherjee



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

Subrat Singh



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

Azad Kumar Mishra



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

Nanda Sulech Mishra

Nanda Sulech Mishra



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

GRN: 192020210039050661

Payment Mode Online Payment

GRN Date: 16/07/2020 17:35:28

Bank : HDFC Bank

BRN : 1169600791

BRN Date: 16/07/2020 17:36:33

DEPOSITOR'S DETAILS

Id No. : 2000818838/1/2020
(Query No./Query Year)

Name : Nanda Dulal Mitra

Contact No. :

Mobile No. : +91 9434002130

E-mail :

Address : Upper Chelidanga

Applicant Name : Mr Pijush Kanti Das

Office Name :

Office Address :

Status of Depositor : Seller/Executants

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	2000818838/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	2060
2	2000818838/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	21

Total

2081

In Words : Rupees Two Thousand Eighty One only


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RITA MUKHERJEE
NARAYAN CHANDRA CHATTARAJ

81/07/1970
Permanent Account Number
ALTPM4129N


Signature



Rita mukherjee

5 5 2015

स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER
AJAPS4680B



नाम / NAME
SUBRATA SINHA

पिता का नाम / FATHER'S NAME
ANIL KUMAR SINHA

जन्म तिथि / DATE OF BIRTH
22-05-1968

हस्ताक्षर / SIGNATURE
Subrata Sinha

K. Das
आयकर आयुक्त, पी.ई.-II
COMMISSIONER OF INCOME-TAX, W.B.-II

Subrata Sinha

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AEAPM8275P



नाम / NAME

ASOK KUMAR MITRA

पिता का नाम / FATHER'S NAME

SREEDHAR CHAND MITRA

जन्म तिथि / DATE OF BIRTH

01-05-1956

हस्ताक्षर / SIGNATURE

Asok Kumar Mitra

ASOK

आयकर आयुक्त, प.सं. 11

COMMISSIONER OF INCOME TAX, W.S. - II

Asok Kumar Mitra

PERMANENT ACCOUNT NUMBER
ADDPM0328D

THE NAME
NANDA DULAL MITRA

पिता का नाम / FATHER'S NAME
SREEDHAR CHAND MITRA

जन्म तिथि / DATE OF BIRTH
21-10-1962

SIGNATURE
Nanda Dulal Mitra


 आयकर अधिकारी, ए.डी.ओ.
 COMMISSIONER OF INCOME-TAX, W.B. - II

Nanda Dulal Mitra

इस कार्ड को हार / भ्रष्टाचार में प्रयोग करने
 वाले अधिकारी को सूचित / वापस का दें
 सहायक आयकर अधिकारी,
 पी. 2
 चौराहा इलाहाबाद,
 कोलकाता - 700 066.
 In case this card is lost/found, kindly inform/return to
 the issuing authority :
 Assistant Commissioner of Income-tax,
 P-2,
 Chowrahee Square,
 Calcutta-700 066.



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

AQJ1911478



নির্বাচকের নাম : সত্যব্রত দত্ত
 Elector's Name : Satyabrata Dutta
 পিতার নাম : মিহির কুমার দত্ত
 Father's Name : Mihir Kumar Dutta
 লিঙ্গ/Sex : পুরু M
 জন্ম তারিখ : 22/11/1979
 Date of Birth

Satyabrata Dutta

AQJ1911478

Address
 NEW UPPER CHELI DANGA, ASANSOL (M
 CORP.), ASANSOL, BURDWAN-713304

Date: 30/12/2014

Signature of the Electoral
 Registration Officer for
 281-Asansol Uttar Constituency

যদি পরিচয় পত্র স্থানান্তরিত হলে নিম্নে উল্লিখিত নিয়ম
 অনুসরণ করে আবেদন করতে হবে।
 If you wish to change the address mention the Card No.
 in the relevant Form for including your name in the
 list of the changed address and to return the card
 with your signature.

Satyabrata Dutta

Major Information of the Deed




Deed No :	I-0205-03814/2020	Date of Registration	22/07/2020
Query No / Year	0205-2000818838/2020	Office where deed is registered	
Query Date	16/07/2020 4:57:01 PM	0205-2000818838/2020	
Applicant Name, Address & Other Details	Pijush Kanti Das Asansol Court,Thana : Asansol (S), District : Burdwan, WEST BENGAL, Mobile No. : 9333980908, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 50/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
	Rs. 32,67,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,060/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :




District: Burdwan, P.S:- Hirapur, Municipality: ASANSOL MC, Road: Riverside Road, Road Zone : (Tunnel gate – Rly Bridge(Off Road)) , Mouza: Santa, JI No: 20, Pin Code : 713325

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3723	RS-1553	Bastu	Bastu	6 Katha		32,67,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					9.9Dec	0 /-	32,67,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUBRATA SINHA Son of Late Anil Kumar Sinha Executed by: Self, Date of Execution: 22/07/2020 , Admitted by: Self, Date of Admission: 22/07/2020 ,Place : Office	 22/07/2020	 LTI 22/07/2020	 22/07/2020

Riverside Road, (Opp. Telephone Exchange), P.O:- Burnpur, P.S:- Hirapur, District:-Burdwan, West Bengal, India, PIN - 713325 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AJAPS4680B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/07/2020
 , Admitted by: Self, Date of Admission: 22/07/2020 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr ASOK KUMAR MITRA Son of Late Sreedhar Chandra Mitra Executed by: Self, Date of Execution: 22/07/2020 , Admitted by: Self, Date of Admission: 22/07/2020 ,Place : Office			
	22/07/2020	LTI 22/07/2020	22/07/2020	

House No. AS-7/54, Kalyanpur Housing Estate, P.O:- Asansol, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713305 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AEAPM8275P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/07/2020
 , Admitted by: Self, Date of Admission: 22/07/2020 ,Place : Office


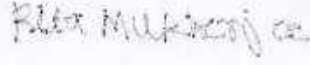
3	Name	Photo	Finger Print	Signature
	Mr NANDA DULAL MITRA (Presentant) Son of Late Sreedhar Chandra Mitra Executed by: Self, Date of Execution: 22/07/2020 , Admitted by: Self, Date of Admission: 22/07/2020 ,Place : Office			
	22/07/2020	LTI 22/07/2020	22/07/2020	

Upper Chelidanga, S.B. Gorai Road, P.O:- Asansol, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713304 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ADZPM0328D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/07/2020
 , Admitted by: Self, Date of Admission: 22/07/2020 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TS GROUP & CONSTRUCTION COMPANY Peezo Apartment, Saradapally, Street No. 1, Flat No: 10, P.O:- Asansol, P.S:- Asansol (S), District:-Burdwan, West Bengal, India, PIN - 713304 , PAN No.:: ALTPM4129N,Aadhaar No, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Rita Mukherjee Wife of Tarun Kumar Mukherjee Date of Execution - 22/07/2020, , Admitted by: Self, Date of Admission: 22/07/2020, Place of Admission of Execution: Office	 <small>Jul 22 2020 12:27PM</small>	 <small>LTI 22/07/2020</small>	 <small>22/07/2020</small>
Peezo Apartment, Saradapally, Street No. 1, Flat No: 10, P.O:- Asansol, P.S:- Asansol (S), District:- Burdwan, West Bengal, India, PIN - 713304, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ALTPM4129N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TS GROUP & CONSTRUCTION COMPANY (as Sole Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Satya Brata Dutta Son of Late Mihir Kumar Dutta Upper Chelidanga, P.O:- Asansol, P.S:- Asansol (S), District:-Burdwan, West Bengal, India, PIN - 713304	 <small>22/07/2020</small>	 <small>22/07/2020</small>	 <small>22/07/2020</small>
Identifier Of Mr SUBRATA SINHA, Mr ASOK KUMAR MITRA, Mr NANDA DULAL MITRA, Mrs Rita Mukherjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA SINHA	TS GROUP & CONSTRUCTION COMPANY-4.95 Dec
2	Mr ASOK KUMAR MITRA	TS GROUP & CONSTRUCTION COMPANY-2.475 Dec
3	Mr NANDA DULAL MITRA	TS GROUP & CONSTRUCTION COMPANY-2.475 Dec

On 22-07-2020

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

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

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

Presented for registration at 12:04 hrs on 22-07-2020, at the Office of the A.D.S.R. ASANSOL by Mr NANDA DULAL MITRA , 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 32,67,000/-

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

Execution is admitted on 22/07/2020 by 1. Mr SUBRATA SINHA, Son of Late Anil Kumar Sinha, Riverside Road, (Opp. Telephone Exchange), P.O: Burnpur, Thana: Hirapur, , Burdwan, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Others, 2. Mr ASOK KUMAR MITRA, Son of Late Sreedhar Chandra Mitra, House No. AS-7/54, Kalyanpur Housing Estate, P.O: Asansol, Thana: Asansol, , Burdwan, WEST BENGAL, India, PIN - 713305, by caste Hindu, by Profession Professionals, 3. Mr NANDA DULAL MITRA, Son of Late Sreedhar Chandra Mitra, Upper Chelidanga, S.B. Goral Road, P.O: Asansol, Thana: Asansol, , Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Professionals

Identified by Mr Satya Brata Dutta, , Son of Late Mihir Kumar Dutta, Upper Chelidanga, P.O: Asansol, Thana: Asansol (S), , Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

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

Execution is admitted on 22-07-2020 by Mrs Rita Mukherjee, Sole Proprietor, TS GROUP & CONSTRUCTION COMPANY (Sole Proprietorship), Peezo Apartment, Saradapally, Street No. 1, Flat No: 10, P.O:- Asansol, P.S:- Asansol (S), District:-Burdwan, West Bengal, India, PIN - 713304

Identified by Mr Satya Brata Dutta, , Son of Late Mihir Kumar Dutta, Upper Chelidanga, P.O: Asansol, Thana: Asansol (S), , 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 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/07/2020 5:36PM with Govt. Ref. No: 192020210039050661 on 16-07-2020, Amount Rs: 21/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1169600791 on 16-07-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,060/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,060/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3871, Amount: Rs.5,000/-, Date of Purchase: 15/07/2020, 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 16/07/2020 5:36PM with Govt. Ref. No: 192020210039050661 on 16-07-2020, Amount Rs: 2,060/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1169600791 on 16-07-2020, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0205-2020, Page from 83844 to 83878
being No 020503814 for the year 2020.



Digitally signed by HILLOL GHOSH
Date: 2020.07.24 11:03:11 +05:30
Reason: Digital Signing of Deed.

Hillol Ghosh

(Hillol Ghosh) 2020/07/24 11:03:11 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)