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Certified that the Endorsement Sheet and the Signature Sheet attached to this document are part of the Document.

AS 720321

पश्चिम बंगाल WEST BENGAL

12-30  
12/7/24  
17/8/24

Art. 17(1) of the Indian Contract Act, 1872

Arunto Singh

12 JUL 2024

Additional District Sub-Registrar  
BURDWAN

SWAYAMBHU REALCON

Balindan...

PARTNER

SWAYAMBHU REALCON

Pritam Mukherjee

PARTNER

SWAYAMBHU REALCON

Sukant...

PARTNER

SWAYAMBHU REALCON

Somit Bhattacharya

PARTNER

**AGREEMENT FOR DEVELOPMENT**

:: On Quabey Namah ::

THIS DEED OF AGREEMENT FOR DEVELOPMENT IS MADE ON THIS 12<sup>TH</sup> DAY OF JULY, TWO THOUSAND AND TWENTY FOUR (2024)

BETWEEN

12 JUL 24



Ajit Kumar Singha

Arunabha Singha

SWAYAMBHU REALCON

SWAYAMBHU REALCON  
Rabindranath Hati  
PARTNER

SWAYAMBHU REALCON  
Pratim Mukherjee  
PARTNER

SWAYAMBHU REALCON  
Swarup Hati  
PARTNER

SWAYAMBHU REALCON  
Somit Bhakat  
PARTNER

1. MR. AJIT KUMAR SINGHA, S/o Late Rabikar Singha, by faith Hindu, by Occupation: Business, an Indian National and residing at 69, A.C. Mitra Lane, Barabazar, Burdwan, P.S. Bardhamani, Dist. Purba Bardhaman, Pin-713101 and having PAN: AJDPS3144B;
2. MR. SUKANTA SINGHA, S/o Mr. Ajit Kumar Singha, by faith Hindu, by Occupation: Business, an Indian National and residing at 69, A.C. Mitra Lane, Barabazar, Burdwan, P.S. Bardhaman, Dist. Purba Bardhaman, Pin-713101 and having PAN: ALYPS1062K; and
3. MRS. TAPASI SINGHA, W/o Mr. Ajit Kumar Singha, by faith Hindu, by Occupation: Business and Housewife, an Indian National and residing at 69, A.C. Mitra Lane, Barabazar, Burdwan, P.S. Bardhaman, Dist. Purba Bardhaman, Pin-713101 and having PAN: AJDPS0639M; hereinafter called and referred as the OWNER (which express or shall unless excluded his respective heirs, executors, administrators, legal representative and assigns) of the party of the FIRST PART.

and

"SWAYAMBHU REALCON" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at Golapbag More, P.O. Rajbati, City: Bardhaman, P.S. Burdwan, District - Purba Bardhaman, West Bengal, Pin -713104, PAN. AFBFS0552D, represented by its All Representative Partners namely

- i. MR. RABINDRANATH HATI, S/o Late Banbihari Hati, by caste Hindu, by profession Business, resident of Golapbagmore, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104; PAN. AAPP8629D;
- ii. MR. PRITAM MUKHERJEE S/o Late Pranab Mukherjee, by caste Hindu, by profession - Business, resident of Golapbagmore, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104; PAN BGKPM5150E;
- iii. MR. SWARUP HATI, S/o Sri Monoranjan Hati, by caste Hindu, by profession business, resident of Golapbagmore, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104; PAN. ACBPH7963E; and
- iv. MR. SOMIT BHAKAT, S/o Late Madan Mohan Bhakat, by caste Hindu, by profession - Business, resident of [Keshabgan] Chati, G.T. Road, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104, PAN: BDWPB8573R; hereinafter called the DEVELOPER (which express or shall unless excluded

*First Schedule Given*

*Aravind Singh*

*Aravind Singh*

SWAYAMBHU REALCON

*Aravind Singh*

PARTNER

SWAYAMBHU REALCON

*Aravind Singh*

PARTNER

SWAYAMBHU REALCON

*Aravind Singh*

PARTNER

SWAYAMBHU REALCON

*Aravind Singh*

PARTNER

its/his/their and each of its/his/their respective heirs, executors, administrators, legal representative and assigns) of the party of the SECOND PART.

- A. WHEREAS: the OWNERS are the sole and absolute OWNERS in respect of the First Schedule mentioned Land and is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Lands, hereditaments and premises, free from all encumbrances, charges, liens, attachments, trusts whatsoever to howsoever morefully described in the First Schedule hereinafter written (hereinafter referred to as the "SAID PROPERTY").
- B. AND WHEREAS, the First Schedule mentioned property being R.S. Plot No. 201 (Part) presently comprising to L.R. Plot No. 201 appertaining to R.S. Khatian No. 54 and appertaining to present L.R. Khatian Nos. 785, 786 and 787 measuring 24 Decimals i.e., 0.24 Acres out of 26 Decimals out of total and entire 52 Decimals of Land situated at Mouza - Mirchoba, J.L. No. 33, P.S. Bardhaman & Dist. Purba Bardhaman previously belonged to one Bhootnath Das who while being the owner and possessor recorded his name in the RSROR and had been paying the revenue to the Government of West Bengal duly. Afterwards while being the owner and possessor of the said property the said Bhootnath Das executed one Deed of Family Settlement on 26/09/1962 and registered the said Deed of Family Settlement on 04/10/1962 vide Deed No. 1-6694 for 1962 registered at the Office of the Burdwan Sadar Registry Office and in that regard the entire R.S. Plot No. 201 along with other properties were bequeathed in favour of his youngest son, namely, Madhusudan Das and afterwards the said Madhusudan Das while being the owner and possessor sold 26 Decimals of land in the western side of the total land in favour of the present First Part vide Registered Deed of Sale being Deed No. 1-3006 for 1997, incorporated in Book No. 1, Volume No. 55, Page Nos. 109 to 114, registered at the Office of the District Sub-Registrar, Burdwan and by virtue of the aforesaid Deed of Sale they have been possessing the said property as described in the First Schedule below and have been possessing the same as the absolute owner and possessor without the interruption of Third Party. Subsequently, after acquiring the said property, the aforesaid First Part mutated their names in LRROR appertaining to L.R. Khatian No. 785, 786 & 787 in respect of the L.R. Plot No. 201 in Mirchoba Mouza, J.L. No. 33 and also converted the said Land into Bastu Class of Land vide



*Asit Kumar Saha*

*Arunto Singh*

*24/5/2010*

SWAYAMBHU REALCON

*Rabindranath*  
PARTNER

SWAYAMBHU REALCON

*Pratim Mukherjee*  
PARTNER

SWAYAMBHU REALCON

*Swarup Hah*  
PARTNER

SWAYAMBHU REALCON

*Somit Bhakat*  
PARTNER

Conversion Certificate bearing Memo No. 32(359/06) 1237/LM/2006 dated 23.05.2006 and Memo No. 32(114/06) 598/LM/2006 dated 02.03.2006 and Memo No. 32(360/06) 1238/LM/2006 dated 23.05.2006 and the said Conversion Certificate details have been incorporated in the LRRORs and also recorded his name in the Municipal Holding No. 97/1, at Ward No. 16, Circle No. 16, Mirchoba-I Mahalla within the jurisdiction of Burdwan Municipality and has been residing in the property since the time of their title acquisition.

- C. AND WHEREAS afterwards the OWNERS became the owners and possessors in respect of the entire First Schedule mentioned property by way of Sale Deed and subsequently the OWNERS thereafter recorded in L.R.R.O.R in respect of the entire First Schedule mentioned property and mutated and recorded and incorporated their names in respect of the aforesaid property in the Municipal Holding Number of the Burdwan Municipality within the limit of the Burdwan Municipal Authority and accordingly started the process to discharge their legal obligations of payment of Govt. rents etc. in the name on appropriate receipt thereof and thereby have acquired absolute title in the said property to which they are entitled. Hence the OWNERS have acquired a good title over the First Schedule mentioned property without any interference or intervention of any or by any other person.
- D. AND WHEREAS there was a large portion of definite demarcated land measuring 24 Decimals i.e., 0.24 Acres (A Little More or Less) out of their 26 Decimals i.e., 0.26 Acres (A Little More or Less) being the First Schedule mentioned Property which was unmaintained and which is more specifically described below and thereby the OWNERS had taken decision to construct of multi-storeyed residential building inclusive of Flats/Residential Units and Car Parking Spaces by constructing building and to develop the premises i.e., the land which is more specifically described in the First Schedule below and which is not being looked after by the OWNERS due to their habitation uncertainty in the City of Burdwan and occupational and family oriented and physical dilemma and thereby the OWNERS have taken decision to construct of Residential building comprised of Multiple Flats/Residential Units/Car Parking Spaces and to develop the premises i.e., the property which is more specifically described in the First Schedule below.
- E. AND WHEREAS the OWNERS in order to construct of Residential building

Anil Kumar Singh

Anurag Singh

GIRI SINGH

SWAYAMBHU REALCON

Partner

PARTNER

SWAYAMBHU REALCON

Pintam Mehra

PARTNER

SWAYAMBHU REALCON

Swarup Hathi

PARTNER

SWAYAMBHU REALCON

Somit Chakraborty

PARTNER

comprised of Multiple Flats/ Residential Units/Car Parking Spaces and to develop the premises i.e., the property which is more specifically described in the First Schedule below, intended to execute their plan and in that regard the OWNERS got their proposed plan sanction and obtained Municipal Plan being Memo Number: 513/E/VII-4 dated 20/09/2018 bearing Enclosure No. 1226 dated 15/09/2018 extended vide Memo No. 211/E/VII-4 dated 03/09/2021 in regard to Petition No. 509 dated 13/08/2021 with the permission to construct one Ground (G) Plus (+) Four (4) Storied Residential Building and subsequently the said Plan was extended by virtue of Memo Number: 897/E/VII-4 dated 22/10/2018 bearing Enclosure No. 439 dated 16/07/2018 extended vide Memo No. 21/E/VII-4 dated 03/05/2024 in regard to Petition No. 09/E dated 05/04/2024 with the permission to construct one Ground (G) Plus (+) Six (6) Storied Residential Building to be comprised with Residential Flats and Parking Spaces. Subsequently, after obtaining the said Plan the OWNERS tried to raise the construction over the said Landed Property as specifically detailed in the Schedule herein under and he intended to initiate the process of construction over the said Land vacant and the OWNERS afterwards found that the process of construction would drain huge amount of money from their pockets and for such they stopped the process of development instantly and realized that the OWNERS neither had the capacity nor have the ability both financially and technically and also nor have any experience nor has the adequate and appropriate skill and knowledge to develop or to construct the new building/buildings along with residential building cum housing complex by erecting multi-storeyed building/buildings along with residential building cum housing complex thereon inclusive of Flats/Residential Units/Car Parking Spaces.

F. That the DEVELOPER is itself is a Partnership Firm having more good-will, respect in the sector of Development and promoting and experience, knowledge and skill to develop the same. So the OWNERS of the First Schedule mentioned property gave offer to the DEVELOPER to develop the First Schedule properties as mentioned below. In response to that offer the DEVELOPER has accepted on the following terms and conditions as stated below to develop the property with a project for construction of a building residential purpose.



Ajit Kumar Singh

Arunto Singh

SWAYAM REALCON

SWAYAMBHU REALCON

Rabindranath Das

PARTNER

SWAYAMBHU REALCON

Antoni Mukherjee

PARTNER

SWAYAMBHU REALCON

Swarnaprabha

PARTNER

SWAYAMBHU REALCON

Somjit Shakti

PARTNER

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows:

1.1 PREMISES: shall mean the premises with land as stated in the First Schedule of this agreement.

1.2 BUILDING/S: shall mean the proposed building/buildings along with residential building cum housing complex inclusive of Flats/Residential Units and Car Parking Spaces to be constructed as per the Architect's drawings/documents, duly approved by the Burdwan Municipality i.e., Burdwan Municipal Authority via its sanction Plan being Memo Number: 513/E/VII-4 dated 20/09/2018 bearing Enclosure No. 1226 dated 15/09/2018 extended vide Memo No. 211/E/VII-4 dated 03/09/2021 in regard to Petition No. 509 dated 13/08/2021 with the permission to construct one Ground (G) Plus (+) Four (4) Storied Residential Building and subsequently the said Plan was extended by virtue of Memo Number: 897/E/VII-4 dated 22/10/2018 bearing Enclosure No. 439 dated 16/07/2018 extended vide Memo No. 21/E/VII-4 dated 03/05/2024 in regard to Petition No. 09/E dated 05/04/2024 with the permission to construct one Ground (G) Plus (+) Six (6) Storied Residential Building in order to construct the Multi-Storied Building comprised with Residential Flats and Parking Spaces which is regarded as part and parcel of the said project, within the said premises and the said building is to be constructed by the manner and way with all specifications as stated in the Second Schedule of this Indenture.

1.3 OWNERS: shall mean

1 MR. AJIT KUMAR SINGHA, S/o Late Rabikar Singha, by faith Hindu, by Occupation: Business, an Indian National and residing at 69, A.C. Mitra Lane, Barabazar, Burdwan, P.S. Bardhaman, Dist. Purba Bardhaman, Pin-713101 and having PAN: AJDPS3144B;

2 MR. SUKANTA SINGHA, S/o Mr. Ajit Kumar Singha, by faith Hindu, by Occupation: Business, an Indian National and residing at 69, A.C. Mitra Lane, Barabazar, Burdwan, P.S. Bardhaman, Dist. Purba Bardhaman, Pin-713101 and having PAN: ALYPS1062K; and

3 MRS. TAPASI SINGHA, W/o Mr. Ajit Kumar Singha, by faith Hindu, by Occupation: Business and Housewife, an Indian National and residing at

*Ajit Kumar*

*Arunto Singh*

*2015/105102*

SWAYAMBHU REALCON

*Rabindranath Hati*

PARTNER

SWAYAMBHU REALCON

*Pritam Mukherjee*

PARTNER

SWAYAMBHU REALCON

*Swarup Hati*

PARTNER

SWAYAMBHU REALCON

*Somit Bhakat*

PARTNER

69, A.C. Mitra Lane, Barabazar, Burdwan, P.S. Bardhaman, Dist. Purba Bardhaman, Pin-713101 and having PAN: AJDPS0639M; and shall include their/his respective heirs, executors, administrators, representatives, transferees, assignees and nominees.

- 1.4 DEVELOPER: shall mean "SWAYAMBHU REALCON" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at Golapbag More, P.O. Rajbati, City: Bardhaman, P.S. Burdwan, District - Purba Bardhaman, West Bengal, Pin -713104, PAN. AFBFS0552D, represented by its All Representative Partners namely 1) MR. RABINDRANATH HATI, S/o Late Banbhari Hati, by caste Hindu, by profession Business, resident of Golapbagmore, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104; PAN. AAPP8629D; 2) MR. PRITAM MUKHERJEE S/o Late Pranab Mukherjee, by caste Hindu, by profession - Business, resident of Golapbagmore, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104; PAN BGKPM5150E; 3) MR. SWARUP HATI, S/o Sri Monoranjan Hati, by caste Hindu, by profession business, resident of Golapbagmore, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104; PAN. ACBPH7963E; and 4) MR. SOMIT BHAKAT, S/o Late Madan Mohan Bhakat, by caste Hindu, by profession - Business, resident of Keshabganj Chati, G.T. Road, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104, PAN: BDWPB8573R; and shall include its respective legal heirs, successors, officers, managers, executors, administrators, representatives, transferees, assignees and nominees.
- 1.5 COMMON FACILITIES: shall include corridors, hall ways, drive ways, lifts, stairways, landings, water reservoir, pump room, passage-ways, drive-ways, generator space/room, community room, meter room, transformer, electrical sub-station and other spaces and facilities, whatsoever required for the establishment, location, enjoyment, provision, maintenance and/or management of the building/buildings and/or common facilities or any of them thereon as the case may be as stated in details in the Third Schedule of this Indenture.
- 1.6 OWNER'S ALLOCATION: shall mean the absolute right of the OWNERS in regard to their respective share and amount of land as agreed upon to be developed by virtue of this agreement and in that regard the allocation of the



*Arif Hussain Saqeeb*  
*Aman to Sivas*  
*SWAYAM*  
 SWAYAMBU REALCON  
*Rabindra Nath*  
 PARTNER  
 SWAYAMBU REALCON  
*Pintam Mukherjee*  
 PARTNER  
 SWAYAMBU REALCON  
*Swayam Hiti*  
 PARTNER  
 SWAYAMBU REALCON  
*Somit Ghatak*  
 PARTNER

OWNERS will be 47% of the proposed building/buildings being the residential building cum housing complex in relation to the construction according to the sanctioned plan of the Burdwan Municipality in order to construct Multi-Storied Building comprised with Residential Flats and Parking Spaces as per their respective share over land more specifically mentioned in the First Schedule. Here it must be mentioned that OWNERS will obtain and get and retain their entitlement of the aforesaid allotted share of 47% of the Total Constructed Portion of the proposed building/s cum residential building complex and they will receive their required and physical allocation which is hereinafter referred as "OWNERS' ALLOCATION" and the details of the distribution of the allocated Flats is written hereunder in the Fourth Schedule.

**1.7 DEVELOPER'S ALLOCATION:**

1.7.1 Shall mean the absolute right of the DEVELOPER in regard to 53% of the Total constructed portion of the proposed building/buildings being the residential building cum housing complex in relation to the construction according to the sanctioned plan of the Burdwan Municipality in order to construct Multi-Storied Building comprised with Residential Flats and Parking Spaces as per their respective share over the entire First Schedule mentioned property including Car Parking/Garages and Flats/Residential Units and Parking Spaces in all the floors EXCEPT the portion defined in the OWNER'S ALLOCATION i.e., the DEVELOPER will have exclusive right to enjoy as per its entitlement and will have all right, title and interest by virtue of this Agreement to hold and also to sell the entire allocation of its as defined hereinabove and the Developer's saleable allocation hereinafter referred as "DEVELOPER'S ALLOCATION" and the details of the distribution of the allocated Flats is written hereunder in the Fifth Schedule.

1.7.2 Roof area which shall be the roof/rooves directly above the flat/flats and/or room/rooms including every right over the roof will be allotted in favour of the OWNERS and DEVELOPER jointly; during the tenure of this Agreement, if the OWNER obtains any further permission by way of Burdwan Municipality Sanctioned Plan, then the DEVELOPER may raise construction over the said roof of the said building which is to be constructed in accordance with the said Plan and the OWNERS and DEVELOPER shall equally financially contribute in respect of 50:50 of the total expenses for such plan and the OWNERS have their allocation of 47% inclusive all right, title and interest in respect of such construction which means that the OWNERS will get and obtain 47% allocation from



*Anil Kumar Singh*

*Ananto Singh*

*DR. S. A. F. S. 109*

SWAYAMBHU REALCON

*Abhinav Kumar*  
PARTNER

SWAYAMBHU REALCON

*Antoni Mubli*  
PARTNER

SWAYAMBHU REALCON

*Swarup Hathi*  
PARTNER

SWAYAMBHU REALCON

*Somit Ghatak*  
PARTNER

that particular floor or/and new construction and the present OWNERS admit and agree and declare not to raise any objection whatsoever in this regard in future and the DEVELOPER have their allocation of 53% inclusive all right, title and interest in respect of such construction which means that the DEVELOPER will get and obtain 53% allocation from that particular floor or/and new construction and the present OWNERS admit and agree and declare not to raise any objection whatsoever in this regard in future.

- 1.8 ARCHITECT : shall mean any person or persons firm or firms appointed or nominated by the DEVELOPER as the Architect of the building at his own cost and sole responsibility, subject to approval of the owner.
- 1.9 BUILDING PLAN: shall mean the plan/plans for construction of the building being Memo Number: 513/E/VII-4 dated 20/09/2018 bearing Enclosure No. 1226 dated 15/09/2018 extended vide Memo No. 211/E/VII-4 dated 03/09/2021 in regard to Petition No. 509 dated 13/08/2021 with the permission to construct one Ground (G) Plus (+) Four (4) Storied Residential Building and subsequently the said Plan was extended by virtue of Memo Number: 897/E/VII-4 dated 22/10/2018 bearing Enclosure No. 439 dated 16/07/2018 extended vide Memo No. 21/E/VII-4 dated 03/05/2024 in regard to Petition No. 09/E dated 05/04/2024 with the permission to construct one Ground (G) Plus (+) Six (6) Storied Residential Building, duly approved by the OWNER and submitted by at the costs of the OWNER to the Burdwan Municipal Authority in order to construct Multi-Storied Building comprised with Residential Flats and Parking Spaces and shall include any amendments thereto or modifications thereof made or caused by the DEVELOPER which is duly sanctioned by the Burdwan Municipal Authority i.e., Burdwan Municipality.
- 1.10 CONSTRUCTED SPACE: shall mean the space in the Building available for independent use and the occupation including the space demarcated for common facilities.
- 1.11 SALEABLE SPACE: means, except OWNER'S ALLOCATION the space in the Building which will be available for independent use and occupation after making due provision for common facilities and the spaces required therefore.
- 1.12 CARPET AREA: means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive

*Anita Lalumel Singh*

*Ananta Singh*

*Rajesh Singh*

SWAYAMSHU REALCON

*Rajendra Singh*

PARTNER

SWAYAMSHU REALCON

*Pintam Mishra*

PARTNER

SWAYAMSHU REALCON

*Swarup Hiti*

PARTNER

SWAYAMSHU REALCON

*Somit Shakti*

PARTNER

balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

**1.13 COVERED AREA:** shall mean the Plinth area of the said Residential Unit/Flat/Parking Space including the Bathrooms and Balconies and also thickness of the walls and pillars which includes proportionate share of the Plinth area of the common portions PROVIDED THAT if any wall be common between Two Residential Unit / Flats / Parking Space then one - half of the area under such wall shall be included in each Residential Unit / Flat.

**1.14 UNDIVIDED SHARE:** shall mean the undivided proportionate share in the land attributable to the each Flat and Residential Unit / Parking Space comprised in the said Holding and the common portions held by and / or here in agreed to be sold to the respective Purchaser and also wherever the context permits.

**1.15 CO - OWNER:** shall according to its context mean and include all persons who acquire or agree to acquire Residential Unit / Flat / Parking space in the Building, including the Developer for the Residential Unit/ Flats / Parking Spaces not alienated or agreed to be alienated.

**1.16 FLAT/UNIT:** shall mean the Residential Unit/flat and / or other space or spaces intended to be built and or constructed and / or the covered area capable of being occupied.

It shall also mean that according to the context, mean all Purchaser/s and/or intending Purchaser/s of different Residential Units/Flats in the Building/s and shall also include the Developer herein and the owner herein in respect of such Residential Units/Flats which are retained and/or not alienated and/or not agreed to be alienated of the time being.

**1.17 COMMON EXPENSES:** shall include all expenses to be incurred by the Co - OWNER for the maintenance, management and upkeep of the building in the said Holding for common purposes and also the charges to installation of Electricity.

**1.18 COMMON PURPOSES:** shall mean the purpose of managing and maintaining the building of the said Holding and in particular the common portions, collection and disbursement of common expenses for common portion and dealing with the matter of common interest of the Co - OWNER relating to



*Arif Munnay Singh*

*Ananto Singh*

*GOSWAMI LANG*

SWAYAMBHU REALCON  
*Rabindranath Deb*  
PARTNER

SWAYAMBHU REALCON  
*Pratim Mukherjee*  
PARTNER

SWAYAMBHU REALCON  
*Suresh Hathi*  
PARTNER

SWAYAMBHU REALCON  
*Somit Shakti*  
PARTNER

their mutual rights and obligations for the most beneficial use and enjoyment of their respective units exclusively and the common perorations in common.

- 1.19 **SUPER BUILT-UP AREA:** Shall mean in context to a Unit/Flat as the area of a Unit/Flat computed by adding an agreed fixed percentage as Developer's Convenience over the built-up and/or the covered area of the Unit/Flat i.e. Residential Unit and such will be used and utilized only for the registration purpose in order to pay the Stamp Duty and Registration Fees to the Government of West Bengal as per its standing rules and regulations. Be it mentioned here that during the continuation of this Agreement if any new Rules in respect of any Law relating to Development and Real Estate including the RERA Act, 2016 is formed by the Government and if such rule becomes effective by making the concept of "Super-Built Up Area" obsolete than in that case the Flats are to be sold either by way of measuring the Flat in terms of "Covered Area" and/or measuring the Flat in terms of "Carpet Area" whichever is applicable.
- 1.20 **DEVELOPER'S ADVOCATE:** Shall mean Sri Rajdeep Goswami, Ld. Advocate of Burdwan District Judges' Court who have prepared these presents and who shall prepare all legal documentations regarding the development, construction, building, promotion and erection and sale, transfer, grant, conveyance, demise, devise and provide of the premise, its parts and parcels and the Building/s and the Unit/s/Flat/s therein, including the Deed of Conveyance/s thereof.
- 1.21 **OWNER'S ADVOCATE:** Shall mean any Ld. Advocate appointed by the Owners who shall prepare all legal documentations regarding the sale, transfer, grant, conveyance, demise, devise and provide of the premise, its parts and parcels and the Building/s and the Unit/s/Flat/s therein, including the Deed of Conveyance/s thereof of the Owner's Allocation.
- 1.22 **TRANSFER:** with its grammatical variations shall include a transfer by and/or of possession and by any other means adopted for effecting what is understood as a transfer of space in a multi-storeyed building/s to purchasers thereof although the same may not amount to a transfer in law.
- 1.23 **TRANSFeree/INTENDING PURCHASER:** shall mean a person or persons to whom any space in the building/s has been transferred by the DEVELOPER

ANIL KUMAR SINGH

ANURAG SINGH

SONU BISLAHA

SWAYAMBHU REALCON  
Rohandevnall Ltd  
PARTNER

SWAYAMBHU REALCON  
Pratim Mukherjee  
PARTNER

SWAYAMBHU REALCON  
Sudip Hiti  
PARTNER

SWAYAMBHU REALCON  
Somit Dhakal  
PARTNER

their mutual rights and obligations for the most beneficial use and enjoyment of their respective units exclusively and the common perorations in common.

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- 1.20 **DEVELOPER'S ADVOCATE:** Shall mean Sri Rajdeep Goswami, Ld. Advocate of Burdwan District Judges' Court who have prepared these presents and who shall prepare all legal documentations regarding the development, construction, building, promotion and erection and sale, transfer, grant, conveyance, demised, devise and provide of the premise, its parts and parcels and the Building/s and the Unit/s/Flat/s therein, including the Deed of Conveyance/s thereof.
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Ajit Kumar Singh  
Arunto Singh  
D/10/51/15/102

SWAYAMIBHU REALCON  
Rohindranath Seth  
PARTNER

SWAYAMIBHU REALCON  
Dintan Mullick  
PARTNER

SWAYAMIBHU REALCON  
Swarup Hathi  
PARTNER

SWAYAMIBHU REALCON  
Somit Bhakat  
PARTNER

Including the rights of transfer to the fullest extent of the DEVELOPERS ALLOCATION or any space in the building/s has been transferred by the OWNER including the rights of transfer to the extent of his own share as defined and described as the OWNER'S ALLOCATION.

1.24 MASCULINE GENDER: shall include feminine gender and vice versa.

1.25 SINGULAR NUMBER: shall include plural number and vice versa.

**ARTICLE II - TITLE INDEMNITIES AND REPRESENTATIONS:**

The OWNER do and doth hereby declare and covenant with the DEVELOPER as follows:-

2.1 That the OWNER are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the said premises as mentioned in the First Schedule below.

2.2 That the said premises is free from all encumbrances, charges, liens, lis-pendenses, acquisitions, requisitions, attachments and trusts whatsoever or howsoever nature and if such is not still then the OWNER hereby unconditionally undertake to make the said First Schedule mentioned property free from all encumbrances, charges, liens, lis-pendenses, acquisitions, requisitions, attachments and trusts whatsoever or howsoever nature within 3 Months from this very date of execution of this Agreement.

2.3 That the DEVELOPER will bear the cost of demolishing, dismantling, disintegrating and dissolving the existing construction and will take the possession of the land in favour of the DEVELOPER provided that all the debris and rubbish will be retained by the DEVELOPER and shall be its property and the DEVELOPER will bear the cost and expense of the query of earth or soil for the purpose of setting up the foundation.

2.4 That the DEVELOPER will bear all expenditure of construction and cost of all necessary and essential materials and equipments which will be required for the purpose of construction of the said building premises and the OWNER will co-operate with the DEVELOPER in all aspects except Financially.

2.5 That the OWNER by self or through their constituted attorney shall sign in all other necessary papers, documents, affidavits, declarations etc. require for modification of building plan/revised plan if necessary, and for construction

*Anil Kumar Swain*

*Arunto Singh*

*Somita Bhakat*

SWAYAMBHU REALCON

*Rabindranath Hati*  
PARTNER

SWAYAMBHU REALCON

*Pritam Mukherjee*  
PARTNER

SWAYAMBHU REALCON

*Swarnup Hati*  
PARTNER

SWAYAMBHU REALCON

*Somit Bhakat*  
PARTNER

of building which may be required by the Developer for the purpose of construction and development of the said property in the said premises.

- 2.6 The DEVELOPER is hereby authorized and empowered in relation to the said construction, so far as may be necessary for apply of quotas of cement, steels bricks and other materials for the construction or the electric meter waster & drainage and other imputes and facilities and for other necessities required, for which purpose the OWNER hereby agree upon to execute and register a Development Power of Attorney in favour of "SWAYAMBHU REALCON" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at Golapbag More, P.O. Rajbati, City: Bardhaman, P.S. Burdwan, District - Purba Bardhaman, West Bengal, Pin -713104, PAN. AFBFS0552D, represented by its All-Representative Partners namely 1) MR. RABINDRANATH HATI, S/o Late Banbihari Hati, by caste Hindu, by profession Business, resident of Golapbagmore, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104; PAN. AAPP8629D; 2) MR. PRITAM MUKHERJEE S/o Late Pranab Mukherjee, by caste Hindu, by profession - Business, resident of Golapbagmore, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104; PAN BGKPM5158E; 3) MR. SWARUP HATI, S/o Sri Monoranjan Hati, by caste Hindu, by profession business, resident of Golapbagmore, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104; PAN. ACBPH7963E; and 4) MR. SOMIT BHAKAT, S/o Late Madan Mohan Bhakat, by caste Hindu, by profession - Business, resident of Keshabganj Chati, G.T. Road, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104, PAN: BDWPB8573R; whereas such power or authority to be executed by a registered Power of Attorney as required by the DEVELOPER to sign by the OWNER all such application as to be require for the purpose and in connection with the construct of the proposed building/s and to sell flats and car parking spaces with share in land.

- 2.7 That except the OWNER, no one else have any right title interest, claim or demand whatsoever or howsoever in respect of the said First Schedule mentioned premises or any portion thereof.
- 2.8 The OWNER shall pay all revenue and taxes to the competent authority till the date of execution and registration of the present Development Agreement between the OWNER and the DEVELOPER.



*Amal Kumar Singh*

*Aravind Singh*

*Aravind Singh*

SWAYAMBHU REALCON

*Rohit Kumar*

PARTNER

SWAYAMBHU REALCON

*Rohit Kumar*

PARTNER

SWAYAMBHU REALCON

*Swaraj Hathi*

PARTNER

SWAYAMBHU REALCON

*Somit Bhakel*

PARTNER

- 2.9 The OWNER has absolute right and authority to enter into the agreement with the DEVELOPER in respect of their title in the said premises agreed to be developed.
- 2.10 That there is no arrear of taxes and / or other levies of impositions of the said property due and payable to any statutory authority.
- 2.11 That neither any proceeding for acquisition of the said property or any portion thereof is pending nor any notice has been received in respect thereof.
- 2.12 That the said land is not a Debtor or Pirotor property.
- 2.13 That no proceeding of Income Tax Act, Wealth Tax Act or any other enactment or law in any way concerning or relating to the said property or any portion thereof is pending nor any notice has been received under the Public Demand Recovery Act.
- 2.14 That there is absolutely no impediment or bar in matter of this agreement/understanding or sale or the said property as contemplated in these present.
- 2.15 The OWNER does not own any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1978 in respect of the said premises.
- 2.16 The OWNER hereby undertake to indemnify and keep indemnified the DEVELOPER from and against any and all actions, charges, liens, claims, damages, encumbrances and mortgages or any Third Party Possessory Rights or any Third Party Claim in the said premises arising out of or due to the negligence or non compliance of any law, bye-laws rules and regulations of the Burdwan Municipality i.e., Burdwan Municipal Authority or Government or local bodies including the Municipality as the case may be by the OWNER and shall attend to answer and be responsible for any deviation, omission, commission, negligence, violation and/or breach of any of the said laws, bye-laws, rules and regulations or any accident in or relative to or concerning prior to execution of this Deed and the Stamp Duty, Registration Charges and other expenses in connection with the preparation and execution of the Deeds of Conveyance and/or other documents relating to Developer's Allocation shall be entirely borne by the Developer or its nominee or nominees. Likewise the Stamp duty, registration charges and

*Arif Mulla Siquar*  
*Arunto Singh*  
*WY54F56102*

SWAYAMBHU REALCON  
*Radhika*  
PARTNER

SWAYAMBHU REALCON  
*Ritika Mehra*  
PARTNER

SWAYAMBHU REALCON  
*Swarup Hathi*  
PARTNER

SWAYAMBHU REALCON  
*Somit Bhatnagar*  
PARTNER

expenses in connection with the execution of the deed of conveyance and other documents relating to Owners' allocation will be borne by the OWNER or their nominee or nominees. Here it must be mentioned that the OWNER will not be liable for any consideration received by the Developer from the intending Purchaser/Purchasers regarding the Developer's Allocation after the development of the said premises and likewise the Developer shall not be liable for any act, deed, matter or thing done or caused to be done by the Owner in respect of their Allocation.

- 2.17 That during the continuance of this Agreement the OWNER shall not any way cause any impediment or obstruction whatsoever in the construction or development of complex and building in the said First Schedule mentioned Property and hereunder empower the DEVELOPER to take up the construction work of the new building as per sanctioned plan of Burdwan Municipality i.e., Burdwan Municipal Authority.
- 2.18 In case of failure to give open and clear possession in favour of the DEVELOPER by the OWNER and in that event if the DEVELOPER face any financial loss to that effect the OWNER will liable for all consequences.
- 2.19 The DEVELOPER not be eligible or entitled and will have no right and/or no authorities and/or no privileges to give and/or to make and/or to use and/or to keep the First Schedule Property or the land and it's title deeds in any kind of mortgage and/or pledge and/or hypothecate and/or charge and/or concur in pledging and/or hypothecating and/or charging with, to or in favour of any Private Bank and/or Nationalize Bank or any other Financial Institutions and/or individual and/or body may it be a juristic or non-juristic entity but may keep credential of the firm and the units of said project in all kind of mortgage and/or pledge and/or hypothecate and/or charge and/or concur in pledging and/or hypothecating and/or charging with, to or in favour of any Private Bank and/or Nationalize Bank or any other Financial Institutions and/or individual and/or body may it be a juristic or non-juristic entity and will have all and absolute and unfettered right and/or all and absolute and unfettered authority and/or all and absolute and unfettered privilege to execute and/or deliver any instruments and/or any deed of mortgage and/or charge and/or encumbrance, hypothecation and/or pawn and/or pledge and/or lien and/or trust receipt and/or to receive any consideration money



Smit Venuoj Sanyal

Arunto Singh

SONIA SHARMA

SWAYAMBHU REALCON

Rohini Kulkarni

PARTNER

SWAYAMBHU REALCON

Priyanka Mehra

PARTNER

SWAYAMBHU REALCON

Swagat Hiti

PARTNER

SWAYAMBHU REALCON

Somit Shakti

PARTNER

and/or loan amount by executing as well as if necessary by registering deed and/or otherwise for such mortgage and/or charge and/or hypothecation and/or pawn and/or pledge and/or lien and/or the like and the Owner will not be liable for the purpose of obtaining the loan amount by the DEVELOPER in respect of and out of the aforesaid mortgage and/or charge and/or conventient and/or hypothecation and/or pawn and/or pledge and/or lien and the DEVELOPER shall alone be responsible for the payment of the loan and discharging the liabilities under the mortgage and in the event of failure of the project to return the original title deeds of the Owners.

**ARTICLE III - COMMENCEMENT:**

- 3.1 This agreement shall commence or shall deemed to have commenced on and with effect from the date of execution of this agreement.

**ARTICLE IV - DEVELOPER'S RIGHT OF CONSTRUCTION:**

- 4.1 The OWNER hereby grant exclusive right to the DEVELOPER to build upon and to commercially exploit the said premises in any manner (but subject to the provisions contained herein) as the DEVELOPER may choose by constructing a building thereon by way of the said new construction is to be done according to the Burdwan Municipality i.e., Burdwan Municipal Authority by-laws, rules and regulations and not otherwise. The entire cost of construction of the building or whatsoever nature shall be borne by the Developer. Such cost shall include the cost of all service amenities, fittings and fixtures, all over heads, regarding construction, price rise in the cost of materials used for construction, fee payable to the Architect and Engineers in respect of the construction costs for the purpose of obtaining all other permission and approvals. The owner shall not be required to contribute any amount in that regard. Be it mentioned here that the DEVELOPER will have sole right and authority and shall be entitled to receive the price of the Lift, Transformers, Generators from the Purchasers and in that regard the OWNER shall have no right to demand any share from the share of the price paid by the intending Flat OWNER in favour of the DEVELOPER and the Developer will solely be entitled to keep that entire amount in order to make adjustment in respect of cost incurred by the DEVELOPER and the DEVELOPER will have sole right and authority and shall be entitled to receive the price cum consideration amount of any excess work including the additional and excess

Sanjay Singh

Ananta Singh

Devi Singh

SWAYAMBHU REALCON

Ratna Kumari Singh

PARTNER

SWAYAMBHU REALCON

Prabhu Mishra

PARTNER

SWAYAMBHU REALCON

Suresh Kumar

PARTNER

SWAYAMBHU REALCON

Somit Bhakat

PARTNER

work in the Flats from the Intending Purchasers and in that regard the OWNER shall have no right to demand any share from the share of the price paid by the Intending Flat OWNER in favour of the DEVELOPER and the Developer will solely be entitled to keep that entire amount in order to make adjustment in respect of cost incurred by the DEVELOPER.

- 4.2 The OWNER have approved/will approve and signed/will sign the said ARCHITECT'S DRAWINGS, which have been SUBMITTED/or will be SUBMITTED to the various statutory bodies, including the Burdwan Municipality i.e., Burdwan Municipal Authority by the DEVELOPER in the name of the owner, and/or the same is/will be awaiting SANCTION/APPROVAL from the Burdwan Municipality i.e., Burdwan Municipal Authority, after obtaining clearances from all other statutory bodies.
- 4.3 In the event, the Burdwan Municipality i.e., Burdwan Municipal Authority or any statutory authority requires any modification of the plan/plans submitted by the owner, the DEVELOPER shall cause the Architect's Drawings/Plans to be altered and/or changed as may be required, by the said Architect and the DEVELOPER shall submit the modified plans/drawings in addition to the original plan submitted prior to this submission, and the DEVELOPER shall bear all costs thereof for sanctioning the drawings/plans by the Burdwan Municipality i.e., Burdwan Municipal Authority and/or the other statutory authorities.
- 4.4 The OWNER hereby undertake to execute and register a Development Power of Attorney only in favour of the DEVELOPER only for the purpose of sanction/corrections and/or amendment of the plan of the building at the said premises, and with sale right, including enter into agreement with the Intending purchaser and received the earnest money as well as consideration amount in respect of the allocation of the DEVELOPER.
- 4.5 All applications, plans and other papers including the ARCHITECTS DRAWINGS/DOCUMENTS referred to above shall be submitted by the DEVELOPER in the name of the OWNER of the said premises, but otherwise at the cost and expenses of the DEVELOPER only and the DEVELOPER shall pay and bear the EXPENSES for submission of Architects drawings/documents and other like fees, charges and expenses, required to be paid or deposited



Ajit Kumar Singh  
Arun Kumar Singh  
Soham Singh

SWAYAMBHU REALCON  
Rajendra Nath Das  
PARTNER

SWAYAMBHU REALCON  
Santam Mukherjee  
PARTNER

SWAYAMBHU REALCON  
Swarup Hathi  
PARTNER

SWAYAMBHU REALCON  
Somit Shastri  
PARTNER

for SANCTION of the said project design and construction thereon provided always that the DEVELOPER shall be exclusively entitled to all REFUNDS of any and all payments and/or deposits and made by it in that account.

- 4.6 After getting free and vacant possession of the said premises, query of earth in the said premises at the cost of the DEVELOPER and removal of the earth and debris shall be the responsibility and at the cost of the DEVELOPER only, provided, however, that the debris, salvage and materials arising there from shall belong solely to the DEVELOPER and the OWNER by any and all means will be barred from the right to claim to the same.
- 4.7 That if at the time of the execution of the deed the record of name of the property remains in the name of any other person except that of the OWNER then within 15 days from the execution of the deed, the OWNER will be duty bound to take all initiatives to mutate the names in their names without any further delay and in this respect the DEVELOPER will simply cooperate.
- 4.8 That if at the time of the execution of the deed the record of nature and character of the property remains in any nature other than as it recorded in the L.R.R.O.R then within 15 days from the execution of the deed, the OWNER will be duty bound to take all initiatives to convert the nature and character of the property without any further delay and in this respect the DEVELOPER will simply cooperate.
- 4.9 That if any sort of amalgamation or ename is needed in regard to the First Schedule mentioned properties, then in that event within 15 days from the execution of the deed, the OWNER will be duty bound to take all initiatives to amalgamate or ename the property without any further delay and in this respect the DEVELOPER will simply cooperate.

**ARTICLE V - TITLE DEEDS:**

- 5.1 Immediately after the execution of this agreement the OWNER shall hand over Original Title Deed and other papers and writings including the last paid up Municipality bills and the other Bills including Revenue Receipt issued by the Government of West Bengal through B.L.L.R.O relating to the said First Schedule mentioned premises of and/or for necessary searches, to the DEVELOPER for inspection and record.
- 5.2 The DEVELOPER though its Partners or/and representatives and/or

*Ant Kumar Singh*  
*Ananta Singh*  
*24/5/1981/09*

SWAYAMBHU REALCON  
*Rabindranath Hat*  
PARTNER

SWAYAMBHU REALCON  
*Pritam Mukherjee*  
PARTNER

SWAYAMBHU REALCON  
*Swarup Hati*  
PARTNER

SWAYAMBHU REALCON  
*Somit Bhakat*  
PARTNER

nominee/nominees or the transferees of the OWNER and the DEVELOPER shall be entitled for detailed inspection of the original title deeds. The OWNER shall strictly unconditionally keep the original Title Deeds deposited with the DEVELOPER or with the Advocate of the DEVELOPER to make such inspection convenient.

- 5.3 Subject to the provisions contained herein, the OWNERS have and possess a marketable title to the said premises and the same is free from all encumbrances, charges, liens, lis-pendenses, attachments, trusts whatsoever or howsoever as mentioned above.
- 5.4 The deed of conveyance or deeds of conveyance shall be executed by the OWNER and/or the DEVELOPER as the case may be in such part or parts as the DEVELOPER shall require. The cost and expenses involved for construction shall be borne and paid by the DEVELOPER alone.

**ARTICLE VI - EXECUTION OF THE PROJECT:**

- 6.1 As per the plan which will be sanctioned by the Burdwan Municipality i.e., Burdwan Municipal Authority and the OWNER by themselves or through their constituted Power of Attorney holder namely "SWAYAMBHU REALCON" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at Golapbag More, P.O. Rajbati, City: Bardhaman, P.S. Burdwan, District - Purba Bardhaman, West Bengal, Pin -713104, PAN. AFBFS0552D, represented by its All Representative Partners namely 1) MR. RABINDRANATH HATI, S/o Late Banbihari Hati, by caste Hindu, by profession Business, resident of Golapbagmore, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104; PAN. AAPP8629D; 2) MR. PRITAM MUKHERJEE S/o Late Pranab Mukherjee, by caste Hindu, by profession - Business, resident of Golapbagmore, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104; PAN BGKPM5158E; 3) MR. SWARUP HATI, S/o Sri Monoranjan Hati, by caste Hindu, by profession business, resident of Golapbagmore, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104; PAN. ACBPH7963E; and 4) MR. SOMIT BHAKAT, S/o Late Madan Mohan Bhakat, by caste Hindu, by profession - Business, resident of Keshabganj Chatli, G.T. Road, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104, PAN: BDWPB8573R, having obtained all necessary permission, approvals and sanctions, the DEVELOPER will *ipso-facto* get the privilege to



*Amit Kumar Swarup*

*Arunto Singh*

*2013/1/15/10*

SWAYAMBHU REALCON

*Abhinav K. Singh*  
PARTNER

SWAYAMBHU REALCON

*Pratim Mukherjee*  
PARTNER

SWAYAMBHU REALCON

*Swarnjit Singh*  
PARTNER

SWAYAMBHU REALCON

*Somit Bhattacharya*  
PARTNER



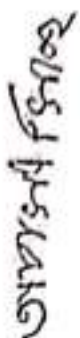

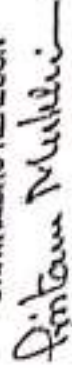
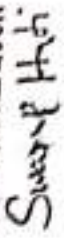
commence construction in respect of the portion of the premises in the possession of the OWNER. The construction will be in accordance with the Burdwan Municipality i.e., Burdwan Municipal Authority sanctioned plan. The OWNER shall allow the DEVELOPER purposes of construction and allied activities during the continuation of this agreement and until such time the proposed building is completed in all respects. During such period the OWNER shall not prevent the DEVELOPER of the said premises from constructing the building in accordance with the plans sanctioned by the Burdwan Municipality i.e., Burdwan Municipal Authority.

6.2 In as much as the construction on the said premises is concerned the DEVELOPER shall act as licensee of the OWNER and shall be entitled to be in occupation of the said premises as and by way of licensee of the OWNER to carry out the construction of the proposed building which is to be completed within 48 months from the date of registration of this Deed, save and except that the DEVELOPER shall not be entitled to create any possessory right over the said property which could be construed as transfer within the meaning of Transfer of Property Act. The DEVELOPER shall be entitled to use the said property for any other purposes other than the purpose of construction of the building in accordance with the sanctioned plan, if such usage of the said property is collaterally or parallelly connected with the said construction work.

6.3 The OWNER will resume to be in possession over the said First Schedule mentioned property in respect to their Allocated Portion of the Constructed Building after the completion of the project but not before that and during the continuation of term of the project, i.e. 48 months from the date of registration of this Deed. The OWNER or any of their agent/s or any other representative/s will have no right and interest over the SAID PREMISES and during this period the DEVELOPER will enjoy the right of absolute possession over the SAID PROPERTY.

#### ARTICLE VII - SPACE ALLOCATION

7.1 The DEVELOPER represents and declares that the proposed building shall be constructed with building materials, as may be deemed fit and proper by the DEVELOPER only and no one else but the said building is to be constructed by the manner and way with all specifications as stated in the Second Schedule of

  
  
  
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 PARTNER

this Indenture.

- 7.2 The OWNER shall be ENTITLED to the OWNER'S ALLOCATION as defined in Clause 1.6 of this agreement.
- 7.3 The OWNER shall be entitled to sell, transfer and/or otherwise deal with the owner's allocation of space, except the vacant space, e.g. lawn or/and drive way or/and garden etc., the transfer of which is prohibited under Rules of Burdwan Municipality i.e., Burdwan Municipal Authority as well as West Bengal Municipal Act and/or by any other law for the time being in force.
- 7.4 In consideration of the DEVELOPER'S having constructed the building at its own costs and provided for the owner's allocation as above, the DEVELOPER shall be entitled to the remaining total super built up space in the said building including common parts and areas.
- 7.5 The OWNER shall be entitled to sell, transfer and/or otherwise deal with the owner's allocation or space alone and or individually and OWNER shall be entitled to sell, transfer and/or otherwise deal with the owner's allocation or space without the DEVELOPER'S Consent and on this regard it must be mentioned that the necessary connections including water, electricity will be installed to the transferee from OWNER'S ALLOCATION only by the DEVELOPER where the cost and expenses of such installation must be incurred by the intending purchaser/transferee.
- 7.6 The common area/facilities shall be jointly owned by the OWNER and the DEVELOPER for the common use and enjoyment of owner's/developers allocation of space. Here it must be mentioned that the allocation of the Owners shall mean the absolute right of the OWNERS in regard to their respective share and amount of land as agreed upon to be developed by virtue of this agreement and in that regard the allocation of the OWNERS will be 47% of the proposed building/buildings being the residential building cum housing complex in relation to the construction according to the sanctioned plan of the Burdwan Municipality in order to construct Multi-Storeyed Building comprised with Residential Flats and Parking Spaces as per their respective share over land more specifically mentioned in the First Schedule. Here it must be mentioned that OWNERS will obtain and get and retain their entitlement of the aforesaid allotted share of 47% of the Total Constructed



Dr. Kamal Singh  
Aravind Singh

2015/15109

SWAYAMBHU REALCON  
Partner

SWAYAMBHU REALCON  
Partner

SWAYAMBHU REALCON  
Partner

SWAYAMBHU REALCON  
Partner

Portion of the proposed building/s cum residential building complex and they will receive their required and physical allocation which is hereinafter referred as "OWNERS' ALLOCATION" and the details of the distribution of the allocated Flats is written hereunder in the Fourth Schedule

- 7.7 The DEVELOPER shall be entitled to sell or transfer or otherwise deal with the DEVELOPER'S allocated portion i.e., 53% of the Total Constructed Portion of the proposed building as stated in the aforesaid Clause No. 1.7 of this Indenture which is not attached with the OWNER'S ALLOCATION i.e., 47% of the proposed building/s and the DEVELOPER may let out, sale out, convey, transfer or any type of settlement in regard and respect to any Flat or Residential Unit and/or Car Parking Space/Garage with the third parties to the extent of 53% space of the total constructed area of the all floors as stated in the aforesaid Clause No. 1.7 of this Indenture and the OWNER will have no right over the said floors except in regard to his own Allocation and he by any or/and all means and also is debarred from claiming any right, title and interest in the near and remote future and the Developer's saleable allocation hereinafter referred as "DEVELOPER'S ALLOCATION" and the details of the distribution of the allocated Flats is written hereunder in the Fifth Schedule.
- 7.8 Both the OWNER and the DEVELOPER shall extend their best efforts in selling the constructed floor space at the maximum price.
- 7.9 In so far as the roof right in the DEVELOPER allocation barring the common facilities attached with the roof, such as water tanks, antenna etc. In other words the entire roof right will be devolved upon the DEVELOPER.
- 7.10 The Developer shall construct the entire Building and all flats and all floors simultaneously and equally and parallelly irrespective of Owner's and Developer's Allocation and neither the Developer or the Owners shall register any Sale Deed of the Flats and Parking Spaces without completing the Construction. On completion of the building, but therefore giving possession, both the OWNER and the DEVELOPER will conduct a joint survey of the super built up space/area in their respective allocation to ascertain the actual measurement of the area/space in their respective allocations.

**ARTICLE VIII - COMMON FACILITIES:**

- 8.1 As soon as the building is completed, the DEVELOPER shall give written notice cum Completion Certificate to the OWNER requiring the OWNER to



Asst. Manager  
Sri Singh

Asst. Manager  
Sri Singh

SWAYAMBU REALCON

SWAYAMBU REALCON

Partner  
Sri Singh

SWAYAMBU REALCON

Partner  
Sri Singh

SWAYAMBU REALCON

Partner  
Sri Singh

SWAYAMBU REALCON

Partner  
Sri Singh

take possession of their share of allocation in the building and as from date of service of such notice or issuance of such Certificate and for all times thereafter the parties shall be exclusively responsible for the payment of the Burdwan Municipality i.e., Burdwan Municipal Authority and property taxes, rate, duties, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as THE SAID RATES) payable in respect of their respective allocations, such rates to be apportioned pro rata with reference to the total super built up space in the building if they are levied on the building as a whole.

8.2 The OWNER shall punctually and regularly pay the proportionate share of the said rates to the concerned authorities or to the DEVELOPER or otherwise as specified hereinafter and shall keep the DEVELOPER indemnified against all claims, actions, demand, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the DEVELOPER as the case may be consequent upon a default by the OWNER this behalf in respect of their proportionate share of the said rates.

8.3 As and from the date of receipt the completion certificate, the OWNER shall also be responsible to pay and bear and shall forthwith pay on demand to the DEVELOPER or to the flat owner's allocation or other entity/person specified hereinafter service charges for the common facilities in the building payable with respect to the OWNER'S ALLOCATION, and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for electrical and mechanical equipment, switchgear, transformers, generators, pump motor and other electrical and mechanical installations, appliances and equipments, stairways corridors, halls, passage ways and other common facilities whatsoever. PROVIDED THAT if additional insurance premium is required to be paid for the insurance of the building by virtue of any particular use and/or storage or any additional maintenance or repair is required by virtue thereof in the OWNER'S ALLOCATION or any part thereof the OWNER shall be exclusively liable to pay and bear the additional premium and/or maintenance or repair charges as the case may be if OWNER retain any physical allocation.

#### ARTICLE IX - CONSIDERATION

9.1 The OWNER will not be entitled to get and receive any consideration in terms of advance payment in respect of their allocation which is more specifically mentioned in the "OWNER'S ALLOCATION" as defined in Clause 1.6 of this



*Arjit Kumar Singh*  
*Arunto Singh*  
*SONY SIA F&I 02*

SWAYAMBHU REALCON  
*Abhinav K. S.*  
PARTNER

SWAYAMBHU REALCON  
*Fontan Mukhin*  
PARTNER

SWAYAMBHU REALCON  
*Suresh K. H.*  
PARTNER

SWAYAMBHU REALCON  
*Somit Bhatn.*  
PARTNER

agreement. The OWNER shall retain their undivided proportionate share or interest share or interest in his land of the said Schedule mentioned property, in proportion to the area allotted to them as per OWNER'S ALLOCATION.

9.2 In consideration of the DEVELOPER agreeing to build and complete in all respect the OWNER'S ALLOCATION to the building at the said premises, and in that regard none of the said OWNER will be eligible to get any earnest consideration amount as the Owner shall retain their Physical Allocation as per Fourth Schedule.

9.3 That in respect of the DEVELOPER'S ALLOCATION of 53% Share of the Total Constructed Portion of the Building, the DEVELOPER shall receive the earnest amount from the intending purchasers as per the agreed upon consideration amount and schedule of payment, payable by the intending purchasers and that will be adjusted after receiving advance from the intending purchasers against each Flat and/or Car Parking Space at the time of execution of Agreement of Sale and the same will/may also be adjusted from the consideration amount of the Flat/Residential Units and/or Garage/Car Parking Space at the time of Execution of the Deed of Conveyance.

**ARTICLE X - TIME FOR COMPLETION:**

10.1 The building shall be completed within 48 months from the date of registration of this Deed unless the DEVELOPER is prevented by the circumstances beyond the control of the DEVELOPER, including VIS MAJOR/FORCE MAJURE such as riots, flood, earthquake, act of God & other natural calamities and hindrances due to procedural delays and subject to force majeure.

**ARTICLE XI - MISCELLANEOUS:**

11.1 The OWNER and the DEVELOPER have entered into this agreement purely on principal to principal basis, and nothing stated therein shall be deemed or constructed as a joint venture between the OWNER and the DEVELOPER nor shall the OWNER and the DEVELOPER in any manner constitute an association of persons and this Agreement can never be cancelled unilaterally and must be cancelled bilaterally if necessary and the Owner alone shall not have the Power or authority to unilaterally cancel this Agreement or the

Ajit Kumar Singh  
Ajay Singh  
Suresh Singh

SWAYAMBHU REALCON  
PARTNER  
Rohit Kumar

SWAYAMBHU REALCON  
PARTNER  
Anamika Mishra

SWAYAMBHU REALCON  
PARTNER  
Sudip Hathi

SWAYAMBHU REALCON  
PARTNER  
Smit Bhatnagar

Power of Attorney alone at all.

- 11.2 The DEVELOPER shall not be entitled to assign this agreement in favour of any other persons and the present DEVELOPER will remain liable to the OWNER in respect of the all the aspects of the present Agreement and the OWNER will be eligible claim the benefits to which he is entitled arising out of this Agreement from the present DEVELOPER.
- 11.3 All dealings to be made by the DEVELOPER in respect or the construction of the buildings and development of the complex along with obtaining Bank Loan from any Financial Institution and/or any Bank as well as for Booking and executing Agreement for Sale and also Sale Deed of Flats and Car Parking Space and moreover the receiving of earnest consideration amount, advance money etc for sale proceedings from the intending purchaser/customer to be taken and obtained by the DEVELOPER itself and in certain cases with legal necessity it may be made in the name of the OWNER but any such dealings shall not create or foster in any manner any financial, civil and/or criminal liability of the OWNER and the OWNER will not be liable in any case or circumstance in respect of the said project to any Third Party including the Purchaser/Customers and also any Financial Institution and/or any Bank.
- 11.4 The DEVELOPER shall be entitled to enter into separate contract or agreements in its name with building contractor, architects and others for carrying out the development at the risk and costs of THE DEVELOPER; the Developer shall also be empowered to enter into separate contract with any other company for providing amenities and services and for such if necessary, the OWNER will be bound to sign all such contract or agreement including Lease Agreement in that effect and in that scenario the OWNER shall have no financial gain in that respect.
- 11.5 **FORCE MAJEURE** shall mean riot, war, tempest, civil commotion strike or any other act or commission beyond the control of the party affected thereby.
- 11.6 The DEVELOPER as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of a **FORCE MAJEURE** with a view that obligation of the party affected by the **FORCE MAJEURE** shall be suspended for the duration of the **FORCE MAJEURE**.



Prat Kumar Singh  
Ajay Singh  
Sudhakar

SWAYAMBHU REALCON  
Partner  
Rohit Kumar

SWAYAMBHU REALCON  
Partner  
Pratap Mishra

SWAYAMBHU REALCON  
Partner  
Swarup Hathi

SWAYAMBHU REALCON  
Partner  
Somit Shekhar

11.7 It is understood that from time to time to enable the construction of the building by the developer, various deeds, matters and things not herein specifically referred to may be required to be done by the DEVELOPER for which the DEVELOPER may require the authority of the OWNER and various applications and other documents may be required to be signed or made by the OWNER relating to which no specific provision has been made herein, the OWNER hereby authorizes the DEVELOPER to do all such acts, deeds, matters and things and undertakes, forthwith upon being required by the DEVELOPER in this behalf to execute any such additional powers or authorities as may be required by the DEVELOPER for the purpose as also undertakes to sign and execute all such additional applications and other documents as may be reasonably required for the purpose with prior approval of the OWNER and by giving prior information.

11.8 The DEVELOPER shall frame the rules and regulations regarding the user and rendition of common services and also the common restrictions, which have to be normally kept in the same and transfer of the ownership of flats.

11.9 The OWNER and DEVELOPER hereby agree to abide by all the rules and regulations of such management Society/Association/holding organization and hereby give their its consent to abide by the same.

11.10 Any notice required to be given by the DEVELOPER shall be without prejudice to any other mode of service available be deemed to have been served on the OWNER if delivered by hand or sent by prepaid registered post.

11.11 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the OWNER or the said premises or any part thereof to the DEVELOPER or creating any right, title or interest in respect thereof in favour of the DEVELOPER other than exclusive license to the DEVELOPER to commercially exploit the same in terms thereof. If in the during the subsistence of the present Development Agreement, anything happens to OWNER, then this Development Agreement shall be treated to be valid and legally binding upon the respective heirs, executors, administrators, legal representative and assignees of OWNER and the legal heirs, executor, administrators, legal representative and assignees of OWNER will be duty bound to obey, honour and respect this Development Agreement in such a way that this has been declared and issued and given by them at that point of

And some other  
Arunto Singh  
DIPAK KISHOR

SWANISHU RESOLUTION  
PARTNER  
PARTNER  
SWANISHU RESOLUTION  
PARTNER  
PARTNER  
SWANISHU RESOLUTION  
PARTNER  
PARTNER  
SWANISHU RESOLUTION  
PARTNER

time and if required by the DEVELOPER, the legal heirs of the OWNER will be bound and liable to execute and register any Deed of Confirmation of this Development Agreement and also the legal heirs of the OWNER will be bound and liable to execute and register one Development Power of Attorney after registration of this Deed in favour of the DEVELOPER or to all or any of its Partners or Representative as required by the DEVELOPER.

11.12 As and from the date of receipt of the completion certificate or the building the DEVELOPER and/or its transferees and the OWNER and/or their transferees shall be liable to pay and bear proportionate charges on account of all other taxes payable in respect of their respective spaces.

11.13 The DEVELOPER shall install any equipment or/and erect and maintain in the said premises at his own cost all facilities required for execution of the project.

11.14 The OWNER shall pay and bear all property taxes and other dues and outgoings in respect of the said premises accruing and due as and from the date of handing over possession of the premises (for the commencement of work at the said premises) to the DEVELOPER by the OWNER until delivery and/or the completion certificate of possession of the OWNER allocation in the proposed building.

**ARTICLE XII - ARBITRATION:**

12.1 In case of any dispute difference or question arising between the parties with regard to the interpretation meaning or scope of this agreement or any rights and liabilities of the parties under the agreement or out of the agreement or in any manner whatsoever concerning this agreement and same shall not be subject matter of any civil suit and before entering into jurisdiction the Civil Court the said dispute shall be referred to arbitration under the provisions of the Arbitration and Conciliation Act, 1996 and/or statutory modification or enactment thereto under one sole Arbitrator who will be elected by the both the PARTIES and the award made and published by sole Arbitrator shall be final and binding on the parties hereto.

**ARTICLE XIII - JURISDICTION:**

13.1 Burdwan Court alone shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties.



*Ajit Kumar Singh*  
*Arunto Singh*  
*SWAYAMBU REALCON*

SWAYAMBU REALCON  
*Balaram-nalla-ho*  
PARTNER

SWAYAMBU REALCON  
*Anita Mukherjee*  
PARTNER

SWAYAMBU REALCON  
*Swati Hathi*  
PARTNER

SWAYAMBU REALCON  
*Somit Bhattacharya*  
PARTNER

The Stamp Duty over the value assessed by A.D.S.R., Burdwan has been paid duly by the Party to the SECOND PART.

The photos, finger prints, signatures of OWNERS, the DEVELOPER is annexed herewith in separate sheets, which will be treated as the part of this Deed.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(Property Details)**

ALL THAT PIECE AND PARCEL OF THE LAND comprising in R.S. Plot No. 201 (Part) presently comprising to L.R. Plot No. 201 appertaining to R.S. Khatian No. 54 and appertaining to present L.R. Khatian Nos. 785, 786 and 787 measuring 24 Decimals i.e., 0.24 Acres of Land as demarcated in Sanctioned Plan bearing Memo Number: 513/E/VII-4 dated 20/09/2018 bearing Enclosure No. 1226 dated 15/09/2018 extended vide Memo No. 211/E/VII-4 dated 03/09/2021 in regard to Petition No. 509 dated 13/08/2021 with the permission to construct one Ground (G) Plus (+) Four (4) Storied Residential Building and subsequently the said Plan was extended by virtue of Memo Number: 897/E/VII-4 dated 22/10/2018 bearing Enclosure No. 439 dated 16/07/2018 extended vide Memo No. 21/E/VII-4 dated 03/05/2024 in regard to Petition No. 09/E dated 05/04/2024 with the permission to construct one Ground (G) Plus (+) Six (6) Storied Residential Building and as demarcated in the Map annexed herewith situated at Mouza - Mirchoba, J.L. No. 33, P.S. Bardhaman & Dist. Purba Bardhaman having Municipal Holding No. 977/1, at Ward No. 16, Circle No. 16, Mirchoba-I Mahalla within the jurisdiction of Burdwan Municipality.

**AND THE SAID PREMISES IS BUTTED AND BOUNDED BY.**

On the North: 20 Ft Wide Municipal Road;  
On the South: R.S. & L.R. Plot No. 200;  
On the East: R.S. & L.R. Plot No. 201 (Part); and  
On the West: R.S. & L.R. Plot No. 899 & 202;

TOTAL AREA OF LAND GIVEN FOR DEVELOPMENT AS PER THIS AGREEMENT:-  
0.24 Acres (A little more or less) i.e., 24 Decimals of Land (A little more or less).

**THE SECOND SCHEDULE ABOVE REFERRED TO  
(Construction of Flat and Building Details)**

**BUILDING STRUCTURE:-** Reinforced Cement Concrete (1:2:4).

Ajit Kumar Singh  
Ajanta Singh  
Suresh Singh

SWAYAMBHU REALCON  
Rohit Kumar  
PARTNER

SWAYAMBHU REALCON  
Anita Mehra  
PARTNER

SWAYAMBHU REALCON  
Swarup Hafi  
PARTNER

SWAYAMBHU REALCON  
Smit Bhatnagar  
PARTNER

**MAIN WALLS & PARTITION WALLS:-** 250 MM Thick Cement Brick Work for Main Walls and 125 MM Thick and 75 MM Thick Cement brickwork (1:4) for Flat Separating Wall and Partition Walls inside the respectively,

**FLOOR:-**

Vitrified Floor Tiles for Flat Purchasers for All room, Veranda, Hall, Kitchen, Bath/Toilet.

**SKIRTING AND DADO:-**

Wall Tiles, the Height not to be exceeded 150 MM High and the Dado Not Exceeding 200 MM High (For Toilet Glazed Tiles will be used up to a height of 6 Ft. form Skirting).

**PLASTERING:-**

Plastering to External Walls will be of 20 MM. thick in 1:5 Cement, Sand and Mortar. Plastering to internal walls will be 15 MM thick in 1:6 Cement, Sand and Mortar and Ceiling will be 10 MM thick in 1:4 Cement, Sand and Mortar.

**WOODWORK AND JOINERY:-** 100 MM X 50 MM. Malaysian Sal Wood or equivalent section for Door frame, 32 mm. Thick solid core Flush door, Thickness of the shutter will be 32 MM. Main Door shutter for the OWNER will be made of quality Flush door.

**M. S. GRILL WORKS:-**

All windows will be aluminium framed with necessary hardware fittings. The grill -works for the windows will be completely, separately fixed. The balcony balustrades (if any) will be M.S. Flat. The Glasses of the windows will be Ground Glass or Frosted Glass.

**PAINTING:-**

All the internal wall surfaces and the ceiling will be finished with Putty.

The external wall surfaces will be finished with snow-cem. or equivalent cement based paint. All the wooden surfaces and the steel surfaces will be finished with enamel paint after necessary Priming Coat.

**FINISHING WORKS FOR GROUND FLOOR:-** The Parking areas will be finished with neat cement finish.

**HARDWARE FITTINGS AND FIXTURES:-** All the hardware Fittings will be of aluminium. The internal doors will have all the



Dr. H. S. Singh  
Partner

Dr. H. S. Singh

SWAYAMBHU REALCON  
Partner

Dr. H. S. Singh

SWAYAMBHU REALCON  
Partner

Dr. H. S. Singh

SWAYAMBHU REALCON  
Partner

Dr. H. S. Singh

SWAYAMBHU REALCON  
Partner

Dr. H. S. Singh

#### ELECTRICAL WORKS:-

necessary locking arrangements like tower bolts, hatch bolts, door knobs or rings etc. complete. One eye-whole will be fixed in the main entrance door to each flat. Door stoppers will be fixed in every door.

All the electrical lines will be concealed with copper wires, with PVC conduit. Each flat will have the following electrical points.

Each Bed Room Two light points, Two Plug points, One Fan Point and One Separate AC Point (only for Landowners).

Living Room cum Dining Space Three light Points Two Fan Point, One Plug Point, One Freeze point.

Kitchen One light Point, One Power Point, One Exhaust Fan Point (and one Freeze point only for the Landowners).

Exhaust Fan points will be provided in each toilet, Geyser Line (except Geyser) including electrical point for the same will also be provided in one toilet.

#### WATER SUPPLY & DRAINAGE:-

One overhead water reservoir will be provided the required capacity of pump will be installed for storage of water in the overhead water reservoir.

The drainage line will be connected to the existing sewer line through the Master trap. Each flat have separate water supply line from the overhead water reservoir through P.V.C. Pipes and fittings with proper necessary valves. For external drainage P.V.C. pipes will be used.

#### TOILET FITTINGS & FIXTURES:-

Each toilet will be provided with one shower, one Anglo Indian and one European Commode. Necessary taps will be provided in the toilets and the floor will be of anti-slip tiles. One basin with tap will be installed at Dining Hall.

#### KITCHEN SPACE:-

Each Kitchen space will be provided with one cooking platform finished with one still sink with required water connections.

#### OVER HEAD TANK:-

P.V.C./Concrete.

And Kumar Singh  
Arunto Singh  
Sri S. S. S. S.

SWAYAMBHU REALCON  
Partner

SWAYAMBHU REALCON  
Partner  
Pintam Mukherjee

SWAYAMBHU REALCON  
Partner  
Swarup Singh

SWAYAMBHU REALCON  
Partner  
Somit Shakat.

**THE THIRD SCHEDULE ABOVE REFERED TO  
(Common Facilities and Common Parts)**

1. Entrance and Exits to the Premises and the Building named and styled as "RABI RESIDENCY".
2. Stair Cases,
3. Stair Case Landings,
4. Stair Head Room and Lobbies on all the floor of the New Building named and styled as "RABI RESIDENCY".
5. Passage for Entrance,
6. Pump (Deep Tube Well of adequate capacity to ensure round the clock),
7. Electric Meter & Electric Meter Space,
8. Common Electric Space, Common Water Pump Space,
9. Septic Tanks,
10. Boundary Walls with Entrance Gate,
11. Overhead Water Tank,
12. Transformer and space (if any),
13. Lift/s (if any),
14. Electrical wiring and other fittings (excluding only those as are installed within the exclusive any Unit and/or exclusively for its use).
15. Lighting of the Common Portions.
16. Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.
17. Drainage and Sewage lines and other installation for the same (except only those as are installed within the exclusive area of any Unit and/or exclusively for its use).
18. Such other parts, areas, equipments, installations, fittings, fixtures and spaces in or about the premises and the new building as are necessary for passage to and/or user of the Units in common by the Co-Owners.

**THE FOURTH SCHEDULE ABOVE REFERED TO  
(Distribution of Allocation of Flats)  
(OWNERS' ALLOCATION)**

**RESIDENTIAL :**

Block	Floor	Side	Flat No.	Covered Area.
1	1 <sup>st</sup>	North East	1B	503.40 Sq. Ft.
1	1 <sup>st</sup>	West	1D	589.40 Sq. Ft.



*Asit Kumar Sanyal*

*Pradyumn Sanyal*

*Pradyumn Sanyal*

SWAYAMBHU REALCOI

*Rabindra Mohan*

PARTNER

SWAYAMBHU REALCOI

*Pintam Mukherjee*

PARTNER

SWAYAMBHU REALCON

*Swarnjit Hrdi*

PARTNER

SWAYAMBHU REALCON-

*Somit Bhakart*

PARTNER

1	1 <sup>st</sup>	South West	1F	553 Sq. Ft.
1	2 <sup>nd</sup>	North East	2B	503.40 Sq. Ft.
1	2 <sup>nd</sup>	West	2D	589.40 Sq. Ft.
1	2 <sup>nd</sup>	South West	2F	553 Sq. Ft.
1	3 <sup>rd</sup>	North East	3B	503.40 Sq. Ft.
1	3 <sup>rd</sup>	West	3D	589.40 Sq. Ft.
1	3 <sup>rd</sup>	South West	3F	553 Sq. Ft.
1	4 <sup>th</sup>	North East	4B	503.40 Sq. Ft.
1	4 <sup>th</sup>	West	4D	589.40 Sq. Ft.
1	4 <sup>th</sup>	South West	4F	553 Sq. Ft.
1	5 <sup>th</sup>	North East	5B	503.40 Sq. Ft.
1	5 <sup>th</sup>	West	5D	589.40 Sq. Ft.
1	5 <sup>th</sup>	South West	5F	553 Sq. Ft.
1	6 <sup>th</sup>	North East	6B	503.40 Sq. Ft.
1	6 <sup>th</sup>	West	6D	589.40 Sq. Ft.
1	6 <sup>th</sup>	South West	6F	553 Sq. Ft.
2	1 <sup>st</sup>	North West	1A	560 Sq. Ft.
2	1 <sup>st</sup>	North East	1B	573 Sq. Ft.
2	2 <sup>nd</sup>	North West	2A	560 Sq. Ft.
2	2 <sup>nd</sup>	North East	2B	573 Sq. Ft.
2	3 <sup>rd</sup>	North West	3A	560 Sq. Ft.
2	3 <sup>rd</sup>	North East	3B	573 Sq. Ft.
2	4 <sup>th</sup>	North West	4A	560 Sq. Ft.
2	4 <sup>th</sup>	North East	4B	573 Sq. Ft.
2	5 <sup>th</sup>	North West	5A	560 Sq. Ft.
2	5 <sup>th</sup>	North East	5B	573 Sq. Ft.
2	6 <sup>th</sup>	North West	6A	560 Sq. Ft.
2	6 <sup>th</sup>	North East	6B	573 Sq. Ft.

CAR PARKING SPACE ON THE GROUND FLOOR: 47%

THE FOURTH SCHEDULE ABOVE REFERRED TO  
(Distribution of Allocation of Flats)  
("DEVELOPER'S ALLOCATION")

RESIDENTIAL:

Block	Floor	Side	Flat No.	Covered Area
1	1 <sup>st</sup>	North West	1A	620 Sq. Ft.
1	1 <sup>st</sup>	East	1C	583.70 Sq. Ft.

*Sanjit Mehta Swast*

*Pravento Singh*

*6015115709*

SWAYAMBU REALCON

*Partner with B.S.*

PARTNER

SWAYAMBU REALCON

*Partner Mukherjee*

PARTNER

SWAYAMBU REALCON

*Swast & Puri*

PARTNER

SWAYAMBU REALCON

*Somit Shrestha*

PARTNER

1	1 <sup>st</sup>	South East	1B	540.75 Sq. Ft.
1	2 <sup>nd</sup>	North West	2A	620 Sq. Ft.
1	2 <sup>nd</sup>	East	2C	583.70 Sq. Ft.
1	2 <sup>nd</sup>	South East	2E	540.75 Sq. Ft.
1	3 <sup>rd</sup>	North West	3A	620 Sq. Ft.
1	3 <sup>rd</sup>	East	3C	583.70 Sq. Ft.
1	3 <sup>rd</sup>	South East	3E	540.75 Sq. Ft.
1	4 <sup>th</sup>	North West	4A	620 Sq. Ft.
1	4 <sup>th</sup>	East	4C	583.70 Sq. Ft.
1	4 <sup>th</sup>	South East	4E	540.75 Sq. Ft.
1	5 <sup>th</sup>	North West	5A	620 Sq. Ft.
1	5 <sup>th</sup>	East	5C	583.70 Sq. Ft.
1	5 <sup>th</sup>	South East	5E	540.75 Sq. Ft.
1	6 <sup>th</sup>	North West	6A	620 Sq. Ft.
1	6 <sup>th</sup>	East	6C	583.70 Sq. Ft.
1	6 <sup>th</sup>	South East	6E	540.75 Sq. Ft.
2	1 <sup>st</sup>	East	1C	471 Sq. Ft.
2	1 <sup>st</sup>	South East	1D	585 Sq. Ft.
2	1 <sup>st</sup>	South West	1E	354 Sq. Ft.
2	2 <sup>nd</sup>	East	2C	471 Sq. Ft.
2	2 <sup>nd</sup>	South East	2D	585 Sq. Ft.
2	2 <sup>nd</sup>	South West	2E	354 Sq. Ft.
2	3 <sup>rd</sup>	East	3C	471 Sq. Ft.
2	3 <sup>rd</sup>	South East	3D	585 Sq. Ft.
2	3 <sup>rd</sup>	South West	3E	354 Sq. Ft.
2	4 <sup>th</sup>	East	4C	471 Sq. Ft.
2	4 <sup>th</sup>	South East	4D	585 Sq. Ft.
2	4 <sup>th</sup>	South West	4E	354 Sq. Ft.
2	5 <sup>th</sup>	East	5C	471 Sq. Ft.
2	5 <sup>th</sup>	South East	5D	585 Sq. Ft.
2	5 <sup>th</sup>	South West	5E	354 Sq. Ft.
2	6 <sup>th</sup>	East	6C	471 Sq. Ft.
2	6 <sup>th</sup>	South East	6D	585 Sq. Ft.
2	6 <sup>th</sup>	South West	6E	354 Sq. Ft.



CAR PARKING SPACE ON THE GROUND FLOOR: 53%



[This Deed is prepared on 1 (One) Stamp Paper, 33 (Thirty Three) Legal Papers, 1 (One) Map and 3 (Three) Legal Papers containing the Finger Prints and Photos of the Parties i.e., this Deed is prepared on and upon total 38 (Thirty Eight) Pages].

**WITNESSES:-**

1. Sk. Sahif  
S/O. Sk. Morsed  
Nerodighi, Bardha  
Putba Bardhaman  
713101.

*Ant...*

*Amaro Singh.*

2. Sk. Lalit  
S/O. Mr. Morsed  
Nerodighi, Bardha  
Putba Bardhaman  
713101.

*...*

**SIGNATURES OF THE OWNERS**

SWAYAMBHU REALCON  
*Rajendra Nath...*  
PARTNER

SWAYAMBHU REALCON  
*...*  
PARTNER

SWAYAMBHU REALCON  
*Swasup Hti*  
PARTNER











SWAYAMBHU REALCON

SWAYAMBHU REALCON  
*Somit Bhakant*  
PARTNER

**SEAL & SIGNATURE OF THE DEVELOPER**











Drafted by me & hand in my Office:-

*Rajdeep Goswami*  
Rajdeep Goswami  
Advocate  
Burdwan Dist. Judges Court  
Enrollment No. WD/1989/2011

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
	Thumb	Index	Middle	Ring	Little
					













SIGNATURE *Ado Hany Sime*

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
	Thumb	Index	Middle	Ring	Little
					













SIGNATURE *Amato Singsha*



Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



SIGNATURE *राजेश कुमार*

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



SIGNATURE *Rajendra Nath*  
 SWAYAMBHU REALCON  
 PARTNER

Left Hand Impression	Little	Ring	Middle	Index	Thumb
Right Hand Impression	Thumb	Index	Middle	Ring	Little



Poojan Mukherjee

SWAYAMBHU REALCON

SIGNATURE Poojan Mukherjee

PARTNER

Left Hand Impression	Little	Ring	Middle	Index	Thumb
Right Hand Impression	Thumb	Index	Middle	Ring	Little



S

H

SWAYAMBHU REALCON

SIGNATURE Swarup Hari

PARTNER

Left Hand Impression	Little	Ring	Middle	Index	Thumb
Right Hand Impression	Thumb	Index	Middle	Ring	Little



Somit Bhakat

SIGNATURE SWAYAMBHU REALCON Somit Bhakat

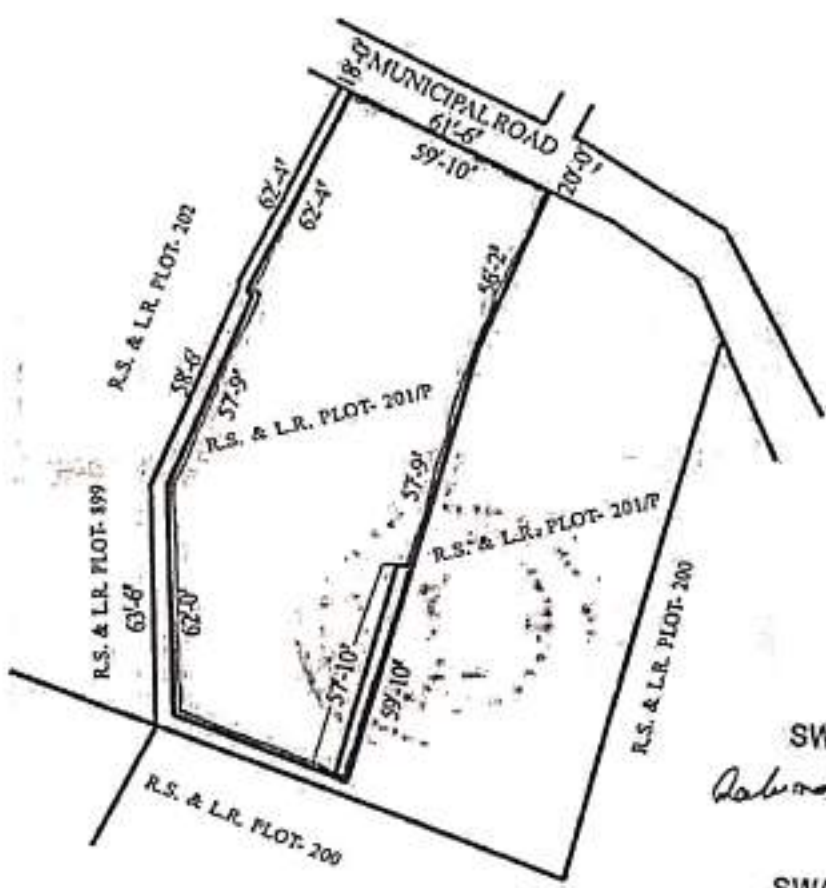
PARTNER



THE DEVELOPMENT AGREEMENT MADE IN FAVOUR OF " SWAYAMBHU REALCON" (A PARTNERSHIP FIRM UNDER THE PARTNERSHIP ACT, 1932) HAVING ITS REGISTERED OFFICE AT GOLAPBAG MORE, P.O.- RAJBATI, P.S.- BARDHAMAN, DIST. PURBA BARDHAMAN, PIN- 713104. RELATING TO MOUZA- MIRCHOKA, J.L NO- 33 P.S.- BARDHAMAN, DIST- PURBA BARDHAMAN, R.S. & L.R. PLOT NO- 201/PART, R.S. KHATIAN NO-54, L.R. KHATIAN NO- 785, 786 & 787, WARD NO- 16, MAHALLA- MIRCHOKA-1, HOLDING NO- 97/1, UNDER BURDWAN MUNICIPALITY.

DEVELOPED AREA:- 10479.78 SQFT OR 0.240 ACRE  
 DEVELOPED AREA SHOWING IN COLOUR RED

NOT TO SCALE



TRASED BY  
 Subrata Das  
 SUBRATADAS  
 BARDHAMAN

*Ajit Kumar Singh*  
*Anand Singh*  
 31/5/19 15/10/2

SIGNATURE

SWAYAMBHU REALCON  
*Rabindra Mohan Das*  
 PARTNER  
 SWAYAMBHU REALCON  
*Pritam Mukherjee*  
 PARTNER  
 SWAYAMBHU REALCON  
*Swarnup Hati*  
 PARTNER  
 SWAYAMBHU REALCON  
*Somik Bhattacharya*  
 PARTNER

### Major Information of the Deed

Deed No:	I-0203-04651/2024	Date of Registration:	12/07/2024
Query No/Year:	0203-2001788008/2024	Office where deed is registered:	
Query Date:	08/07/2024 9:23:59 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details:	Rajdeep Goswami Bardhaman Court, Thana ; Bardhaman District : Purba Bardhaman, WEST BENGAL, Mobile No. : 9002354575, Status Advocate		
Transaction:	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction:	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]
Set Forth Value:		Market Value:	Rs. 1,30,90,920/-
Stamp duty Paid (SD):	Rs. 20,010/- (Article:48(g))	Registration Fee Paid:	Rs. 14/- (Article:E. E)
Remarks:	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assentment slip. (Urban area)		









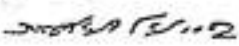
### Land Details :

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Mirchhoba Road, Mouza: Mirchhoba, .  
Ward No: 16 of No: 33, Pin Code: 713104

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs)	Market Value (In Rs)	Other Details
L1	LR-201 (RS -)	LR-785	Bastu	Bastu	8 Dec		43,63,640/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-201 (RS -)	LR-786	Bastu	Bastu	8 Dec		43,63,640/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L3	LR-201 (RS -)	LR-787	Bastu	Bastu	8 Dec		43,63,640/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
TOTAL :					24Dec	0/-	130,90,920 /-	
Grand Total :					24Dec	0/-	130,90,920 /-	



**Land Lord Details :**



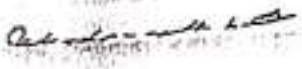


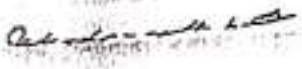


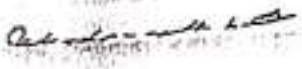











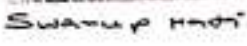


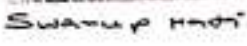


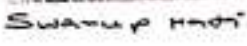
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name:</b> <b>Mr Ajit Kumar Singha</b> (Presentant) Son of Late Rakibar Singha Executed by: Self, Date of Execution: 12/07/2024 , Admitted by: Self, Date of Admission: 12/07/2024 ,Place : Office		 Captured	
	12/07/2024	12/07/2024	12/07/2024	12/07/2024
69 Ac Mitra Lane, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ajxxxxxx4b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/07/2024 , Admitted by: Self, Date of Admission: 12/07/2024 ,Place : Office				
2	<b>Name:</b> <b>Mr Sukanta Singha</b> Son of Mr Ajit Kumar Singha Executed by: Self, Date of Execution: 12/07/2024 , Admitted by: Self, Date of Admission: 12/07/2024 ,Place : Office		 Captured	
	12/07/2024	12/07/2024	12/07/2024	12/07/2024
69 Ac Mitra Lane, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: alxxxxxx2k,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/07/2024 , Admitted by: Self, Date of Admission: 12/07/2024 ,Place : Office				
3	<b>Name:</b> <b>Mrs Tapasi Singha</b> Wife of Mr. Ajit Kumar Singha Executed by: Self, Date of Execution: 12/07/2024 , Admitted by: Self, Date of Admission: 12/07/2024 ,Place : Office		 Captured	
	12/07/2024	12/07/2024	12/07/2024	12/07/2024
69 Ac Mitra Lane, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ajxxxxxx9m,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/07/2024 , Admitted by: Self, Date of Admission: 12/07/2024 ,Place : Office				






**Developer Details :**

Sl No.	Name,Address,Photo,Finger print and Signature
1	<p><b>Swayambhu Realcon</b>                      Golapbag More, City:- Not Specified, P.O:- Rajbati, P.S:-Bardhaman                      , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 , PAN No.:: afxxxxx2d,Aadhaar No Not Provided                      by UIDAI, Status :Organization, Executed by: Representative</p>



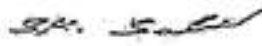
**Representative Details :**

Sl No.	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p><b>Mr Rabinranath Hati</b>                      Son of Late Banbihari Hati                      Date of Execution -                      12/07/2024, , Admitted by:                      Self, Date of Admission:                      12/07/2024, Place of                      Admission of Execution: Office</p> </td> <td>  </td> <td>                       Captured                      LT                      12/07/2024                 </td> <td>                       12/07/2024                 </td> </tr> </tbody> </table> <p>Golapbag More, City:- Not Specified, P.O:- Rajbati, P.S:-Bardhaman                      , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104, Sex: Male, By Caste: Hindu,                      Occupation: Business, Citizen of: India, , PAN No.:: aaxxxxx9d,Aadhaar No Not Provided by UIDAI                      Status : Representative, Representative of : Swayambhu Realcon</p>	Name	Photo	Finger Print	Signature	<p><b>Mr Rabinranath Hati</b>                      Son of Late Banbihari Hati                      Date of Execution -                      12/07/2024, , Admitted by:                      Self, Date of Admission:                      12/07/2024, Place of                      Admission of Execution: Office</p>		 Captured LT 12/07/2024	 12/07/2024
Name	Photo	Finger Print	Signature						
<p><b>Mr Rabinranath Hati</b>                      Son of Late Banbihari Hati                      Date of Execution -                      12/07/2024, , Admitted by:                      Self, Date of Admission:                      12/07/2024, Place of                      Admission of Execution: Office</p>		 Captured LT 12/07/2024	 12/07/2024						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p><b>Mr Pritam Mukherjee</b>                      Son of Late Pranab Mukherjee                      Date of Execution -                      12/07/2024, , Admitted by:                      Self, Date of Admission:                      12/07/2024, Place of                      Admission of Execution: Office</p> </td> <td>  </td> <td>                       Captured                      LT                      12/07/2024                 </td> <td>                       12/07/2024                 </td> </tr> </tbody> </table> <p>Golapbag More, City:- Not Specified, P.O:- Rajbati, P.S:-Bardhaman                      , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104, Sex: Male, By Caste: Hindu,                      Occupation: Business, Citizen of: India, , PAN No.:: bgxxxxx8e,Aadhaar No Not Provided by UIDAI                      Status : Representative, Representative of : Swayambhu Realcon</p>	Name	Photo	Finger Print	Signature	<p><b>Mr Pritam Mukherjee</b>                      Son of Late Pranab Mukherjee                      Date of Execution -                      12/07/2024, , Admitted by:                      Self, Date of Admission:                      12/07/2024, Place of                      Admission of Execution: Office</p>		 Captured LT 12/07/2024	 12/07/2024
Name	Photo	Finger Print	Signature						
<p><b>Mr Pritam Mukherjee</b>                      Son of Late Pranab Mukherjee                      Date of Execution -                      12/07/2024, , Admitted by:                      Self, Date of Admission:                      12/07/2024, Place of                      Admission of Execution: Office</p>		 Captured LT 12/07/2024	 12/07/2024						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p><b>Mr Swarup Hati</b>                      Son of Mr Monoranjan Hati                      Date of Execution -                      12/07/2024, , Admitted by:                      Self, Date of Admission:                      12/07/2024, Place of                      Admission of Execution: Office</p> </td> <td>  </td> <td>                       Captured                      LT                      12/07/2024                 </td> <td>                       12/07/2024                 </td> </tr> </tbody> </table> <p>Golapbag More, City:- Not Specified, P.O:- Rajbati, P.S:-Bardhaman                      , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104, Sex: Male, By Caste: Hindu,                      Occupation: Business, Citizen of: India, , PAN No.:: acxxxxx3e,Aadhaar No Not Provided by UIDAI                      Status : Representative, Representative of : Swayambhu Realcon</p>	Name	Photo	Finger Print	Signature	<p><b>Mr Swarup Hati</b>                      Son of Mr Monoranjan Hati                      Date of Execution -                      12/07/2024, , Admitted by:                      Self, Date of Admission:                      12/07/2024, Place of                      Admission of Execution: Office</p>		 Captured LT 12/07/2024	 12/07/2024
Name	Photo	Finger Print	Signature						
<p><b>Mr Swarup Hati</b>                      Son of Mr Monoranjan Hati                      Date of Execution -                      12/07/2024, , Admitted by:                      Self, Date of Admission:                      12/07/2024, Place of                      Admission of Execution: Office</p>		 Captured LT 12/07/2024	 12/07/2024						



Name	Photo	Finger Print	Signature
<b>Mr Somit Bhakat</b> Son of Late Madan Mohan Bhakat Date of Execution - 12/07/2024, Admitted by: Self, Date of Admission: 12/07/2024, Place of Admission of Execution: Office	 <small>Jul 12 2024 2:03PM</small>	 Captured <small>LRI 12/07/2024</small>	 <small>12/07/2024</small>
Keshabganj Chatti, City:- Not Specified, P.O:- Rajballi, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713104; Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bdxxxxx3r,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Swayambhu Realcon			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sk Sahil</b> Son of Mr Sk Morsed Nerodighi, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	 <small>12/07/2024</small>	 Captured <small>12/07/2024</small>	 <small>12/07/2024</small>
Identifier Of Mr Ajit Kumar Singha, Mr Sukanta Singha, Mrs Tapasi Singha, Mr Rabindranath Hall, Mr Pritam Mukherjee, Mr Swarup Hati, Mr Somit Bhakat			

Transfer of property for, L1		
Sl.No	From	To, with area (Name-Area)
1	Mr Ajit Kumar Singha	Swayambhu Realcon-8 Dec
Transfer of property for, L2		
Sl.No	From	To, with area (Name-Area)
1	Mrs Tapasi Singha	Swayambhu Realcon-8 Dec
Transfer of property for, L3		
Sl.No	From	To, with area (Name-Area)
1	Mr.Sukanta Singha	Swayambhu Realcon-8 Dec

**Land Details as per Land Record**

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Mirchhoba Road, Mouza: Mirchhoba, Ward No: 16 JI No: 33, Pin Code : 713104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 201, LR Khatian No:- 785	Owner:শ্রী অজিত কুমার সিংহ, Gurdian:শ্রী অজিত কুমার সিংহ Address:মির্চহোবা, Classification:সা. Area:0.08600000 Acre,	Mr Ajit Kumar Singha
L2	LR Plot No:- 201, LR Khatian No:- 786	Owner:শ্রীমতী তপসী সিংহ, Gurdian:শ্রী অজিত কুমার সিংহ Address:মির্চহোবা, Classification:সা. Area:0.08700000 Acre,	Mrs Tapasi Singha

L3	LR Plot No:- 201, LR Khatian No:- 787	Owner: <b>शुभ सिन्हा</b> , Gardian: <b>शुभ सिन्हा</b> , Address: <b>रा</b> , Classification: <b>अ</b> , Area: <b>0.08700000</b> Acre,	Mr Sukanta Singha
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Endorsement For Deed Number : I - 020304651 / 2024

On 12-07-2024

**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 12:30 hrs. on 12-07-2024, at the Office of the A.D.S.R. Bardhaman by Mr. Ajit Kumar Singha, 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 1,30,90,920/-

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

Execution is admitted on 12/07/2024 by 1. Mr. Ajit Kumar Singha, Son of Late Rakibar Singha, 69 Ac Mitra Lane, P.O: Burdwan, Thana: Bardhaman

.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 2. Mr. Sukanta Singha, Son of Mr. Ajit Kumar Singha, 69 Ac Mitra Lane, P.O: Burdwan, Thana: Bardhaman

.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 3. Mrs. Tapasi Singha, Wife of Mr. Ajit Kumar Singha, 69 Ac Mitra Lane, P.O: Burdwan, Thana: Bardhaman

.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business

Identified by Mr. Sk Sahil, .. Son of Mr. Sk Morsed, Nerodighi, P.O: Burdwan, Thana: Bardhaman .. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession Others

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

Execution is admitted on 12-07-2024 by Mr. Rabindranath Hali,

Identified by Mr. Sk Sahil, .. Son of Mr. Sk Morsed, Nerodighi, P.O: Burdwan, Thana: Bardhaman .. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession Others

Execution is admitted on 12-07-2024 by Mr. Pritam Mukherjee,

Identified by Mr. Sk Sahil, .. Son of Mr. Sk Morsed, Nerodighi, P.O: Burdwan, Thana: Bardhaman .. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession Others

Execution is admitted on 12-07-2024 by Mr. Swarup Hali,

Identified by Mr. Sk Sahil, .. Son of Mr. Sk Morsed, Nerodighi, P.O: Burdwan, Thana: Bardhaman .. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession Others

Execution is admitted on 12-07-2024 by Mr. Somit Bhakal,

Identified by Mr. Sk Sahil, .. Son of Mr. Sk Morsed, Nerodighi, P.O: Burdwan, Thana: Bardhaman .. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 14.00/- ( E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/07/2024 11:08AM with Govt. Ref. No: 192024250117953218 on 12-07-2024, Amount Rs: 14/-, Bank: SBI EPay ( SBIPay), Ref. No. 7614591605015 on 12-07-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,010/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,910/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 552. Amount: Rs. 100.00/-, Date of Purchase: 10/07/2024, Vendor name: Sk Satauddin

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/07/2024 11:08AM with Govt. Ref. No: 192024250117953218 on 12-07-2024, Amount Rs: 19,910/-, Bank: SBI EPay ( SBIPay), Ref. No. 7014591000015 on 12-07-2024, Head of Account 0030-02-103-003-02

*Sanjit*

**Sanjit Sardar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. Bardhaman**  
**Purba Bardhaman, West Bengal**



**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 0203-2024, Page from 115802 to 115863  
being No 020304651 for the year 2024.**



*Sanj*

Digitally signed by SANJIT SARDAR  
Date: 2024.07.15 15:36:49 +05:30  
Reason: Digital Signing of Deed.

**(Sanjit Sardar) 15/07/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR,  
OFFICE OF THE A.D.S.R. Bardhaman  
West Bengal.**