

6.5.27/2023

I-7162/2023



12/5/23

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
3 (2) 1264/54/2023

H 167847

[Signature]
19/5/23

District Sub-Registrar, Burdham
 24 MAY 2023
 (Faint text in Bengali and English regarding the registration process)

DEVELOPMENT AGREEMENT

|| **THIS DEVELOPMENT AGREEMENT** is made on this the
|| 19th day of May, 2023 (Two Thousand and Twenty Three);

|| **BETWEEN**

[Signature]

**For (Name) Realtor
Partner**

19.05.23 नं F35 17/5/2023

06.30 PM खरिदार श्री M/S Uttaran Realtor

साथ: नरेश Pally पो: Belpur
जिला- बीरभूम Birbhum.

कारण Agreement मूल्य 5000/-
विडार - श्री डा. कृष्ण बसु
न. डि. एस. आर. अफिस
बोलपुर, बीरभूम



Surjama Bairagya.



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Surjama Bairagya.

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19 MAY 2023

Surjama Bairagya.

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For, Uttaran Realtor
Surjama Bairagya.
Partner

1) **SHRI SUKAMAL BAIRAGYA, (PAN - ATTPB7513R, Aadhaar No. 7229 5991 4130)**, son of Shri Chandramadhab Bairagya, by Nationality - Indian, by faith - Hindu, by Occupation - Business, resident of Pataihat, Post Office - Dainhat, Police Station - Katwa, District- Purba Bardhaman, Pin- 713502, State - West Bengal, (2) **SHRI SANJIB GHOSH, (PAN - AFZPG0468E, Aadhaar No. 6402 6924 6951)**, son of Late Satya Narayan Ghosh, by Nationality - Indian, by faith - Hindu, by Occupation - Business, resident of Sabujpally, Bandhgora, Bolpur, Post Office and Police Station - Bolpur, District- Birbhum, Pin- 731204, State - West Bengal, (3) **SHRI ARIJIT GHOSH, (PAN - BQNPG4776M, Aadhaar No. 7663 5311 0749)**, son of Shri Sanjib Ghosh, by Nationality - Indian, by faith - Hindu, by Occupation - Business, resident of Sabujpally, Bandhgora, Bolpur, Post Office and Police Station - Bolpur, District- Birbhum, Pin- 731204, State - West Bengal, hereinafter referred to as the **"OWNERS"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, legal representatives and assigns) of the **FIRST PART**.

AND

"UTTARAN REALTOR", (PAN - AAHFU6651J) a Partnership Firm having its registered office at Maya Enclave, Ground Floor, 7th Pally, Bolpur, P.O. & P.S. Bolpur, District- Birbhum, Pin 731204 in the State of West Bengal, represented by its Partners namely (1) **SHRI SUKAMAL BAIRAGYA, (PAN - ATTPB7513R, Aadhaar No. 7229**



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For, Uttaran Realtor
Asijit Das
Partner



19 MAY 2022

Suhmate Gari
80 Anil Gari
Netaji Road, Baramba
Po. 2 ps. Baramba
Dist. Baramba
Pin - 731204

5991 4130), son of Shri Chandramadhab Bairagya, by Nationality - Indian, by faith - Hindu, by Occupation - Business, resident of Pataihat, Post Office - Dainhat, Police Station - Katwa, District- Purba Bardhaman, Pin- 713502, in the State of West Bengal and **(2) SHRI ARIJIT GHOSH, (PAN - BQNPG4776M, Aadhaar No. 7663 5311 0749)**, son of Shri Sanjib Ghosh, by Nationality - Indian, by faith - Hindu, by Occupation - Business, resident of Sabujpally, Bandhgora, Bolpur, Post Office and Police Station - Bolpur, District- Birbhum, Pin- 731204, in the State of West Bengal, hereinafter referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and/or assigns) of the **SECOND PART**.

WHEREAS the entire property of R.S. Plot No. 501/2440 of Mouja- Bolpur, J.L. No. 99, under Police Station- Bolpur, ADSR office- Bolpur, District- Birbhum, Contained in R.S. Khatian No. 4272, 4273 & 4274 previously belonged to one Smt. Asharani Chowdhury wife of Late Dharendra Chandra Chowdhury of 45, Salt Lake East, 6th Road, Calcutta-75.

AND WHEREAS being absolute owner and possessor Smt. Asharani Chowdhury sold specifically demarcated 07¹⁷/₃₉ Decimals or 3241.59 Decimals land of R.S. Plot No. 501/2440 of Mouja- Bolpur, J.L. No. 99, under Police Station- Bolpur, to one Sri Parimal Kumar Bhattacharya son of Late Kiran Kanti Bhattacharya of Nayekpara Bolpur on 25/10/1989 by a registered Deed of Sale being Deed No. 7810 for the year 1989, recorded in Book No. 1, Volume No. 108, pages from 51 to



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Sursi, Birbhum

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55 of Additional District Sub-Registration Office at Bolpur and he had been enjoying the property upon mutating his name in L.R. Record of Rights being Khatian No. 4772 as curved out L.R. Plot No. 942 of Mouja Bolpur and by paying taxes to appropriate authorities.

AND WHEREAS Sri Parimal Kumar Bhattacharya while seized and possessed of the said land died intestate on 21/09/2011 leaving behind him his wife Beli Bhattacharya, only daughter Debyani Bhattacharya and only son Debaditya Bhattacharya who jointly inherited the property of Late Parimal Kumar Bhattacharya as his only legal heirs heiress and successors according to Hindu Succession Act and none else.

AND WHEREAS upon the death of said Parimal Kumar Bhattacharya the aforesaid three legal heirs inherited the aforesaid land in undivided equal 1/3rd share each therein and Beli Bhattacharya, Debyani Bhattacharya and Debaditya Bhattacharya thereafter mutated the property of 07.75 decimals of land of L.R. Plot No. 942 of Mouja Bolpur, Classified as "Viti" in the office of B.L. & L.R.O. Bolpur in their respective names in L.R. Khatian Nos. 25819, 25821 & 25820 of Mouja Bolpur under P.S. Bolpur and they have been enjoying the property by paying taxes to appropriate authorities.

WHEREAS being absolute owner and possessor Smt. Asharani Chowdhury sold remaining specifically demarcated $07^{17}/_{39}$ Decimals or 3242.96 Decimals land of R.S. Plot No. 501/2440 of Mouja- Bolpur, J.L. No. 99, under Police Station- Bolpur, to Smt Alpana Das wife of Sri Narayan Chandra Das and Sri Ajoy Kumar Das son of Panchanan Das of Nichupatty Bolpur on 25/10/1989 by a registered Deed of Sale being Deed No. 7811 for the year 1989, recorded in Book No. 1, Volume No. 108, pages from 56 to 60 of Additional District Sub-Registration

Office at Bolpur and they have been enjoying the property upon mutating their respective names in L.R. Record of Rights being Khatian No. 1128 & 54 as curved out L.R. Plot No. 942 of Mouja Bolpur and by paying taxes to appropriate authorities.

AND WHEREAS the said Smt Alpana Das, Sri Ajoy Kumar Das and Beli Bhattacharya, Debyani Bhattacharya, Debaditya Bhattacharya by executing and registering a Deed of Conveyance, sold measuring (07.75+07.75) = 15.50 decimals vity land in Mouza Bolpur in favour of Shri Sukamal Bairagya, Shri Sanjib Ghosh and Shri Arijit Ghosh the said deed of Conveyance was registered on 06/01/2023 at the office of the D.S.R. Birbhum and recorded in Book No. 1, Volume No. 0301-2023, page nos. 9863 to 9893 being No. 030100435 for the year 2023. Since such Deed of Sale the said Shri Sukamal Bairagya, Shri Sanjib Ghosh and Shri Arijit Ghosh are jointly enjoying the possession of the said property and mutated their respective names in the records of B.L. & L.R.O. being L.R. Khatian No. 26939, 26936 & 26937 of Mouja Bolpur and Bolpur Municipality as Holding No. 41/1/A, Ward No. 7(4) and taxes and Khazanas paid accordingly.

AND WHEREAS by the above mentioned way the land owners become the absolute owners of the FIRST SCHEDULE mentioned property and acquired good and marketable title of the property which is free from all encumbrances, liens, lispendence, charges and mortgages whatsoever without any interruption, seized and possessed of or otherwise well and sufficiently entitled to the meassuages, tenaments, land heriditaments and as an absolute and indefeasible estates fee simple or an estate

equivalent thereto and the owners have every right to sell, transfer, mortgage, execute Development Agreement, Power of Attorney to any intending purchaser or purchasers or developer or and/or any kind of act or acts whatsoever particularly described in the schedule hereunder written by raising a multi storied building upon the said plot of land as per sanction building plan duly sanctioned by Bolpur Municipality.

AND WHEREAS the Landowners approached the Developer for construction of a multi storied building upon the said plot of land (which is briefly described in the schedule below) at the cost of the Developer in accordance with the plan duly sanctioned by the Bolpur Municipality.

AND WHEREAS in pursuance of such arrangement the Land Owners and the Developer are desirous for constructing a Multi storied building upon the said plot of land for commercial exploitation and the Developer has agreed to develop the said plot by constructing a Multi storied Building thereon under certain terms and conditions hereinafter appearing :-

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

Unless these presents it is repugnant or inconsistent with :-

ARTICLE - I (DEFINITIONS)

1.1 **LAND OWNERS** : shall mean (1) **SHRI SUKAMAL BAIRAGYA**, wife of Late Chandramadhab Bairagya, (2) **SHRI SANJIB GHOSH**, son of Late Satya Narayan Ghosh, (3) **SHRI ARIJIT GHOSH**, son of Shri



Sanjib Ghosh, hereinafter referred to as the joint "**OWNERS**" of Land Measuring 15.50 Decimals more or less.

1.2 **DEVELOPER** : shall mean "**UTTARAN REALTOR**", a Partnership Firm having its registered office at Maya Enclave, Ground Floor, 7th Pally, Bolpur, P.O. & P.S. Bolpur, District- Birbhum, Pin 731204, represented by its Partners (1) **SHRI SUKAMAL BAIRAGYA**, son of Shri Chandramadhab Bairagya, by Nationality - Indian, by faith - Hindu, by Occupation - Business, resident of Pataihat, Post Office - Dainhat, Police Station - Katwa, District- Purba Bardhaman, Pin- 713502, and (2) **SHRI ARIJIT GHOSH**, son of Shri Sanjib Ghosh, by Nationality - Indian, by faith - Hindu, by Occupation - Business, resident of Sabujpally, Bandhgora, Bolpur, Post Office and Police Station - Bolpur, District- Birbhum, Pin- 731204.

1.3 **SAID PLOT/PREMISES** : shall mean and include Vity land measuring about 15.5 Decimals lying and situated at Mouza - Bolpur, J.L. No. 99, R.S. Khatian No. 4272, 4273 & 4275, L.R. Khatian No. 26939, 26936 & 26937, R.S. Plot No. 501/2440 and L.R. Plot No. 942 under P.S. Bolpur, District - Birbhum being Bolpur Municipal Holding No. 41/1/A, Viswavharati Road East, Kalimohanpally, including right to privilege easement advantage attachment amenities facilities as attached therewith within the limits of Bolpur Municipality, Ward No. 7(4) described in the **FIRST SCHEDULE** hereunder written.



1.4 **LAND OWNERS' SHARE / ALLOCATION** : shall mean The Land Owners hereto in consideration of allowing the Developer to develop the said plot of land as stated in the First Schedule hereunder written by raising and constructing a Multi storied building over and above the same will be entitled to have the allocation in the manner as follows :-

The Owners' Allocation will be as follows :-

1. **Land owner No. 1 will get about 505 Sq.Ft. Commercial Space on the Ground Floor**
2. **Land owner No. 2 will get one 3BHK Flat having Super Built Up area about 1203 Sq.Ft. and one 1BHK Flat having Super Built Up area about 536 Sq.Ft. on the Second Floor of the Apartment Building.**
3. **Land owner No. 3 will get about 505 Sq.Ft. Commercial Space on the Ground Floor.**

It is also settled that except the Land Owners' Allocation as described above, the land owners will not get any area of the multi storied building to be constructed by the Developer upon the land in question.

1.5 **DEVELOPER'S SHARE/ ALLOCATION:** shall mean the remaining constructed area/portion of the proposed Multi storied building after providing Landowners' Allocation which is more fully and particularly described in the Third Schedule hereunder written



including proportionate share of land, common facilities, common amenities and common parts of the building, which is more fully and particularly described in the Fourth Schedule hereunder written.

1.6 **COMMON FACILITIES AND AMENITIES** : shall include roof, passages, corridors, staircases, Lift, lobbies, driveways, electric room, watchman booth, lights and electrical fixtures in common areas, common lavatories, overhead water tank, water pump and Motor, common area lighting backup and all other facilities and common expenses which will be provided by the Developer, full particulars of which have been set out in the FOURTH SCHEDULE & FIFTH SCHEDULE hereunder written and required for establishment, location, enjoyment, provisions, maintenance and / or management of the building.

1.7 **SALEABLE SPACE** : shall mean the spaces / Flats / Garages/ unit in the Multi storied Building (excepting the Owners' Share/ Allocation) to be constructed upon the said plot of land available for independent use and occupation after making due provisions for common facilities and the space required thereof.

1.8 **BUILDING**: shall mean and include the Multi storied Building to be constructed by the Developer upon the said plot of land as per sanctioned building plan of the Bolpur Municipality, if the Developer obtain more sanction over and above the Multi storied construction





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then the developer shall construct the more floors above the Multi storied building.

1.9 **BUILT UP AREA:** (For any Individual unit) here built up area means the area covered with outer wall constructed for the unit including fifty percent area covered by the common partition wall between two units and cent percent area covered by the individual wall for the said unit.

1.10 **COVERED AREA:** (For any individual unit) here covered area means total built up area for any unit plus proportionate share of stairs, lobby and lift.

1.11 **BUILDING PLAN:** shall mean such building plan duly sanctioned by the Bolpur Municipality and all other relevant statutory authorities for construction of a Multi storied Building upon the said plot of land which is more fully described in the FIRST SCHEDULE hereunder written.

1.12 **SERVICE ORGANISATION:** shall mean a Body or Association to be form by the Owners and Developer in consultation with the other Flat Owners to take over the charges management administration and/or provision of the common facilities in the building.

1.13 **COST OF COMMON FACILITIES:** shall mean and include the costs of operating and maintaining (as and when required) the common facilities after completion of the building and shall include taxes, charges, salaries, premium and other expenses payable in respect

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thereof or incidental thereto be shared proportionately by the Flat Owners of the building.

1.14 **ARCHITECT:** shall mean the person or persons who may be appointed by the developer for developing and planning of the said building with the approval of the Land Owners and Statutory Authority required under the prevailing laws.

1.15 **TRANSFER:** with the grammatical variations shall mean transfer by way of sale of the built up spaces excepting the Owners' Allocation to be transferred by the Developer for consideration to these intending transferee or transferees.

1.16 **TRANSFeree:** shall mean all the purchaser/purchasers to whom any floor space in the said building will be transferred.

1.17 **WORDS IMPARTING:** singular shall include plural vice-versa.

1.18 **WORDS IMPARTING:** masculine gender shall include feminine and neuter genders and similarly words imparting neuter gender shall include masculine and feminine genders.

ARTICLE -II (COMMENCEMENT)

2. This agreement shall be deemed to be commenced with effect from the date of sanctioning the building plan from the proper authority concern i.e. Bolpur Municipality.

ARTICLE - III (DEVELOPER'S RIGHTS)



3.1 The Developer shall have authority to deal with the property in terms of the agreement or negotiate with any person or persons enter, into any contract or agreement or borrow money or take advance against developer's allocation or acquired under this agreement.

3.2 The Land Owners hereby grant subject to what have been hereunder provided exclusive right to the developer to build a new building upon the said premises in accordance with the plan duly sanctioned by Bolpur Municipality in the name of the Developer with or without any amendment and/or modification there to be made or caused to be made by the parties hereto.

3.3 All application, plans and other papers and documents that may be required by the developer for the propose of obtaining necessary sanction from the Bolpur Municipality shall be prepared and submitted by the Developer on behalf of the Land Owners and the Land Owners shall sign all such plans applications, deed of amalgamation and other papers and documents as and when necessary and all costs expenses including plan sanctioning cost and all incidental charges will be borne by the Developer.

3.4 That Developer shall bear the cost of construction work in a most skilful manner and shall remain fully liable for all its acts, deeds, and things whatsoever and also bear in Judgement on that account. The old building materials will be the property of the Developer including all incidental expenses.

3.5 That Booking from intending purchaser/purchasers for Developer's Allocation will be taken by the Developer and the agreement



with the intending purchaser/purchasers will be signed by the Developer in its own name on behalf of the owners as constituted attorney.

3.6 That the selling rate of the Developer allocation will be fixed by the developer without any permission or consultation with the Land Owners. The profit and loss earned from the project will be entirely received or borne by the developer and no amount will be adjusted from the Land Owners' allocation/shares on accounts of loss or vice-versa on account of profit from Developer's Allocation /share.

3.7 Developer is empowered to collect consideration money from the sale of developer's allocation from the intending purchaser/purchasers and issue money receipt in its own name.

3.8 The completion of the proposed building when the flats/units/garages will be ready for giving possession to the intending purchaser the possession letter will be signed by the Developer as the representative and power of attorney holder of the owners and also will sign as confirming party if needed.

ARTICLE-IV (CONSIDERATION)

4.1 The Developer is agreed to build the said proposed multi storied building at its own cost and expenses and Land Owners shall not be required to contribute any sums towards the construction of the building or otherwise.



4.2 In consideration the owners is agreed to grant exclusive right for developing the said premises in addition to the Land Owners' allocation as herein provided and mentioned above.

4.3 Apart from the aforesaid consideration which has already been made by the Developer to the owners as indicated in the first clause of this article, herein above written the developer is agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purpose of development of the said plot of land and/or this development agreement and such consideration for all particular purpose will be deemed to be considered as follows: -

- A. Space allocation to Land Owners.
- B. Cost, charges and expenses incurred for construction, erection and completion of the said new building at the said plot of land.
- C. Cost charges and expenses on account of building plan or map to be prepared for the purpose of obtaining sanction from the Bolpur Municipality.
- D. Cost charges and expenses incurred for installation of sewerage, drainage, water and other connection.
- E. Fees payable to architect/engineer and also fees payable to the Bolpur Municipality for the purpose of obtaining necessary permission of sanction of sewerage, drainage and water and other connection.



F. Legal expenses incurred and paid for this development agreement and all other expenses and charges for the purpose of development of the said plot of land.

4.4 The Land owners have agreed to grant exclusive right to develop the said plot of land in terms of these presents that the developer has agreed and undertake to build the said building at its own costs and expenses and the owners shall not be required to contribute any sum towards construction of the said building and or to develop of the said plot of land. It is hereby made clear that the developer shall deliver the possession of the land Owners' allocation after completion of the construction of the said building in all respect.

ARTICLE - V (DEALING OF SPACE IN THE BUILDING)

5.1 The developer after completion of the new building handed over the undisputed possession of the Owners' Allocation to the owners with C.C. from Bolpur Municipality or any other authority concern which is mentioned in the SECOND SCHEDULE hereunder written together with proportionate share of land and all rights of the common facilities and amenities.

5.2 The Land Owners shall be entitled to transfer or otherwise deal with his allocation in the proposed building which is written in the Second Schedule hereunder.

5.3 The developer shall exclusively be entitled to the developer's allocation in the proposed building with exclusive right to transfer right, title and interest therein irrespective of the owners and the owners shall not put any interference or disturb with the quiet and peaceful possession of the Developer's Allocation.



5.4 So far it is necessary that all dealings of the Developer's allocation in the proposed building including agreement for sale or any kind of transfer, receiving advance money or consideration money, the owners for this purpose undertake to give a registered development power of attorney in a form or manner required by the developer. It is being understood that such dealing shall not in any manner or create any financial liability upon the owners.

5.5 The Land Owners shall execute the deed of conveyance or conveyances in favour of the Developer or in favour of the Developer's nominee or nominees of such part or parts as shall be required by the Developer. The Land Owners are agreed to join and execute all such conveyances which shall be required from time to time in respect of developer's allocation in favour of developer's nominee/nominees/agents without claiming anything and the Owners' allocation referred hereinabove is the full and final consideration in respect of their development agreement.

ARTICLE- VI (TIME)

7. The developer hereby agrees and covenant with the Land Owners to hand over the Land Owners' Allocation fully constructed within a period of 3 (Three) years from the date of sanctioned building plan subject to the developer is not prevented from FORCE MAJEURE. If the developer is unable to complete the said construction within the stipulated period, then the developer will bound to complete the said building within next 6 (six) months.

ARTICLE - VII (NEW BUILDING)

8.1 The Developer shall at its own costs construct and complete the new Multi storied building upon the said plot of land in accordance with the sanction plan with good and standard material as may be specified by the Architect from time to time.



8.2 The Developer shall install, erect water pump, common light, Lift, overhead reservoir, electrification, permanent electric connection from the West Bengal State Electricity Distribution Company Limited at developer's own cost and expenses in the said building.

8.3 All costs charges and expenses including architect's fees shall be discharged and paid by the developer and the Land Owners shall not bear any responsibility in this context.

8.4 The Land Owners shall pay and clean up all arrears on account of Municipal taxes and outgoings of the said property up to the date of this Agreement. It is further agreed by and between the parties that the owners shall not pay any Municipal taxes and other taxes in respect of the said property from the date of execution of these presents. All such taxes and electricity charges in respect of the said property will be borne by the Developer from the date of execution of these presents up to the date of handing over the land Owners' allocation. From the date of completion and allocation of the floor area between the land owners and the developer the municipal taxes and other taxes payable for the said property will be borne proportionately by the Land Owners and the Developer as per their allocations.

The landowners and the developer should proportionately bear the cost of the transformer to be installed by the W.B.S.E.D.C.L.

To upkeep, repair and maintenance of the proposed building other erection and/or structure and common areas including electricity, water supply and other fittings and fixtures, storage and rendering common services to the prospective/intending buyer and occupiers of the said building or any part or portions thereof shall be look after and manage by the flat owners and the charges will be decided and divided by them.

ARTICLE - VIII (COMMON FACILITIES)

9.1 As soon as the building upon the said plot of land is completed the Developer shall give written notice to the owners to take possession of his/her allocation in the building in terms of this agreement and the completion certificate from the Architect or the Municipality is to be provided to that effect. After 30 (Thirty) days from the date of service of such notice the owners shall be exclusive responsible for payment of all municipal and property taxes and duties and other public outgoings whatsoever payable in respect the Owners' allocation only.

9.2 The Land Owners and the Developer shall punctually and regularly pay their respective allocation of the rates and taxes to the concerned authorities as may be mutually agreed between the Owners and the Developer and both the parties shall keep each other indemnified against all claims, actions, demands, cost, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by either parties as the case may be consequences upon a default by the owners or the Developer.

9.3 From date of service of notice of possession the owners shall also be responsible to pay and bear the service charges for the common facilities in the new building in respect of Owners' allocation. Such charges are to include proportionate share of premium of insurance of the building, water, fire and damaging charges, light sanction and maintenance occasionally required and renewal charges of connection and management of the common facilities, renovation, replacement repair and maintenance charges of the building for all common wiring pipes, electrical and mechanical installations, stairways and other facilities whatsoever as may be mutually agreed from time.

9.4 Any transfer of any part of the Owners' Allocation in the new building shall be subject to the Owners' provision and the Owners shall



thereafter be responsible in respect of the space transferred to pay the said rates and service charges for the common facilities.

9.5 The Land Owners shall not do any act, deed or things so that the Developer may be prevented from construction and completion of the building.

ARTICLE -IX (COMMON RESTRICTION)

10.1 No goods of other items shall kept by the either party for display or otherwise in the corridors or other place of common use in the building. The entrance of the building shall kept free for common uses of the building.

10.2 Neither party shall throw or accumulate any dirty, rubbish and waste in the building compound or corridors or portions of the building.

10.3 The Owners shall permit to the Developer and its servants or agents with or without workmen at all reasonable time to enter into the Owners' allocation and every part thereof the purpose of maintenance, repairing, cleaning, lighting drainage and pipes of the building.

ARTICLE -X (OWNERS' OBLIGATION)

11.1 The Land Owners' Allocation in the building shall be subject as the same restrictions and use as are applicable to the Developer's allocation in the building for common and floor and ceiling etc. of respective allocation on in good working conditions and repair so that not to cause any damage to the building or any other space or accommodation shall keep the other occupants of the building indemnified from and against the consequence of any breach.

11.2 The Land Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the benefits of all the occupiers of the building which shall include as follows :-



- a) Neither party shall use or permit to be used their respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and /or immoral trade or activity.
- b) Neither party shall demolish any wall or other structures of his respective allocation or any portion thereof or make any structural alteration therein without the prior consent of the others on this behalf.
- c) Neither party shall transfer or permit to transfer of his respective allocation or any portion thereof unless such party shall give a written under taking to the terms and conditions hereof and such transfer shall pay all and whatsoever shall be payable in relation to the area in his possession.
- d) Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government, statutory bodies and /or local bodies as the case may be and shall attend to answer and responsible for any deviation, violation and/or breach of any of the said laws, by laws and regulations.
- e) The Land Owners shall bound to hand over all original documents of the First Schedule property to the Developer without any hesitation at the time of execution of this agreement.
- f) The respective allocation shall mean the interior walls, sewerages, drains, pipes and other fittings and fixtures and appurtenances, thereto in the building by the Developer.



- g) The Land Owners hereby agrees and covenant with the Developer that during the construction work, the developer will take the responsibility of all hazards and legal complications except the legal title of the land which is under construction and which is to be cleared by the Land Owners.
- h) The Land Owners hereby agrees and covenant with the Developer not do any act, deed or things so that the Developer may be prevented from selling, assigning and/or disposing of any of the developer's allocated portion in the proposed building.
- i) The Land Owners hereby agrees and covenants with the Developer not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

ARTICLE-XI (DEVELOPER'S OBLIGATION)

12.1 The Developer hereby agrees and covenants with the Land Owners not to violate or contravenes any of the provisions of the rules applicable to construction of the proposed building.

12.2 The Developer hereby agrees and covenants with the Land Owners not to do any act, deed a things so that the Land Owners may be prevented from enjoying, selling, assigning and/or disposing of any of the Owners' allocation in the proposed building.

12.3 The Developer hereby agrees not to sale the possession of the Developer's allocation or any portion thereof until and unless the possession of the Land Owners' allocation is delivered to the Land

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Owners provided that Land Owners will not prevent the Developer from entering into any agreement for sale or transfer or deal with the Developer's allocation and also take part of full consideration money from the intending buyers of Developer's allocation and it is made clear that the Land Owners shall remain bound to execute a registered Development Power of Attorney empowering the Developer to execute all such agreements for sale on behalf of the Land Owners concerning Developer's allocation of the proposed building.

12.4 The developer hereby agrees to deliver the physical possession of Owners' Allocation before deliver the possession of any constructed flat/Unit /garage comprised of Developer's allocation as per terms of this agreement.

12.5 The Developer will collect Completion Certificate (C.C.) from the competent authority after sale out the Developer's allocation at his own cost under Act, 212 of the West Bengal Municipal Act, 1993 and issue possession certificate and a copy of Completion Certificate (C.C.) in favour of Flat Owners/S and Land Owners.

12.6 The Developer hereby further agrees to meet up all local problems at its own cost if arise from the date of taking possession of the property from the Land Owners.

ARTICLE -XII (DEVELOPER'S INDEMNITY)

13.1 The Developer hereby undertake to keep the Land Owners indemnified against third party claiming and action arising out of any sort of act of occupation, commission of the Developer in relation to the construction of the said building.



13.2 The Developer hereby undertake to keep the Land Owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's allocation with regard to the development of the said premises and /or defect therein.

ARTICLE - XIII (MISCELLANEOUS)

14.1 The Land Owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute any partnership between the Land Owners and the Developer in any manner not shall be deemed to constitute as association of persons.

14.2 Immediately upon the Developer obtain vacant possession of the property, the Developer shall be entitled to start construction after obtaining sanction of the building plan from the competent authority i.e. Bolpur Municipality.

14.3 The Land Owners shall not be liable for any income tax, wealth tax or any other tax or taxes in respect of the Developer's allocation and the Developer shall be liable to make payment of the same and keep the Owners' indemnified against all actions, suits, proceedings, costs charges and expenses in respect thereof.

14.4 Any notice required to be given by the Developer to the Owners shall without prejudice to any other mode of service available be deemed to have been served to the Owners by hand and duly acknowledged or sent by prepaid registered post with due acknowledgement and shall be deemed to serve to the Developer by the Owners by hand likewise the Owners shall be deemed to serve on the



Developer any notice by hand and duly acknowledged or sent by prepaid registered post with due acknowledgement to the registered office of the Developer.

14.5 The Developer and the Land Owners shall mutually frame a scheme for the management and administration of the proposed building and /or common parts thereof after completion of the building. The Land Owners and also the Developer hereby agreed to abide by the rules and regulations to be framed by the society or association who will be in charge or such management of the affairs of the building and common parts thereof and hereby given consent to abide by such rules and regulations.

14.6 That the Land Owners and Developer will be bounded to abide by all the terms and conditions as hereinabove and hereunder written in the Second Schedule and Third Schedule as stated vice-versa along with their legal heirs and successors.

ARTICLE - XIV (LEGAL ACTION)

15.1 That if any dispute or difference arises by and between the parties in respect of time specified in Article VII hereinabove due to FORCE MAJEURE in that case no compensation is payable either of the parties.

15.2 That if any dispute and difference or question arising between the Land Owners and the Developer hereto with the terms and conditions of this agreement, the same shall be referred to Arbitration under the provision of the Indian Arbitration and Reconciliation Act, 1996 and/or



any other statutory modification and/or re-enactment thereof in force from time to time.

FIRST SCHEDULE REFERRED TO ABOVE

(Total Description of Land)

ALL THAT piece and parcel of viti land measuring about 15.50 Decimals lying and situated at Mouza Bolpur, J.L. No. 99, R.S. Khatian No. 4272, 4273 & 4274, Previous L.R. Khatian No. 1128, 54, 25819, 25821 & 25820, Present L.R. Khatian No. 26939, 26936 & 26937, corresponding to R.S. Plot No. 501/2440 and L.R. Plot No. 942, (viti land), P.S. Bolpur, Dist.- Birbhum, Pin- 731204 within the limits of Bolpur Municipality, Ward No. 07(4), being Holding No. 41/1/A, Visva-Bharati Road East, [**Nearby Road- Kalimohanpally by road**] including right of privilege, easement, advantage, attachment, amenities, facilities as attached therewith within the limits of Bolpur Municipality, which is butted and bounded as follows:-

- ON THE NORTH** : House of Biman Ghosh.
ON THE SOUTH : 27 Ft. Wide Municipal Metal Road.
ON THE EAST : House of Swapan Sinha.
ON THE WEST : 16 Ft. 9 inch Wide Municipal Concrete Road.

SECOND SCHEDULE REFERRED TO ABOVE

(LAND OWNERS' SHARES AND ALLOCATION)

The Land Owners hereto in consideration of allowing the Developer to develop the said premises as stated in the First Schedule hereinabove by raising the construction of the Multi storied building over and above

the same will be entitled to have the allocation in the manner as follows:-

The Owners' Allocation will be as follows :-

1. **Land owner No. 1 will get about 505 Sq.Ft. Commercial Space on the Ground Floor**
2. **Land owner No. 2 will get one 3BHK Flat having Super Built Up area about 1203 Sq.Ft. and one 1BHK Flat having Super Built Up area about 536 Sq.Ft. on the Second Floor of the Apartment Building.**
3. **Land owner No. 3 will get about 505 Sq.Ft. Commercial Space on the Ground Floor.**

It is also settled that except the Land Owners' Allocation as described above, the land owners will not get any area for the construction of the multi storied building, to be constructed by the Developer upon the land in question.

That the flats will be inhabitable condition including undivided proportionate share of land, common areas, common facilities, common parts and common amenities of the building as mentioned the Fourth Schedule hereunder written.

THIRD SCHEDULE REFERRED TO ABOVE

(DEVELOPER'S SHARE AND ALLOCATION)

Developer's Share and Allocation shall mean all the remaining portion of the entire building after providing Owners' allocation including the



common facilities, common parts and common amenities of the building and the said allocation is absolutely be the Developer's allocation together with the absolute right of the part of the developer to enter into agreement for sale with intending purchaser/purchasers, by mode of Transfer of Property Act, 1882 and/or lease, let out, or any manner may with the same as the absolute owners thereof.

FOURTH SCHEDULE REFERRED TO ABOVE
(COMMON RIGHTS, AMENITIES & FACILITIES)

- 1) Stair and stair cases of the all floors.
- 2) Common passage, user right of the Top Roof of the said Multi-Storied Building.
- 3) C.C.T.V. Surveillance.
- 5) Car parking Space.
- 6) Power Back-up for common areas.
- 7) Simple & Elegant elevation.
- 8) Lift.
- 9) Earth Quake resistant R.C.C. framed structure.
- 10) Lighting arrester.
- 11) Bastu friendly with green concept.
- 12) Water Pump, Overhead Tank etc.
- 13) Electrical wiring meter and fittings and fixture for lightings the stair case, lobby and other common areas excluding those as are installed for any particular space required in the said building.
- 14) Drainage and sewerages.
- 15) Such other common parts, areas, equipments installation, fixtures, fittings and spares in the building as are necessary to use to the said flat in common Proportionately.



16) The Purchaser / Purchasers / Land Owner/Land Owners can enjoy everything related to his/their flat like partition wall, toilet etc.

FIFTH SCHEDULE AS REFERRED TO HEREIN ABOVE

(Common expenses)

- 1) All cost related with maintenance, operating, replacing, white washing, painting, re-building, reconstructing, decorating, redecorating and lighting the common parts, and also the outer walls of the said building.
- 2) All charges and deposits for supplies of common utilities.
- 3) Municipal taxes and other outgoings save and except those as are separately assessed on his/her/their respective units.
- 4) Costs and charges of establishment for maintenance of the said land and building.
- 5) All litigation expenses for protecting the title of the said land /building.
- 6) All other expenses and outgoing as are deemed by the Vendor/ Developer and the Purchaser to be necessary or incidental for and regulating interest the right of the Purchaser.
- 7) All expenses referred above shall be borne and paid proportionately by the Land Owners' /flat owners/owners and co-Purchaser on and from the date of making over possession of his/her/their respective portion.

SIXTH SCHEDULE REFERRED TO ABOVE

(Specification of works)

- A. **Foundation** : R.C.C. foundation of isolated/combine footing.
- B. **Superstructure** : R.C.C. columns, beams and slabs with external walls 250 mm.th. Brick work & Internal partition walls 125 mm.th Brick work with sand cement mortal (1.6).

- C. **Flooring** : 600mm X 600mm. tiles of approved brand in all areas except toilet which will be 300mm X 300mm. antiskid tiles. The dado of the toilets will be glazed tiles up to lintel height and that of kitchen will be 750mm. height above working platform. The cooking platform will be green marble.
- D. **Door and Windows** : All door frames will be treated Wooden, All door shutters will be solid core commercial type flush door except the toilet/ W C doors. The toilet/WC doors will be P.V.C. type. All windows will be fully glazed anodized aluminum sliding (channel) window with decorative M.S. grill outside.
- E. **Painting** : The external paint will be weather coat or equivalent. The Internal surface will be wall putty.
- F. **Plumbing External** : P.V.C Concealed water supply line in all toilets/WC. pipe line will be P.V.C. type of approved brand.

BED ROOM :

1. One bracket light point.
2. One tube light point.
3. One ceiling fan point.
4. One 5 pin 5 amp. Plug point.
5. One 5 pin Plug point at master bed room for A.C. provision.
6. One Foot Lamp.
7. Two Bed Switches for light and fan.

LIVING ROOM:

1. One tube light point.
2. One bracket light point.

3. One ceiling fan point.
4. One 15 amp 5 pin plug point on switch board or any suitable place for fridge.
5. One electrical call bell point at entrance.

KITCHEN :

1. One light point.
2. One exhaust fan point.
3. One 15 amp.5 pin Plug point for electrical gadgets.
4. One 5 pin 5 amp. Plug point on top of sink for water purifier.
5. One 5 pin 5 amp. Plug point on top for chimney.

TOILET :

1. One light point.
 2. One 16 amp point for geyser.
 3. One exhaust fan point.
- H. **ENTRANCE LOBBY & STAIR:** Flooring of entrance lobby and stair will be combination of vitrified tiles.
- I. **All toilet** fitting will be white in colour.
- J. **Water Supply :** Round the clock water supply through deep tube well.
- K. **Individual meter & main switch :** Purchasers have to pay extra cost (actual).
- L. **Additional work :** Extra cost required for additional work (prior intimation) to be borne by the Purchaser/Purchasers/Land Owners.
- M. **Hardware's Entrance Door :**
1. One Mortise Lock
 2. One Tower Bolt
 3. Door Stopper.

Signature

Bedroom Doors:

1. Anodised aldrip 250 mm x 10 mm (outside).
2. Bow type handle (outside and inside).
3. One Tower Bolt
4. Door Stopper.

Kitchen Door

1. P.V.C. Type Door.
2. Door Seal.
3. Bow type handle (outside).

Toilet Door :

1. Two Nos. Tower bolts (one each inside/outside/ middle).
2. Door Seal, if required.

Extra Works: If there is any extra works are to be done by the developer the cost of the said work will be borne by the Purchaser/s Land Owners/ Flat Owners/Owners.

Electric: That the Developer will provide the three phase Mother Meter of the building and transformer and Power backup for common areas and the Land Owners shall have to pay share of cost and expenses for installation of the transformer.

That the Purchaser/s shall have to pay the cost and expenses of the three phase Mother Meter of the building and transformer and Power backup/CC Camera for common areas to the Developer.

IN WITNESS WHEREOF both the parties above named have hereunto set and subscribed their respective hand and seal, on the day, month and the year first above written.

SIGNED AND DELIVERED at

Bolpur in the presence of :

WITNESSES:-

1. Subhata Gori
S/o Sunil Gori
Netaji Road, Bolpur
P.O. & P.S. Bolpur Dist. Birbhum
Pin - 731204.

2. Soomar Chanda
S/o G. K. Chanda
Kalikapur, Bolpur
Birbhum.

Supamal Bairagya.

Sanjib Ghosh

Amit Das

(SIGNATURE OF LANDOWNERS)

For, Uttaran Realtor

Amit Das
Partner

For, Uttaran Realtor

Supamal Bairagya
Partner

(SIGNATURE OF THE DEVELOPER)

Drafted, Prepared and
Computer typed by

Subrata Garai.






SUBRATA GARAI
Advocate, Bolpur Court
Enrolment No. WB/173/1999














District Superintendent
SUVA, FIJI

19 MAY 2009

SPECIMEN FORM FOR TEN FINGERPRINTS

 Surjamaal Basirajga	RIGHT HAND				
					
					
	LEFT HAND				

Surjamaal Basirajga.












 Sujil Shetty	RIGHT HAND				
					
					
	LEFT HAND				

Sujil Shetty







 Anirudh Choh	RIGHT HAND				
					
					
	LEFT HAND				

Anirudh Choh

SPECIMEN FORM FOR TEN FINGERPRINTS

 <i>Sujamal Baisappa</i>	RIGHT HAND				
					
					
	LEFT HAND				

Sujamal Baisappa

 <i>A G</i>	RIGHT HAND				
					
					
	LEFT HAND				

A G

	RIGHT HAND				
	LEFT HAND				





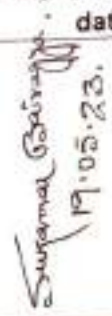






Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue







OFFICE OF THE D.S.R. BIRBHUM, District Name :Birbhum

Signature / LTI Sheet of Query No/Year 03012001264154/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SUKAMAL BAIRAGYA PATAIHAT, City:- , P.O:- DAINHAT, P.S:-Katwa, District:- Purba Bardhaman, West Bengal, India, PIN:- 713502	Land Lord			 19.05.23.
2	Mr SANJIB GHOSH SABUJPALLY BANDHGORA, City:- Bolpur, P.O:- BOLPUR, P.S:-Bolpur, District:- Birbhum, West Bengal, India, PIN:- 731204	Land Lord			 19.05.2023
3	Mr ARIJIT GHOSH SABUJPALLY BANDHGORA, City:- Bolpur, P.O:- BOLPUR, P.S:-Bolpur, District:- Birbhum, West Bengal, India, PIN:- 731204	Land Lord			 19.05.23

I. Signature of the Person(s) admitting the Execution at Private Residence

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr SUKAMAL BAIRAGYA PATAIHAT, City:- , P.O:- DAINHAT, P.S:-Katwa, District:- Purba Bardhaman, West Bengal, India, PIN:- 713502	Represent ative of Developer [UTTARA N REALTOR			For, Uttaran Realtor Sukamal Bairagya Partner 19.05.2023.
5	Mr ARIJIT GHOSH SABUJPALLY BANDHGORA, City:- Bolpur, P.O:- BOLPUR, P.S:-Bolpur, District:- Birbhum, West Bengal, India, PIN:- 731204	Represent ative of Developer [UTTARA N REALTOR			Uttaran Realtor Arijit Ghosh Partner 19.05.2023
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Subrata Garai Son of Mr Sunil Garai Netaji Road, City:- Bolpur, P.O:- BOLPUR, P.S:- Bolpur, District:- Birbhum, West Bengal, India, PIN:- 731204	Mr SUKAMAL BAIRAGYA, Mr SANJIB GHOSH, Mr ARIJIT GHOSH, Mr SUKAMAL BAIRAGYA, Mr ARIJIT GHOSH			Subrata Garai 17.05.2023

(Amitabha Acharya)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R.
BIRBHUM

Birbhum, West Bengal



सिद्धांत
सुरी, मिरमुर

19 MAY 2023



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



6927



192023240066117391

GRN Details

GRN:	192023240066117391	Payment Mode:	Online Payment
GRN Date:	23/05/2023 14:33:33	Bank/Gateway:	State Bank of India
BRN :	IK0CGKCOMP9	BRN Date:	23/05/2023 14:34:43
GRIPS Payment ID:	230520232006611737	Payment Init. Date:	23/05/2023 14:33:33
Payment Status:	Successful	Payment Ref. No:	2001264154/15/2023 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Subrata Garai
Address:	Bolpur
Mobile:	9434326411
E-Mail:	mr.subrata005@rediffmail.com
Contact No:	9434326411
Depositor Status:	Advocate
Query No:	2001264154
Applicant's Name:	Mr Subrata Garai
Address:	D.S.R. BIRBHUM
Office Name:	D.S.R. BIRBHUM
Identification No:	2001264154/15/2023
Remarks:	Sale, Development Agreement or Construction agreement Payment No 15
Period From (dd/mm/yyyy):	23/05/2023
Period To (dd/mm/yyyy):	23/05/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001264154/15/2023	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	2001264154/15/2023	Property Registration- Registration Fees	0030-03-104-001-16	53
			Total	2073

IN WORDS: TWO THOUSAND SEVENTY THREE ONLY.

Major Information of the Deed

Deed No :	I-0301-07162/2023	Date of Registration	24/05/2023
Query No / Year	0301-2001264154/2023	Office where deed is registered	
Query Date	17/05/2023 3:19:40 PM	D.S.R. BIRBHUM, District: Birbhum	
Applicant Name, Address & Other Details	Subrata Garai Bolpur,Thana : Bolpur, District : Birbhum, WEST BENGAL, PIN - 731204, Mobile No. : 9046120911, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 54,47,476/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 53/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Birbhum, P.S:- Bolpur, Municipality: BOLPUR, Road: Kalimohanpally by road, Mouza: Bolpur, JI No: 99, Pin Code : 731204

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-942 (RS :-2440)	LR-26939	Viti	Viti	5.17 Dec		18,16,997/-	Width of Approach Road: 27 Ft., Adjacent to Metal Road, ,Last Reference Deed No :0301-I -00435-2023
L2	LR-942 (RS :-2440)	LR-26936	Viti	Viti	5.16 Dec		18,13,482/-	Width of Approach Road: 27 Ft., Encumbered by Tenant, ,Last Reference Deed No :0301-I -00435-2023
L3	LR-942 (RS :-2440)	LR-26937	Viti	Viti	5.17 Dec		18,16,997/-	Width of Approach Road: 27 Ft., Adjacent to Metal Road, ,Last Reference Deed No :0301-I -00435-2023
TOTAL :					15.5Dec	0 /-	54,47,476 /-	
Grand Total :					15.5Dec	0 /-	54,47,476 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SUKAMAL BAIRAGYA (Presentant) Son of Mr CHANDRAMADHAB BAIRAGYA PATAIHAT, City:- , P.O:- DAINHAT, P.S:-Katwa, District:-Purba Bardhaman, West Bengal, India, PIN:- 713502 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATxxxxxx3R, Aadhaar No: 72xxxxxxxx4130, Status :Individual, Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Pvt. Residence
2	Mr SANJIB GHOSH Son of Late SATYA NARAYAN GHOSH SABUJPALLY BANDHGORA, City:- Bolpur, P.O:- BOLPUR, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx8E, Aadhaar No: 64xxxxxxxx6951, Status :Individual, Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Pvt. Residence
3	Mr ARIJIT GHOSH Son of Mr SANJIB GHOSH SABUJPALLY BANDHGORA, City:- Bolpur, P.O:- BOLPUR, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BQxxxxxx6M, Aadhaar No: 76xxxxxxxx0749, Status :Individual, Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	UTTARAN REALTOR MAYA ENCLAVE GROUND FLOOR 7TH PALLY, City:- Bolpur, P.O:- BOLPUR, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204 , PAN No.:: AAxxxxxx1J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SUKAMAL BAIRAGYA Son of Mr CHANDRAMADHAB BAIRAGYA PATAIHAT, City:- , P.O:- DAINHAT, P.S:-Katwa, District:-Purba Bardhaman, West Bengal, India, PIN:- 713502, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx3R, Aadhaar No: 72xxxxxxxx4130 Status : Representative, Representative of : UTTARAN REALTOR (as PARTNER)
2	Mr ARIJIT GHOSH Son of Mr SANJIB GHOSH SABUJPALLY BANDHGORA, City:- Bolpur, P.O:- BOLPUR, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BQxxxxxx6M, Aadhaar No: 76xxxxxxxx0749 Status : Representative, Representative of : UTTARAN REALTOR (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subrata Garai Son of Mr Sunil Garai Netaji Road, City:- Bolpur, P.O:- BOLPUR, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204			
Identifier Of Mr SUKAMAL BAIRAGYA, Mr SANJIB GHOSH, Mr ARIJIT GHOSH, Mr SUKAMAL BAIRAGYA, Mr ARIJIT GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUKAMAL BAIRAGYA	UTTARAN REALTOR-5.17 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SANJIB GHOSH	UTTARAN REALTOR-5.16 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr ARIJIT GHOSH	UTTARAN REALTOR-5.17 Dec

Land Details as per Land Record

District: Birbhum, P.S:- Bolpur, Municipality: BOLPUR, Road: Kalimohanpally by road, Mouza: Bolpur, JI No: 99, Pin Code : 731204

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 942, LR Khatian No:- 26939	Owner:সুকমল বৈরাগা , Gurdian:চন্দ্রমাধব বৈরাগা, Address:নিজ , Classification:ভিটি, Area:0.05170000 Acre,	Mr SUKAMAL BAIRAGYA
L2	LR Plot No:- 942, LR Khatian No:- 26936	Owner:সঞ্জীব ঘোষ , Gurdian:সত্যনারায়ন ঘোষ, Address:নিজ , Classification:ভিটি, Area:0.05160000 Acre,	Mr SANJIB GHOSH
L3	LR Plot No:- 942, LR Khatian No:- 26937	Owner:অরজিৎ ঘোষ , Gurdian:সঞ্জীব ঘোষ, Address:নিজ , Classification:ভিটি, Area:0.05170000 Acre,	Mr ARIJIT GHOSH

On 19-05-2023

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

Presented for registration at 18:00 hrs on 19-05-2023, at the Private residence by Mr SUKAMAL BAIRAGYA , 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 54,47,476/-

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

Execution is admitted on 19/05/2023 by 1. Mr SUKAMAL BAIRAGYA, Son of Mr CHANDRAMADHAB BAIRAGYA, PATAIHAT, P.O: DAINHAT, Thana: Katwa, , Purba Bardhaman, WEST BENGAL, India, PIN - 713502, by caste Hindu, by Profession Business, 2. Mr SANJIB GHOSH, Son of Late SATYA NARAYAN GHOSH, SABUJPALLY BANDHGORA, P.O: BOLPUR, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by Profession Business, 3. Mr ARIJIT GHOSH, Son of Mr SANJIB GHOSH, SABUJPALLY BANDHGORA, P.O: BOLPUR, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by Profession Business

Identified by Mr Subrata Garai, , Son of Mr Sunil Garai, Netaji Road, P.O: BOLPUR, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by profession Advocate

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

Execution is admitted on 19-05-2023 by Mr SUKAMAL BAIRAGYA, PARTNER, UTTARAN REALTOR (Partnership Firm), MAYA ENCLAVE GROUND FLOOR 7TH PALLY, City:- Bolpur, P.O:- BOLPUR, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204

Identified by Mr Subrata Garai, , Son of Mr Sunil Garai, Netaji Road, P.O: BOLPUR, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by profession Advocate

Execution is admitted on 19-05-2023 by Mr ARIJIT GHOSH, PARTNER, UTTARAN REALTOR (Partnership Firm), MAYA ENCLAVE GROUND FLOOR 7TH PALLY, City:- Bolpur, P.O:- BOLPUR, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204

Identified by Mr Subrata Garai, , Son of Mr Sunil Garai, Netaji Road, P.O: BOLPUR, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by profession Advocate



Amitabha Acharya
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BIRBHUM
Birbhum, West Bengal

On 23-05-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/05/2023 2:34PM with Govt. Ref. No: 192023240066117391 on 23-05-2023, Amount Rs: 53/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CGKCOMP9 on 23-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by by online = Rs 2,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/05/2023 2:34PM with Govt. Ref. No: 192023240066117391 on 23-05-2023, Amount Rs: 2,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CGKCMP9 on 23-05-2023, Head of Account 0030-02-103-003-02



Amitabha Acharya
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BIRBHUM
Birbhum, West Bengal

On 24-05-2023

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.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 735, Amount: Rs.5,000.00/-, Date of Purchase: 17/05/2023, Vendor name: JOY KRISHNA BASU



Amitabha Acharya
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BIRBHUM
Birbhum, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0301-2023, Page from 117265 to 117309
being No 030107162 for the year 2023.



Digitally signed by AMITABHA ACHARYA
Date: 2023.05.24 16:15:32 +05:30
Reason: Digital Signing of Deed.

Acharya

(Amitabha Acharya) 2023/05/24 04:15:32 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BIRBHUM
West Bengal.

(This document is digitally signed.)