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भारतीय नै न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

12.32
2498951
10/12/21

Madhu Patel
Hareesh Patel
Sangita Patel
Dipak Patel

WEST BENGAL
Additional District Sub-Registrar
BURDWAN

Stamp: 6 DEC 2021

H 130505

PARTNERS

Arad Rahman
A Hafiz - Rahman
Mr. Rafique Hossain
Sk. Golam Gouy
Dewan K. Ghosh

This Deed of Agreement for Development cum Development Power of Attorney is made on this 10 th December 2021 at Burdwan BETWEEN

- 1) MRS. MADHU PATEL (PAN - AKIPP2555M) wife of Mr. Hareesh Patel, nationality Indian, by caste Hindu, by profession Business, resident of 11 A, Sashi Bhusan Ghosh lane, P.O. Mahesh, P.S. Mahesh, District Hooghly, West Bengal - 712202,
- 2) MR. HAREESH PATEL (PAN - AHSP7552K) son of Mr. Velji Arjun Patel @ Vilji Patel, nationality Indian, by caste Hindu, by profession Business, resident of 11 A, Sashi Bhusan Ghosh lane, P.O. Mahesh, P.S. Mahesh, District Hooghly, West Bengal - 712202,
- 3) MRS. SANGITA PATEL (PAN - AKIPP2554L) wife of Mr. Dipak Patel, nationality Indian, by caste Hindu, by profession Business, resident of 11 A, Sashi

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दिनांक 23/12/2021

मोठ्या पत्राचे अडोळख

श्री. भुवार्जुन हांगी

रुपया 5000

दिनांक 29/12

नामनिर्वाहना अटीवर
श्री. भुवार्जुन हांगी, नासिक नगर येथील

संविदास नं- 1/49-98

३ दिवस, २१ दिवस



A

Addl. Dist. Sub-Registrar
BURDWAN

Madhu Patel

Hanesh Patel

Sangita Patel

Dipak Patel.

SQUARE WALL

Azad Rahaman

Altafur-Rahaman

Md. Rafikul Hossain

Sh. Gokul Choudhary

Dipankar Choudhary

PARTNERS

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Bhusan Ghosh lane, P.O. Mahesh, P.S. Mahesh, District Hooghly, West Bengal - 712202.

4) MR. DIPAK PATEL (PAN - AHSP7551L) son of Mr. Velji Arjun Paraj @ Vilji Patel, nationality Indian, by caste Hindu, by profession Business, resident of 11 A, Sashi Bhusan Ghosh lane, P.O. Mahesh, P.S. Mahesh, District Hooghly, West Bengal - 712202.

hereinafter called the OWNERS / EXECUTANTS (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/their heirs, executors, administrators, legal representatives, assigns, nominee or nominees) of the FIRST PART.

AND

SQUARE WALL (a Partnership Firm) (Pan - AEKFS1343E) having its registered office at J.B. Hazra Road, Rasikpur More, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101, represented by Partners

1) AZAD RAHAMAN (Pan - AFOPRS109Q) son of Late Abdur Rahaman, nationality Indian, by faith Islam, by occupation Business, resident of "Dishari Complex" J.B. Hazra Road, Rasikpur More, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101

2) ALTAFUR RAHAMAN (Pan - ANGPR9182H) son of Md. Kuddus Mir, nationality Indian, by faith Islam, by occupation Business, resident of RZ - 37/637, Goli No. 25B, Indra Park, Palam Colony, Palam Village, South-West Delhi, Delhi - 110045.

3) MD. RAFIKUL HASSAN (Pan ACIPH2225A) son of Late Abdur Rakib, nationality Indian, by faith Islam, by occupation Business, resident of Kamalsayer, Uttarpar, Keshabganjchatti, P.O. Rajbati, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713104.

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Madhu Patel

Hanesh Patel

Sangita Patel

Dipak Patel.

SQUARE WALL

Azad Palaman

A Hafizul Rahaman

Mr. Rabeekul Hossain

SK Golam Gous
Dharmendra K. Ghosh

PARTNERS

(Page-3)

4) **SK. GOLAM GOUS** (Pan - BIJPG7687K) son of Sekh Yead Ali, nationality Indian, by faith Islam, by occupation Business, resident of Kamal Sayer, Uttarpar, Keshabganj Chati, P.O. Rajbati, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713104.

5) **HEMANTA KUMAR GHOSH** (Pan - AIOPG4644A) son of Panchanan Ghosh, nationality Indian, by faith Hindu, by occupation Business, resident of Santoshpur (Loya Purbapar), Ramgopalpur, P.S. Galsi, Dist. Purba Bardhaman, West Bengal - 713403.

herein after called the **DEVELOPER / POWER OF ATTORNEY HOLDER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the Partners for the time being of the said partnership firm and/or their respective heirs, executors, administrators, legal representatives, successors and assigns) of the **OTHER PART**.

WHEREAS the **OWNERS** i.e. the First Part are the absolutely seized and possessed of the property described in the "A" Schedule below and have acquired a good and absolute right title interest & possession over the "A" schedule property.

AND WHEREAS the entire "A" Schedule plot of land a little more or less 1.28 Acres was belonged to Nihar Kumar Ghosh, who got the same from his father Mrigendranath Ghosh by dint of a registered Deed of Family Settlement being no. 849 dated 15/02/1954 registered at the office of Burdwan Sadar S.R.O.

AND WHEREAS the said Nihar Kumar Ghosh by dint of a registered Deed of Family Settlement being no. 3203 for 1986 registered at the office of Burdwan Joint S.R.O. transferred the entire "A" Schedule plot of land a little more or less 1.28 Acres in favour of Mira Ghosh. Be it mentioned here that the said Nihar Kumar Ghosh by dint of the aforesaid deed of family settlement specifically transferred his others plots to his family members.

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Madhu Patel

Haresh Patel

Sangita Patel

Dipak Patel

SQUARE WALL

Abdul Rahman

Altawfi Rahman

Md. Rabiul Karim

Sk Golam Gray
Dementa v. Ghosh

PARTNERS

(Page-4)

AND WHEREAS the said Mira Ghosh, as owner and in possession transferred the entire "A" Schedule plot of land a little more or less 1.28 Acres in favour of Sk. Borjahan by dint of a registered Deed of Sale being no. 4253 for 2011 registered at the office of Burdwan Sadar S.R.O.- II.

AND WHEREAS the said Sk. Borjahan transferred the entire "A" Schedule plot of land a little more or less 0.860 Acres in favour of Bipul Kumar Patel, Rajesh Kotak, Sk. Jalil, Bharat Kumar Meheta, Ramesh Kumar Parmar & Chimanlal Parmar by dint of a registered Deed of Sale being no. 4371 for 2011 registered at the office of Burdwan Sadar S.R.O.- II.

AND WHEREAS the said Bipul Kumar Patel, Rajesh Kotak, Sk. Jalil, Bharat Kumar Meheta, Ramesh Kumar Parmar & Chimanlal Parmar transferred the entire "A" Schedule property in favour of the present OWNERS namely Madhu Patel, Haresh Patel, Sangita Patel & Dipak Patel by dint of a registered Deed of Sale being no. 00227 for 2013 of Burdwan Sadar S.R.O.- II.

AND WHEREAS the present OWNERS namely present OWNERS namely Madhu Patel, Haresh Patel, Sangita Patel & Dipak Patel have mutated their names in the office of B.L. & L.R.O. Burdwan and also in the office of Belkash Gram Panchayet and her names are duly recorded in the L.R.R.O.R. being Khatian Nos. 2036, 2037, 2038 & 2039 of mouza Yusufabad and they are enjoying the same as rightful owners by paying revenue & taxes to the competent authorities.

AND WHEREAS the present OWNERS have applied for multi-storied building project plan containing several self contained Flats/Units/Shops/Parkings etc. from the Burdwan Development Authority/Burdwan Zilla Parishad/Belkash Gram Panchayet and other Competent Authorities. But for want of time, experience and fund they are unable to proceed with such a project.

AND WHEREAS the OWNERS is in need of an firm/person/company, who will take up the multi-storied building project and compete the same by taking all sorts of steps for development & construction by providing fund from her/his/ its/their own source.

Contd. next page

Hadhu Patel

Hanesh Patel

Sangita Patel

Dipak Patel.

SQUARE WALL

Arzad Rulawan

Altatwi-Rahaman

M.D. Rafiqul Hossain

Sik Grolom Group

Dewantha US-gh-Sin

PARTNERS

(Page- 5)

AND WHEREAS the DEVELOPER FIRM is engaged in civil construction & development of immovable properties. The OWNERS have approached the DEVELOPER FIRM represented by its Managing Partners to take up the multi-storied residential building project and complete the same by providing fund from her own source.

AND WHEREAS the DEVELOPER has agreed to take up the multi-storied building project over the "A" schedule property and to construct multi-storied building project by providing its own fund.

AND WHEREAS the OWNERS and DEVELOPER FIRM represented by its Partners after due discussion over the modus operandi and the terms & conditions of the development, have mutually agreed on condition that the DEVELOPER FIRM would make construction of the multi-storied building project and with the authority & power to procure intending purchaser/purchasers of Flats/ Units/Shops/Parkings space comprising in the multi-storied building project and would make as an agent for the intending purchaser/purchasers to be secured by the DEVELOPER FIRM and would also realize the cost of construction of the flats/units/shops/parking spaces and common parts from the intending purchaser/purchasers directly for self and also the cost of the proportionate share of interest in the land described in the "A" schedule mentioned hereunder and as would be proportionate to each such Flats/Units/Shops/Parkings space and common parts for and on behalf of the OWNERS and upon receipt of such payment from the intending purchaser/purchasers the DEVELOPER FIRM shall nominate the intending purchaser/purchasers for purchase of the undivided, proportionate, impartible and indivisible share or interest in the said land as would be proportionate to each such Flats/Units/Shops/Parkings spaces agreed to be acquired by the intending purchaser/purchasers to the said OWNERS who would execute proper sale deed/conveyance deed in respect of the said undivided, impartible and indivisible interest in the land together with Flats/Units/Shops/ Parkings spaces.

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Madhu Patel

Hareesh Patel

Sangita Patel

Dipak Patel

SQUARE WALL

Abul Kalam

Altajwi-Rahaman

Mr. Rafiqul Hossain

Sik Goolam Georly
Dharmendra Singh

PARTNERS

(Page-6)

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

ARTICLE - 1

Definitions Unless in these presents there is something in the subject of context inconsistent with.

- 1.1. PREMISES shall mean ALL THAT piece and parcel of the Bastu class of land a little more or less 82.40 Cents comprising in R.S. & L.R. Plot No. 290, appertaining to R.S. Khatian No. 950, L.R. Khatian Nos. 1945, 1946, 1947, 1948, 1949 & 1950 (Old), 2036, 2037, 2038 & 2039 (New), lying and situate at Mouza Yusufabad, J.L. No. 17, within the jurisdiction of Belkash Gram Panchayet, A.D.S.R. Office Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, in the State of West Bengal.
- 1.2. OWNERS shall means 1) MRS. MADHU PATEL wife of Mr. Hareesh Patel, nationality Indian, by caste Hindu, by profession Business, resident of 11 A, Sashi Bhusan Ghosh Lane, P.O. Mahesh, P.S. Mahesh, District Hooghly, West Bengal - 712202, 2) MR. HAREESH PATEL son of Mr. Velji Arjun Patel @ Vilji Patel, nationality Indian, by caste Hindu, by profession Business, resident of 11 A, Sashi Bhusan Ghosh lane, P.O. Mahesh, P.S. Mahesh, District Hooghly, West Bengal - 712202, 3) MRS. SANGITA PATEL wife of Mr. Dipak Patel, nationality Indian, by caste Hindu, by profession Business, resident of 11 A, Sashi Bhusan Ghosh lane, P.O. Mahesh, P.S. Mahesh, District Hooghly, West Bengal - 712202, 4) MR. DIPAK PATEL son of Mr. Velji Arjun Patel @ Vilji Patel, nationality Indian, by caste Hindu, by profession Business, resident of 11 A, Sashi Bhusan Ghosh lane, P.O. Mahesh, P.S. Mahesh, District Hooghly, West Bengal - 712202, (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/their heirs,

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Harshu Patel

Honesh Patel

Sangita Patel

Dipak Patel

SQUARE WALL

Abdul Rahaman

Altafur-Rahaman

Md. Rafiqul Hassan

Sk Golam Gousy

Hemanta Kumar Ghosh

(Page-7)

PARTNERS

executors, administrators, legal representatives, assigns, nominee or nominees)

- 1.3 **DEVELOPER** shall mean **SQUARE WALL** (a Partnership Firm) having its registered office at J.B. Hazra Road, Rasikpur More, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101, represented by Partners - 1) **AZAD RAHAMAN** son of Late Abdur Rahaman, nationality Indian, by faith Islam, by occupation Business, resident of "Dishari Complex" J.B. Hazra Road, Rasikpur More, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101, 2) **ALTAFUR RAHAMAN** son of Md. Kuddus Mir, nationality Indian, by faith Islam, by occupation Business, resident of RZ - 37/637, Goli No. 25B, Indra Park, Palam Colony, Palam Village, South-West Delhi, Delhi - 110045. 3) **MD. RAFIKUL HASSAN** son of Late Abdur Rakib, nationality Indian, by faith Islam, by occupation Business, resident of Kamalsayer, Uttarpar, Keshabganjchatti, P.O. Rajbati, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713104, 4) **SK. GOLAM GOUS** son of Sekh Yead Ali, nationality Indian, by faith Islam, by occupation Business, resident of Kamal Sayer, Uttarpar, Keshabganj Chati, P.O. Rajbati, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713104. 5) **HEMANTA KUMAR GHOSH** son of Panchanan Ghosh, nationality Indian, by faith Hindu, by occupation Business, resident of Santoshpur (Loya Purbapar), Ramgopalpur, P.S. Galsi, Dist. Purba Bardhaman, West Bengal - 713403. (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the Partners for the time being of the said partnership firm and/or their respective heirs, executors, administrators, legal representatives, successors and assigns)
- 1.4 **BUILDING** shall mean multi-storied building project to be constructed over the "A" schedule property with such necessary additional structures in accordance with the plan/plans sanctioned by Burdwan Development

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Madhu Patel

Hanesh Patel

Sangita Patel

Dipak Patel

SQUARE WALL

Azad Rahaman

Ahtajun-Rahaman

MR. Rafiqueul Hossain

SK Groom Grouy

Dhananvish Singh

PARTNERS

(Page- 8)

Authority/Burdwan Zilla Parishad/Belkash Gram Panchayet and other Competent Authorities and other authorities for construction of Flats/Units/ Shops/Parkings spaces over the "A" schedule property.

- 1.5 **ARCHITECT** shall mean any technically experienced qualified person/ persons of the firm to be appointed by the Developer as Architect for construction of multi-storied building to be constructed over the "A" schedule.
- 1.6 **BUILDING PLAN** shall mean the plan/drawings of the multi-storied building project plan prepared by the Architect and submitted (subject to the approval of the Owners) to the Burdwan Development Authority/Burdwan Zilla Parishad/Belkash Gram Panchayet and other Competent Authorities for construction of the multi-storied building project over the "A" schedule property with such variation or modification and/or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned.
- 1.7 **COMMON FACILITIES/PORTIONS** shall includes paths, passages, lift, roofs, foundations, columns, beams, supports, main wall, corridors, lobbies, entrances & exits, tanks, motors, pump and such other spaces and facilities whatsoever required for the establishment, location, common enjoyment, provision, management and/or maintenance of the buildings as shall be determined by the Developer Firm and the Owners of the building or otherwise required and the Developer Firm shall continue to manage and control all affairs until an Association or Society is formed and take charge of the same.
- 1.8 **CONSTRUCTED SPACE** shall mean the space in the Building available for independent use and the occupation including the space demarcated for common facilities.
- 1.9 **OWNER'S ALLOCATION** shall mean and include undivided 20% of the of the Flat/Unit/Shop Area as well as the parking space on the Ground

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Madhu Patel

Hanesh Patel

Sangita Dastol

Dipak Patel

SQUARE WALL

Abad Rahman

A Hattar-Rahman

M. F. Rahman

Sikaram Ghosh

Dharmendra Singh

PARTNERS

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Floor of the proposed multi-storied building project as per sanctioned building plan issued by Burdwan Development Authority/Burdwan Zilla Parishad/Belkash Gram Panchayat and other Competent Authorities over the "A" schedule property subject to sanction of total F.A.R and the allocation of the Owners will only be adjusted by money. Be it mentioned here that if any deviation occurs then the same will be mutually adjusted by executing separate supplementary agreement.

- 1.10 **DEVELOPER'S ALLOCATION** shall mean excepting the Owners' area, the remaining 80% of the Flat/Unit/Shop Area as well as the parking space on the Ground Floor of the multi-storied building project to be constructed over the "A" schedule property as per sanctioned building plan issued by Burdwan Development Authority/Burdwan Zilla Parishad/Belkash Gram Panchayat and other Competent Authorities over the "A" schedule property TOGETHER WITH undivided proportionate share in the common parts and facilities and the same shall be constructed with sufficient modern fittings and fixtures subject to sanction of total F.A.R.
- 1.11 **SALEABLE SPACE** means, except the Owners' 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 **COVERED AREA** shall mean the plinth area of the said Flats/Units/Shops/Parkings 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 will be common between two Flats/Units/Shops/Parkings space then one - half of the area under such wall shall be included in each Unit/Flat/Shops.
- 1.13 **UNDIVIDED SHARE** shall mean the undivided proportionate share in the land attributable to the each Flats/Units/Shops/Parkings Spaces comprised in the said property and the common portions held by and/or

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Hemendra Patel

Manish Patel

Sangita Patel

Dipak Patel.

SQUARE WALL

Ashad Balaram

A. Hafeez-Rahman

M.D. Rafiqueul Husein

Sik. Graham Goring

Pranab Kumar Ghosh

PARTNERS

(Page-10)

here in agreed to be sold to the respective purchaser/s and also wherever the context permits

- 1.14 TRANSFeree shall mean the person to whom any space in the building has been transferred or is proposed to be transferred.
- 1.15 TRANSFER with its grammatical variations shall mean and include transfer by possession and by other means adopted for effecting what is understood as a transfer of space in multi-storied building to purchaser/s thereof and will include the meaning of the said terms as defined in the Income Tax Act, 1961 and the Transfer of Property Act.
- 1.16 CO-OWNER shall according to its context mean and include all persons who acquire or agree to acquire Flats/Units/Shops/Parkings Spaces in the Building, including the Developer Firm for the Flats/Units/Shops/Parkings Spaces not alienated or agreed to be alienated.
- 1.17 COMMON EXPENSES shall include all expenses to be incurred by the co-owners for the maintenance, management and upkeep of the building over the schedule property for common purposes.
- 1.18 COMMON FACILITIES AND AMENITIES shall mean the Corridors, Ways, Stair, Stair Passage Ways, Drive Ways, Lift, Roof, Pump, Underground Reservoir, Overhead Tank, Meter Space, Septic Tank, Boundary Wall and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment, maintenance and/or management of the Building in common.
- 1.19 COMMON PURPOSES shall mean the purpose of managing and maintaining the building over the schedule property 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-owners relating to 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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Madhub Patel

Hanesh Patel

Sangita Patel

Dipak Patel.

SQUARE WALL

Azad Bahaman
Altafwi-Rahaman

Mr. Rafiqueul Hossain

Sik Graham County
Dharmabans Jha

PARTNERS

(Page- 12)

- 2.7 That the said property hereunder given for development does not in any way attract the mischief of the Urban Land (Ceiling and Regulation) Act. However, in case of necessity the Owner undertake to procure and produce proper permission or No-Objection from the competent authority under the said Act.
- 2.8 The Owners shall supply all original documentary evidences in respect of the property to the Developer Firm.
- 2.9 The Owners shall extend all co-operation and take all steps lawfully & reasonably necessary for speedy construction of the multi-storied residential building project and pay all arrears of taxes and/or enhancement including penalty, interest etc. on the said property till the date of proper documentary evidence.
- 2.10 The Owners shall vacate the said property/premises on the date of execution of the present agreement.

ARTICLE - III

THE DEVELOPER FIRM ASSURANCES, REPRESENTS AND CONFIRM AS FOLLOWS

- 3.1 The Developer Firm has vast experience relating to construction and sufficient fund and enough competence to complete the building as per terms of this agreement within the stipulated period.
- 3.2 The Developer Firm on good faith is satisfied with regard to the Owners' title over the schedule property according to the oral assurance and representations made by the Owners.
- 3.3 In case there is any damage to the building or unforeseen situation happens to any workmen, labourers in course of construction, the Developer Firm will personally liable for the same and shall indemnify the Owners from all costs, consequences and damages arising thereof.

Madhu Patel

Hanesh Patel

Sangita Patel

Deepak Patel.

SQUARE WALL

Abdul Bahaman

Altaf-Ul-Bahaman

Mr. Rafiqueul Husein

Slk Graham Group

Dreamscape NSG Group

PARTNERS

(Page-13)

- 3.4 The Owners will not be liable for any act, deeds and things on the part of the Developer Firm regarding construction & development of the property.
- 3.5 The Developer Firm shall at its own costs & expenses apply and obtain all necessary permission certificates from all appropriate authority or authorities as may be required for the purpose of completion of the said building in the said premises.
- 3.6 The Developer Firm shall at her own costs complete the multi-storied building project over the schedule property by amalgamating the entire property into one holding.
- 3.7 The Developer Firm acting on behalf of the Owners as Attorney and shall from time to time submit all further Plans and/or applications and other documents and papers with the consent of the Architect and the Owners and do all further acts, deeds and things as may be required or otherwise relevant for the purpose and/or otherwise to obtain all such clearance, sanctions, permissions and/or authorities as shall be necessary for the construction of the building expeditiously and without delay.
- 3.8 The applications, plans and other papers and documents referred to hereinabove shall be submitted by or in the name of the Owners.
- 3.9 That the Developer Firm can take any loan by mortgaging the "A" schedule property for the purpose of the Construction & Development. The intending purchaser/purchasers can also take loan by mortgaging his/her/their agreed proposed Flats/Units/Shops/Parkings Spaces. All fees and other expenses incurred and/or to be incurred relating to the preparation of the plans by the Architect, Sanction fee charged or to be charged by the competent authority and supervision in the course of construction of the Building by the Architect shall be borne and paid

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Madhu Patel

Hanesh Patel

Sonigta Patel

Dipak Patel.

SQUARE WALL

Abdul Rahaman

Alhajwari-Rahaman

MD. Rafiqueul Hossain

Sik. Goolam Creedy
Dhanbari, Burdwan

PARTNERS

(Page- 14)

by the Developer Firm. All other costs and charges and expenses related to the construction of the building shall also be borne and paid by the Developer Firm.

- 3.10 That the Developer Firm has every right to amalgamate and/or to modify and/or to alter the building plan and also have right to submit supplementary Building Plan for the purpose of completion of construction of the proposed multi-storied residential building project over the "A" schedule property mentioned hereunder without discussion of the Owners and if in any case any consent in writing or signature of the Owners are required for the said purpose the Owners shall sign the same and also shall co-operate in all matters in respect of getting supplementary sanction of Building Plan.

ARTICLE - IV

OCCUPANT

- 4.1 All the areas to be vacated by the Owners in all respect and give permission to the Developer Firm for the purpose of construction of multi-storied building as per sanctioned of building plan issued by Burdwan Development Authority/Burdwan Zilla Parishad/Belkash Gram Panchayet and other Competent Authorities.

ARTICLE - V

COST OF CONSTRUCTION / COMPLETION

- 5.1 The entire cost of construction of the building or whatsoever nature shall be borne by the Developer Firm and such costs 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 permissions and approvals. The Owners shall not be required to contribute any amount in that regard.

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Harsh Patel

Hanesh Patel

Sangita Patel

Deepak Patel

SQUARE WALL

Azad Bala

A. H. J. Rahaman

M. R. Hussain

Sik Group
Chenabur Singh

PARTNERS

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- 5.2 The Developer Firm shall commence construction by amalgamating the entire property as per sanctioned plan of the authority concerned. Except in-avoiding circumstances the Developer shall complete the construction within 120 (One Hundred Twenty) months from the date of execution of the present Agreement.

ARTICLE - VI

POSSESSION AND PAYMENT

- 6.1 The Owners shall put the Developer Firm in the exclusive possession to the said property as agreed upon.
- 6.2 That the Developer Firm shall be entitled to collect and realize consideration money for and on behalf of the Owners from the intended purchaser/s for Units/Flats/Shops/Parking Spaces, price of the undivided proportionate and impartible share and interest in the land as would be proportionate to the Developer's allocation of the constructed area with common parts and common areas.
- 6.3 That the Developer Firm shall be entitled to collect the price of the undivided proportionate and impartible share or interest in the land and cost of construction so far it relates to its allocation.
- 6.4 The Flats/Units/Shops will not be considered as complete unless the Developer Firm has given notice to this effect to the flat owners; the said building shall be deemed to be completed in all regards on receipt of possession by each owners of the flats/units/shops, parking spaces.

ARTICLE - VII

DEVELOPER FIRM'S OBLIGATION

- 7.1 The Developer Firm shall complete the multi-storied building project within 120 (One Hundred Twenty) months from the date of execution.

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Hadhur Patel

Himesh Patel

Sangita Patel

Dipak Patel

SQUARE WALL

Azad Bahaman

A/Hafizul-Kabir

MD. Rafiqul Hossain

Shri Goutam Ghosh

Dharmendra Singh

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the present Agreement, failing which the Developer Firm shall compensate to the Owners till the completion of such building in respect and deliver the possession of the allocation complete in respect.

- 7.2 The Developer Firm shall not make any deviation of sanctioned plan construction of the said building over the "A" schedule property without consent of the Owners.
- 7.3 That before execution of the Sale Deed/s, the Draft of the same shall be approved by the Owners and the Owners should be made party to convey the proportionate land of the respective Flats of the Developer Firm's Allocation.

ARTICLE - VIII

SPACE ALLOCATION

- 8.1 That the Owners will get undivided 20% of the Flat/Unit/Shop Area as well as the open/covered car parking space/Two Wheel parking space on the Ground Floor of the proposed multi-story building project as per sanctioned building plan issued by Burdwan Development Authority/Burdwan Zilla Parishad/Belkash Gram Panchayet and other Competent Authorities over the "A" schedule property subject to sanction of total F.A.R and the allocation of the Owners will only be adjusted by money. Save & except the Owners' allocations, the remaining portion will be allotted in favour of the Developer Firm. Be it mentioned here that if any deviation occurs then the same will be mutually adjusted by executing separate supplementary agreement.
- 8.2 The Owners and the Developer Firm shall be entitled to deal with sale, transfer, grant lease and/or in any way dispose of their respective allotments and to receive, realize and collect all sale proceeds, rent

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issues and profits arising there from and for which no further consent of the other party shall be required.

8.3

That during pendency of the work if and when the local authority permits to extend any further floor over the existing multi-storied building project, the ratio of the allocation of the Owners and the Developer Firm will be same as on this day and the Owners will only be entitled to get her/his/ their share either by Flat/Unit/Shop area of the extended portion over the existing building or by the then market valuation for his/her/their allocation by executing separate supplementary Agreement.

ARTICLE - IX

DELIVERY OF POSSESSION

9.1

The Developer Firm hereby agrees to give possession of the Owners' Allocation after completing the multi-storied building project in all respect within 120 (One Hundred Twenty) months from the date of execution of the present agreement. The Developer Firm shall not incur any liability for any delay in the delivery of possession by reason of civil commotion or for any Act of God or due to any injunction or Prohibitory of any Court or any matter relating to construction of the Building project. In any of the aforesaid event, the Developer Firm shall be entitled to corresponding extension of further time of 12 months from the date of withdrawal of restriction order for delivery of the said Owners' Allocation or as the case may be.

9.2

That the Owners shall execute deed/deeds in respect of the undivided share of interest on the land of such part or parts as shall be required by the Developer Firm in favour of the Developer Firm or its prospective Buyer/s as nominated by the Developer Firm.

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ARTICLE - X

ARCHITECTS, ENGINEERS ETC.

- 10.1 That for the purpose of the Development of the schedule property, the Developer Firm shall be alone responsible to appoint Architect for the proposed building and the certificate given by the Architect regarding the materials to be used for construction, erection and completion of the building and also specification for the purpose of construction and or workmanship and completion of the building shall be final, conclusive and binding on the parties.
- 10.2 The decision of the Architect regarding the quality of the materials and also the specifications of the purpose of construction will be final conclusive and binding on the parties.
- 10.3 The Developer Firm shall be solely liable for ensuring safety and strength of the structural, masonry, fittings & fixtures used in the construction of the building and the consequences of any deviation/breach/default in complying with any statutory/engineering requirements shall be to the account and they shall keep the Owners wholly indemnified against any claims/demands on this account.

ARTICLE-XI

INDEMNITY

- 11.1 The Developer Firm shall be fully responsible for any deviation unauthorized construction or accident or mishap while making a construction and in no event the Owners shall incur any liability in respect thereof. The Developer Firm shall indemnify and keep indemnified the Owners against all losses, liabilities, costs or claims, actions and proceedings thus arising.

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- 11.2 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 Firm's Allocation shall be entirely borne by the Developer Firm or its nominee or nominees. Likewise the Stamp duty, registration charges and expenses in connection with the execution of the deed of conveyance and other documents relating to Owners' allocation will be borne by the Owners.
- 11.3 That during pendency of the project if any party dies, her/his/their legal heirs/ successors/administrators will be bound to obey the terms & conditions of the present agreement and will be bound to execute supplementary agreement with the other party.
- 11.4 The Owners shall not be liable to pay any Tax in respect of the Developer Firm's Allocation and likewise the Developer Firm shall not be liable to pay any Tax in respect of the Owners' Allocation.
- 11.5 The Owners agrees and undertakes not to cause any interference or hindrances in the work of construction of the building over the schedule property and shall vacate the possession free from all sorts of encumbrances. If the Owners commit any breach of terms & conditions of the agreement, the Owners shall be bound to pay compensation & interest as per banking rate.
- 11.6 The Owners shall personally bear all costs relating to the ownership of their property and if any dispute arises regarding their ownership of the property at that time the Owners will bear all costs of the suit/case/proceeding. If the Owners fail to conduct the said suit/case/proceeding at that time the Developer Firm as Attorney will conduct the same and the costs of the suit/case along with related expenses will be deducted from the share of the Owners.

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PARTNERS

11.7

That the Owners will get undivided 20% of the Flat/Unit/Shop Area as well as the Parking Space on the Ground Floor of the proposed multi-storied building project as per sanctioned building plan issued by Burdwan Development Authority/Burdwan Zilla Parishad/Belkash Gram Panchayet and other Competent Authorities over the "A" schedule property subject to sanction of total F.A.R and the allocation of the Owners will only be adjusted by money. Save & except the Owners' allocations, the remaining portion will be allotted in favour of the Developer Firm. Be it further mentioned here that if any deviation occurs then the same will be mutually adjusted by executing separate supplementary agreement. That if and when the local authority permits to extend any further floor over the existing multi-storied building project, the ratio of the allocation of the Owners and the Developer Firm will be same as on this day and the Owners will only be entitled to get their share either by Flat area of the extended portion over the existing building or by the then market value for his allocation by executing separate supplementary Agreement.

ARTICLE-XII

MAINTENANCE

12.1

The Developer Firm shall be liable to pay and bear all current taxes, rates and other outgoing payable in respect of the property from the date of handing over possession by the Owners till the Owners' Allocation is handed over after completing the building in all respect.

12.2

The Owners and the Developer Firm from the date of delivery of possession of the Owners' Allocation, maintain their portion at their own costs in good condition and shall not do or suffer to be done anything in or to the said property and/or common areas and passages of the said building which may be against law or which will cause obstruction or interference to the user of such common areas.

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- 12.3 That after the said building is completed and the Owners' Allocation is delivered, the Developer Firm will form an Association with the owners & occupants of the various flats/units/shops and form such Rules & Regulations as the Developer Firm shall think fit and proper for the maintenance of the said building and the Owners shall be liable to make payment of proportionate share of the maintenance charges payable in respect thereof.
- 12.4 That until such Association is formed, the Developer Firm shall continue to remain responsible for the maintenance and rendition of the common services subject however to the Owners making payment of the proportionate share of the maintenance charges and all other outgoing payable in respect thereof.

ARTICLE - XIII

OBLIGATIONS OF THE OWNERS

- 13.1 The Owners shall grant a Power of Attorney in favour of the Developer Firm for applying to the competent authority for grant of permission to develop the said property and to construct proposed building in its place as per sanctioned plan and to make & sign all necessary applications & papers before any competent authority regarding development & amalgamation of the property, sanction of building plan, permission for water supply, electricity supply, laying down drainage and for other amenities before the Burdwan Development Authority/ Burdwan Zilla Parishad/Belkash Gram Panchayet and other Competent Authorities and all other statutory authorities and to appoint Architects, Contractors, Structural Engineers, Surveyors, Advocate, Agent or any other professionals as may be required for proposed the project and to enter into, make, sign, seal, execute, deliver, acknowledge, perform all engagements, contracts, agreements, deeds, declarations, bonds, assurances and other documents, papers, writings and things that may be necessary.

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- 13.2 The Owners shall sign and execute necessary applications, papers, deeds, documents and do all acts, deeds and things as may be required in order to legally and effectively devolve to the Developer Firm or its nominee title to the Developer Firm's Allocation over the schedule property and for completing the construction work of the building.
- 13.3 The Owners shall also execute Power of Attorney to empower the Developer Firm to negotiate for sale of the proposed Flats/Units/Shops/Parkings space and other units at the best price available allotted in favour of the Developer Firm and to enter into an agreement for sale with the intending purchasers in the prescribed form and to execute the sale deed in favour of the prospective purchasers and to receive consideration from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the Owners and to do all things acts and deeds necessary to complete the registration of such documents before the registering authority.
- 13.4 The Owners shall also execute Power of Attorney to empower the Developer Firm to get a Housing society/Association of the flat purchasers in the said new building registered under the Societies Act or Societies Registration Act or any other acts and for that purpose to get necessary forms, applications signed by all the purchasers of flat and other premises and to file the same with the Registrar and to do all other acts & things necessary for registration of the society and to obtain registration certificate and to engage any advocate or solicitor for the purpose of taking advice and for preparation & execution of documents required to be executed and to pay their fees.
- 13.5 That the Owners shall sign all papers and execute necessary documents for the purpose of completion of the proposed project.

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- 13.6 The Owners shall execute Supplementary Agreement with the Developer Firm for any further amendments, alternations or modifications, which are not possible to be stated at present.
- 13.7 The Owners hereby agree and undertake not to let out, grant lease, part with possession, mortgage and/or charge the said property or any portion thereof at any time hereafter during the continuance of this agreement without the written consent of the Developer Firm.
- 13.8 The Owners hereby further agree and undertake not do any act, deed, thing whereby the Developer Firm may be prevented from constructing the proposed building and completing the same.
- 13.9 The Owners hereby further agree and undertake not to cause any interference or hindrances in the work of construction of the building over the schedule property and shall vacate the possession free from all sorts of encumbrances. If the Owners commit any breach, the Owners shall be bound to pay compensation & interest as per banking rate.
- 13.10 That if and when the local authority permits to extend any further floor over the existing multi-storied building project, the ratio of the allocation of the Owners and the Developer Firm will be same as on this day and the Owners will only be entitled to get their share of the extended portion over the existing building money for their allocation by executing separate supplementary Agreement.
- 13.11 The Owners will personally bear all costs relating to the ownership of their property and if any dispute arises relating their ownership regarding the schedule property at that time the Owners will bear all costs of the suit/case.
- 13.12 The Owners may advise the Developer Firm regarding the qualitative perfection of the construction work. In the event the Owners have any allegations, complaints about the quality of the construction they will

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immediately lodged such complaint in writing before the Arbitrator nominated on consent of both the parties whose shall be final and binding upon both the parties. At no stage the Owners shall have any right to direct for stopping the construction or interfering into the construction work in any manner. If the Owners have no complaint at the time of construction it will be presumed that all construction up to such has been done satisfactorily and the Owners shall have no right to complain regarding construction at a subsequent stage. The Owners shall also be bound to certify the developer for having made construction at per the declared quality. If any construction work is hampered due to intervention of owners, such intervention shall be deemed to be motivated and malafide and the Owners shall be liable to compensate the developer with interest for all the loss and damages.

13.13

The Developer Firm shall have right to construct Guest Room, Common Room, Association's Office Room, Security Room, Generator Room (If necessary) etc. on the open space in the Ground Floor left beside the Owners' allocation. Such space/room may also be used by the Developer/Flat Owners for any other purpose as and when necessary arises. The Owners shall not interfere or raise any objection or make any claim over such left over space or any construction made there by the Developer Firm.

ARTICLE - XIV

BREACH AND CONSEQUENCE

14.1

In the event of either party to this agreement committing breach of any of their obligations under this Agreement the aggrieved party shall be entitled to Specific performance and also to recover damages and compensation from the party committing the breach. On the other hand if the Owners fail to remove the encumbrances regarding the scheme

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property, the Owners will solely be responsible & liable for all financial loss & injury of the Developer Firm.

- 14.2 If the Developer Firm fails to commence the proposed construction within the stipulated period, the time may be extended for another twelve months.
- 14.3 If the Developer Firm fails to carry-on the proposed work within the stipulated period, except by reason of civil commotion or for any Act of God or due to any injunction or Prohibitory of any Court or any matter relating to construction of the Building, the Owners shall be entitled to presume that the Developer Firm is unwilling/unable to implement the construction project and shall be entitled to terminate this Agreement by a written notice to the Developer Firm and to engage any other agency for completion of the project. The Developer Firm shall also be liable to compensate the Owners any loss that may result to the Owners on account of such abandonment of the project work by the Developer Firm.

ARTICLE-XV

JURISDICTION

- 15.1 Court at Burdwan shall have the jurisdiction to try and entertain all actions, suits and proceedings arising out of this Agreement.

ARTICLE - XVI

DEVELOPMENT POWER OF ATTORNEY

- 16.1 In respect of the allocation of the Developer Firm shall have and will enjoy all the direct, collateral and ancillary power in regard to negotiate for sale in respect of its allocated portion of the multi-storied building on and over the "A" schedule mentioned property and to settle the consideration amount and to receive the consideration amount by her own in regard to her share

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and to deposit the said amount in the Account of the Developer Firm, to enter into an agreement for sale on behalf of the Executors / Executants of this Power of Attorney being the Owners and execute the agreement for sale by receiving the advanced amount and it required, to appear before the registering authority and presenting the same and shall admit execution and registration and to receive the consideration amount in respect of its allocated portion of the proposed multi-storied building on and over the "A" Schedule mentioned property and to deposit the said amount in the Bank Accounts of the Developer Firm; to execute the sale deed in favour of the prospective purchaser and to receive consideration from them and to present for registration all such documents as may be necessary in favour of prospective purchaser and admit execution thereof on behalf of the Owners/Executants and to do all things, act and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount in respect of its allocated portion of the multi-storied building on and over the "A" Schedule mentioned property and to deposit the said amount in the Bank Accounts of the Developer Firm; to receive the entire amount of the consideration amount from the all purchaser and to receive the consideration amount in respect of its allocated portion of the multi-storied building project on and over the "A" Schedule mentioned property and to deposit the said amount in the bank account of the Developer Firm in respect of its allocation and reaming amount of the said consideration amount of the reaming the shop and offices and flat/units/shops and parking spaces are to be adjusted by the developer being the Power of Attorney Holder in lieu of the expenses investment of the Developer Firm incurred and made as per the terms and condition of this agreement; to delivered the possession in favour of the buyer in respect of its allocated portion of the proposed multi- storied building on and over the "A" Schedule mentioned property.

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16.2 In pursuance of this agreement since one Power of Attorney for development and also for selling the Flats/Units/Shops/Parkings space etc. on behalf of the OWNERS is required, hence for the said reason the OWNERS hereby decided to execute one Power of Attorney by virtue of this agreement its so that the DEVEPOER FIRM may smoothly and uninterruptedly carry on and continue its work, the Developer Firm will be able to absolutely transfer and sale the residential units etc. in favour of the purchaser and execute all required deed which are necessary for the purpose as the Power of Attorney Holder of the present Land Owners. Hence the Power of attorney for the development purpose, for selling purpose as well as for other associated and ancillary purpose is being executed on the following effects:

TO ALL TO WHOM THESE PRESENTS SHALL COME, THE OWNERS -

- 1) **MRS. MADHU PATEL (PAN - AKIPP2555M)** wife of Mr. Haresh Patel, nationality Indian, by caste Hindu, by profession Business, resident of 11 A, Sashi Bhusan Ghosh lane, P.O. Mahesh, P.S. Mahesh, District Hooghly, West Bengal - 712202,
- 2) **MR. HARESH PATEL (PAN - AHSP7552K)** son of Mr. Velji Arjun Patel @ Vilji Patel, nationality Indian, by caste Hindu, by profession Business, resident of 11 A, Sashi Bhusan Ghosh lane, P.O. Mahesh, P.S. Mahesh, District Hooghly, West Bengal - 712202,
- 3) **MRS. SANGITA PATEL (PAN - AKIPP2554L)** wife of Mr. Dipak Patel, nationality Indian, by caste Hindu, by profession Business, resident of 11 A, Sashi Bhusan Ghosh lane, P.O. Mahesh, P.S. Mahesh, District Hooghly, West Bengal - 712202,
- 4) **MR. DIPAK PATEL (PAN - AHSP7551L)** son of Mr. Velji Arjun Patel @ Vilji Patel, nationality Indian, by caste Hindu, by profession Business, resident

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Dharmendra Singh

PARTNERS

of 11 A, Sashi Bhuvan Ghosh lane, P.O. Mahesh, P.S. Mahesh, District Hooghly, West Bengal - 712202. SEND GREETINGS:-

WHEREAS the Executants/Executors of this Power of Attorney are the Owners of the immovable property consisting of a plot of land, which is more particularly described in "A" schedule hereunder written.

AND WHEREAS the Executants/Executors of this Power of Attorney desirous of construction of the multi-storied building project containing several self contained Flats/Units/Shops/Parkings etc. But for want of time, experience and fund they are unable to proceed with such a project. That the Executants/Executors of this Power of Attorney are in need of an firm/person/company, who will take up the project and start and complete the multi-storied building project containing several self contained Flats/Units/Shops/Parkings etc. by taking all sorts of steps for developing the said property and will start and completing the proposed multi-storied building project by providing its own fund.

AND WHEREAS in connection to such proposal, Executants/Executors of this Power of Attorney being the Land Owners hereby executed this Development Agreement being this Indenture in favour of the Developer Firm only for Development and construction of the said building over the Schedule mentioned property and in the said Agreement the Executants/Executors of this Power of Attorney being the Owners of the "A" Schedule property unable to attained the various office work and which frequently disable from appending the signature to various deeds, documents, consents and other instruments therefore the Executants/Executors of this Power of Attorney propose to appoint **SQUARE WALL** (a Partnership Firm) (PAN - AEKFS1343E) having its registered office at J.B. Hazra Road, Rasikpur More, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101, represented by **Partners - 1) AZAD RAHAMAN (PAN - AFOPR8109Q)** son of Late Abdur Rahaman, nationality Indian, by faith Islam, by occupation Business, resident of "Dishar

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PARTNERS

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Complex* J.B. Hazra Road, Rasikpur More, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101, 2) **ALTA Fur RAHAMAN** (PAN - ANGPR9182H) son of Md. Kuddus Mir, nationality Indian, by faith Islam, by occupation Business, resident of RZ - 37/637, Goli No. 25B, Indra Park, Palam Colony, Palam Village, South-West Delhi, Delhi - 110045, 3) **MD. RAFIKUL HASSAN** (PAN - ACIPH2225A) son of Late Abdur Rakib, nationality Indian, by faith Islam, by occupation Business, resident of Kamalsayer, Uttarpar, Keshabganjchatti, P.O. Rajbati, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713104, 4) **SK. GOLAM GOUS** (PAN - BIJPG7687K) son of Sekh Yead Ali, nationality Indian, by faith Islam, by occupation Business, resident of Kamal Sayer, Uttarpar, Keshabganj Chati, P.O. Rajbati, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713104, 5) **HEMANTA KUMAR GHOSH** (PAN - AIOPG4644A) son of Panchanan Ghosh, nationality Indian, by faith Hindu, by occupation Business, resident of Santoshpur (Loya Purbapar), Ramgopalpur, P.S. Galsi, Dist. Purba Bardhaman, West Bengal - 713403, as the attorney or agent with full power to construct proposed building/apartment on the behalf of the Executants/Executors of this Power of Attorney and in their names and which the said Attorney have agreed to do.

NOW KNOW ALL MEN BY THESE PRESENTS THAT THE OWNERS 1) **MRS. MADHU PATEL** wife of Mr. Hareesh Patel, nationality Indian, by caste Hindu, by profession Business, resident of 11 A, Sashi Bhusan Ghosh lane, P.O. Mahesh, P.S. Mahesh, District Hooghly, West Bengal - 712202, 2) **MR. HAREESH PATEL** son of Mr. Velji Arjun Patel @ Vilji Patel, nationality Indian, by caste Hindu, by profession Business, resident of 11 A, Sashi Bhusan Ghosh lane, P.O. Mahesh, P.S. Mahesh, District Hooghly, West Bengal - 712202, 3) **MRS. SANGITA PATEL** wife of Mr. Dipak Patel, nationality Indian, by caste Hindu, by profession Business, resident of 11 A, Sashi Bhusan Ghosh lane, P.O. Mahesh, P.S. Mahesh, District Hooghly, West Bengal - 712202, 4) **MR.**

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DIPAK PATEL son of Mr. Velji Arjun Patel @ Vilji Patel, nationality Indian, by caste Hindu, by profession Business, resident of 11 A, Sashi Bhusan Ghosh lane, P.O. Mahesh, P.S. Mahesh, District Hooghly, West Bengal - 712202, do hereby nominate constitute and appoint **SQUARE WALL** (a Partnership Firm) having its registered office at J.B. Hazra Road, Rasikpur More, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101, represented by **Partners - 1) AZAD RAHAMAN** son of Late Abdur Rahaman, nationality Indian, by faith Islam, by occupation Business, resident of "Dishari Complex" J.B. Hazra Road, Rasikpur More, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101, **2) ALTAFUR RAHAMAN** son of Md. Kuddus Mir, nationality Indian, by faith Islam, by occupation Business, resident of RZ - 37/637, Goli No. 25B, Indra Park, Palam Colony, Palam Village, South-West Delhi, Delhi - 110045, **3) MD. RAFIKUL HASSAN** son of Late Abdur Rakib, nationality Indian, by faith Islam, by occupation Business, resident of Kamalsayer, Uttarpar, Keshabganjchatti, P.O. Rajbati, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713104, **4) SK. GOLAM GOUS** son of Sekh Yead Ali, nationality Indian, by faith Islam, by occupation Business, resident of Kamal Sayar, Uttarpar, Keshabganj Chati, P.O. Rajbati, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713104, **5) HEMANTA KUMAR GHOSH** son of Panchanan Ghosh, nationality Indian, by faith Hindu, by occupation Business, resident of Santoshpur (Loya Purbapar), Ramgopalpur, P.S. Galsi, Dist. Purba Bardhaman, West Bengal - 713403, to be our true & lawful Attorney with full authority to sell the flats/units/shops/parking space etc. of the schedule mentioned property and received any consideration amount on behalf of the Execulant/Executor of this Power of Attorney i.e. the land owners and power to do and execute all acts, deeds, agreement, conveyance, and all others things mentioned below from and on behalf of the Executants/Executors of this Power of Attorney.

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1. To look after, work, manage, control, develop, supervise and administer the property mentioned in schedule below.
2. To appear before any Courts, Revenue Office, Block Land and Land Reform Office, Sub-Divisional Land and Land Reform Office, District Land and Land Reform Office, District Registrar office, Additional District Sub-Registrar Office, District Magistrate's Office, Sub-Divisional Office, Block-Divisional Office, District Board, Office of B. D. A, Belkash Gram Panchayet Burdwan Zilla Parishad and any other office of competent authorities.
3. To apply in writing to the competent authority for grant of permission to develop the said property and to construct multi-storied building consisting of several flats/shops/units/parking spaces and other units thereon in its place and for that purpose to sign all applications and other papers and to appear before the competent authority and to give them all the papers and Information as required and to do all acts and things necessary for the purpose of obtaining permission.
4. To appoint architect/architects and to get the plan of the proposed multi-storied building sanctioned by the competent authority of Burdwan Development Authority/Burdwan Zilla Parishad/Belkash Gram Panchayet and other Competent Authorities and other authorities concerned in respect of the building proposed to be constructed thereon, under the present development rules, provided the plans, before they are submitted to the local appropriate authorities and/or Burdwan Development Authority/Burdwan Zilla Parishad/Belkash Gram Panchayet and other Competent Authorities and any other authorities concerned for approval, are also approved by the Executant/Executor.
5. To make necessary applications and sign all papers, to appear before the competent authorities and to pay necessary fees & premium required for getting the plan sanctioned and to do all other acts & things as may be

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PARTNERS

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necessary for getting the plans of the proposed multi-storied building sanctioned by the competent authorities and other authorities.

6. To apply for and obtain I.O.D. and Commencement Certificate for construction of the building from the competent authorities and for that purpose to sign applications and other papers and to pay necessary fees and all other acts and things necessary for that purpose and in that behalf.
7. To construct proposed apartment/building consisting of several Flats/Units/ Shops/Parkings spaces and other units on the said plot as per the sanctioned plan/s and according to specifications and other requirements of the competent authority or any other competent authorities and for that purpose to employ Contractors, Architects, Structural Engineers, Surveyors and other professionals as may be required in the construction of the building.
8. To enter into and sign contract with the Contractor/s relating to construction & development of the property.
9. To enter upon the said property as licensee for the purpose of carrying on the construction work.
10. To apply for and obtain permission for water supply, electricity supply, laying down drainage and for other amenities as are generally required for building.
11. To obtain occupation and completion certificate from the competent Authorities or any other competent authorities after the multi-storied building is completed in all respects.
12. To enter into, make, sign, seal, execute, deliver, acknowledge, perform, engagements, contracts, agreements, deeds, declarations, bond assurances and other documents, papers, writings and things that may be necessary or proper to be entered into, made, signed, sealed, execute delivered, acknowledged and performed for any of the purposes of the

Contd. next page

Madhu Patel

Hanesh Patel

Sangita Patel

Dipak Patel

SQUARE WALL

Abdul Rahman

Altabeq-Rahman

M.D. Rafiqul Hasan

SK Cealiam Ceey

Stewart 188 of 188

PARTNERS

present or to or in which the Executants/Executors may be party or any way interested.

13. To negotiate for sale of the proposed Flats/Units/Shops/Parkings space at the best price available and to settle the consideration amount with the intending purchasers.
14. To enter into an agreement for sale of Flats/Units/Shops/Parkings space on our behalf to the intending purchaser/s and to enter into agreements in the prescribed form if any under the Ownership Flats Act, or otherwise with such modifications therein as may be necessary and to execute the agreement for sale by receiving the advance amount and to execute the same before the registering authority and presenting the same & shall admit execution and registration.
15. To execute the sale deed Flats/Units/Shops/Parkings space in favour of the prospective purchasers and to receive consideration from the intending purchaser/s and to present for registration all such documents as may be necessary in favour of prospective purchaser/s and admit execution thereof on my behalf and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority.
16. To file or defend any suit on behalf of the Executants/Executors/Owners regarding the schedule property and sign, verify plaints, written statements, petitions, objections, memorandum of appeal and petitions, objection and application of all kinds and to file it in any Court of law such as any Civil Court, Criminal Court, Tribunal or any of the office or offices and to depose on behalf of the Executants/Executors.
17. To appoint any Advocate, Agent or any other legal practitioner or any person legally authorized to do any act.
18. To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.

Hodhr Patel

Himesh Patel

Sangita Patel

Dipak Patel

SQUARE WALL

Azad Balaman

Altaf-Rahaman

Md. Rafiqueul Huda

SK Groom (Group)

Diamonds vs. of Gosh.

PARTNERS

- (Page-34)
19. To file and receive back any documents and to deposit money by challan or receipt and to withdraw money from any Court, cases or from any office or offices and to grant proper acknowledgment receipt.
 20. To accept service of any summons, notice, writ issued by any court and to represent in such court of Civil, Criminal or Tribunal or before any office whatsoever.
 21. To apply for the inspection of and to inspect any Judicial records any records of any office or offices.
 22. To form Association of the purchasers in the said new building registered under the Societies Registration Act or any other acts and for that purpose to get necessary forms, applications signed by all the purchasers of flats and other premises and to file the same with the Registrar and to do all other acts and things necessary for registration of the society and to obtain registration certificate.
 23. To engage any advocate or solicitor for the purpose of taking advice and for preparation and execution of different documents required to be executed pursuant to these powers and to pay their fees.
 24. To pay all the panchayet taxes and other taxes relating to the said property payable until the completion of the building and transfer thereof to the proposed Housing Society/Association.

That no restriction has been imposed by the State Government of West Bengal or any other Semi-Government regarding the property and no consideration money is paid to the Executants/Executors by the Attorneys till today.

Generally to Act as the Executants/Executors attorney or agent in relation to the matter aforesaid and all other matters in which the Executants/Executors may be interested or concerned and on behalf of the Executants/Executors

Contd. next p.

Madhu Patel

Hanesh Patel

Sanjita Patel

Dipak Patel.

SQUARE WALL

Azad Rahman

Altebuli-Rahman

Mr. Rafique Hussain

SK Crookm Crook

Demonstrator vs. Singh

PARTNERS

(Page- 35)

Executors to execute and to do all deeds, acts or things as fully and effectual in all respect as the Executants/Executors to do if they personally present. The Executants/Executors agree to ratify and confirm whatsoever the said attorney shall lawfully do or cause to be done and by virtue of this presents.

THE "A" SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the Bastu class of land a little more or less 82.40 Cents comprising in R.S. & L.R. Plot No. 290, appertaining to R.S. Khatian No. 950, L.R. Khatian Nos. 1945, 1946, 1947, 1948, 1949 & 1950 (Old), 2036, 2037, 2038 & 2039 (New), lying and situate at Mouza Yusufabad, J.L. No. 17, within the jurisdiction of Belkash Gram Panchayet, A.D.S.R. Office Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, in the State of West Bengal

Butted & Bounded by -

In the North : Land of Alope Kumar Sain

In the East : Barawari Land

In the South : Land of Shanti Sharma

In the West : 18 Feet Pitch Road

(COMMON INSTALLATIONS FOR WHICH THE PROPORTIONATE ADDITIONAL SEPARATE COSTS ARE TO BE PAID BY THE LAND OWNER AS WELL AS FLAT OWNERS)

Electrical installations relating to meter, transformer for receiving electricity from the Electricity Authority. Other facilities or installations, if any provided for the common use of the Uni/Flat of the premises and not covered by Section hereinabove.

Contd. next page

Madhu Patel

Himesh Patel

Sangita Patel

Dipak Patel

SQUARE WALL

Azad Bahaman
Altaf-Ul-Rahaman

Md. Rafiqul Hossain

Sikaram Cooney
Hemant Kishore

PARTNERS

(Page- 36)

THE SPECIFICATION OF CONSTRUCTION OF THE FLATS

1. Foundation: R.C.C. Foundation.
2. Floor : Marble/Vitrified.
3. Walls : 10" Outside Wall, 5" flat to flat Partition, 3" Internal Partition, Stair Case wall 5".
4. Doors : All doors will be Flush doors excluding toilet and kitchen which will be PVC door.
5. Kitchen : One Kitchen with Black stone marbel cooking Slab, 2 ft. High glaze tiles above Black stone, Marble Sink (Black stone), One exhaust fan-hole.
6. Toilet : Marbel finished flooring, Glazed tiles upto 5" height from floor. 2 bib cock, One Shower.
7. Window : Aluminium channel glass fitting window.
8. Plumbing : Outside pipe P.V.C., Conceal pipe P.V.C. (Water connectic pipe), P.V.C. Shower (Bathroom), Deep tube well connecte to overhead water tank (for water supply to each flat) S.V Line with P.V.C. man hole, Septic tank R.C.C. casting.
9. Sanitary : 1 Pan / Comode in each toilet.
10. Electricity : Total Conceal wiring P.V.C. Electricity Board with Switch E Box (one P.V.C. main with indicators) Ground one iron m switch.
11. Interior Wall: Wall Putty.
12. Balcony : Vitrified-tiles or KG finished flooring.
13. Electricity point : 20 Electric point in each Flat.
14. External Boundary wall with Gate : Boundary wall will cover a total area with one gate.

Contd. nex

Madhu Patel

Hanesh Patel

Sangita Patel

Dipak Patel

SQUARE WALL

Ashok Baburam
A. Hanish - Baburam
And. Baburam Baburam

Shri. Gopal Singh
Dewan Singh

PARTNERS

15. Stair : Marble finished.

THE SPECIFICATION OF CONSTRUCTION OF SHOP ROOM

1. Structure : Reinforced cement concrete
2. Cress Walls and Partition Walls : Out-side 5" Inches and In side 5"/3" Inches.
3. Flooring : Vitrified/ Floor Tiles.
4. Plastering : In General
5. Gate : Sutter
6. Window : Aluminium channel with necessary fittings.
7. Painting : All the internal wall surfaces and the ceiling will be finished with white putt. The external wall surfaces will be finished with snowcem or equivalent cement based paint.
8. Electrical Works : All the electrical lines will be concealed with copper wires, with PVC conduit and modular Switch.
9. Common Toilet & Common Water supply

That the stamp duty of Rs. 5000/- (Rupees Five Thousand Only) is paid and the deficit stamp duty and Regd fees have been paid through e-payment.

The photos, finger prints, signatures of the parties are annexed herewith in separate sheets, which will be treated as the part of this deed.

Contd. next page

IN WITNESS WHEREOF the parties have put their respective hands on the the day, month and year as written above.

SIGNED, SEALED AND DELIVERED

Witness :

1. SK Yeada Ai
S/O SK. Ania
Karnet Sagan
P. O - Bardwan
PURBIA BARDHAMAN

2. Govind Patel.
S/O Damodar Patel.
Netaji Nagar.
Keshabganj Chitry
G.T. Road - BURDWAN
PURBIA BURDWAN

3. Sudarshan Mallick
S/o - Sri Subhas Chandra Mallick
Dhokmasahid, Purba Bardwan.
Drafted by me &
typed in my office
Subhas Chandra Mallick
Deedwriter

(Subhas Chandra Mallick)
Licence No. DSR 34
Burdwan Dist. Registry Office

1) Madhu Patel

2) Hareesh Patel

3) Sangita Patel

4) Dipak Patel.

Signature of the OWNERS / EXECUTANT i.e. the FIRST PART SQUARE WALL (a Partnership Firm) represented by Partners -

1) SQUARE WALL

1) Arad Rahman

2) Altaf-ur-Rahman

3) Md. Rafiqul Haque

4) SK. Gopalam Gony











5) Mananta Singh

Signature of the DEVELOPER / POV OF ATTORNEY HOLDER i.e. the SECC PART PARTN

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








SEAL & SIGNATURE : Madhu Patel

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







SEAL & SIGNATURE : Harish Patel

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













SEAL & SIGNATURE : Sanjita Patel

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Dipak Patel

SEAL & SIGNATURE : *Dipak Patel*

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Azad Rahman

SEAL & SIGNATURE :

Azad Rahman

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



Ahatul-Rahman

SEAL & SIGNATURE :

Ahatul-Rahman

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



Mr. Rabikul Hossain

SEAL & SIGNATURE : Mr. Rabikul Hossain.

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



SK Goolam Cross

SEAL & SIGNATURE : SK Goolam Cross

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					

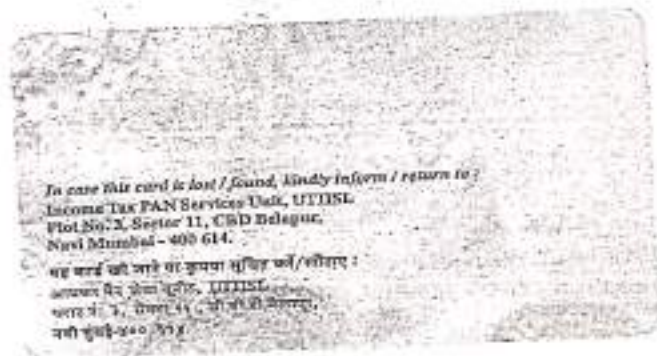


Debananta K. Ghosh

Debananta K. Ghosh



Madhu Patel





ভারতীয় বিনিয়ুক্ত পরিচয় প্রকল্প

ভারত সরকার

Unique Identification Authority of India
Government of India

সংশোধিত আইডি / Enrollment No. : 1040/21102/38411

3710072014
To
Madhu Patel
মধু প্যাটেল
V/O: Haresh Patel
11/A
SASHIBHUSAN GHOSH LANE
Serampore (M)
Mahesh, Hooghly
West Bengal - 712202
94380696



KL54J806969FT
94380696



আপনার আধার সংখ্যা / Your Aadhaar No. :

5797 2279 6252

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

মধু প্যাটেল
Madhu Patel
পিতা : হরিশ চন্দ্র প্যাটেল
Father : Harish Chandra Patel



সংশোধিত / DOB: 24/07/1982
মহিলা / Female

5797 2279 6252



আধার - সাধারণ মানুষের অধিকার

Madhu Patel

સત્તા સંસ્થા નંબર / PERMANENT ACCOUNT NUMBER

AHSPPT552K



સર્જક નામ
HAREESH PATEL

સર્જકના પિતાનું નામ
VELJI ARJUN PATEL

સર્જકનો જન્મ તારીખ / DATE OF BIRTH
10-10-1980

સર્જકની હસ્તાક્ષર

Hareesh Patel

(Signature)

સંસ્થા નંબર - ૧૬-૧૧૧

COMMISSIONER OF INCOME TAX, W.B. - II

જો આ કાર્ડ ગુમાવવામાં આવે / જો આ કાર્ડ નુકસાન થાય તો
તરત જ સંસ્થાના અધિકારીઓને જાણવું / સંસ્થાના અધિકારીઓ
સંસ્થાના અધિકારીઓને જાણવું / સંસ્થાના અધિકારીઓને જાણવું.
સંસ્થાના અધિકારીઓને જાણવું.
સંસ્થાના અધિકારીઓને જાણવું - 700 060.

In case this card is lost/found, kindly inform/raters to
the issuing authority:
Joint Commissioner of Income-Tax (Systems & Technology),
2-7,
Chorlinghee Square,
Calcutta- 700 060.

Hareesh Patel



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

পরিচয়পত্র আইডি / Enrolment No. : 1040/20325/86154

To
 Harsh Patel
 হরিশ পাটেল
 S/O: Vaji Arjun Patel
 11/A
 SASHI BHUSAN GHOSH LANE
 Serampore(M)
 Mahesh Hooply
 West Bengal - 712202
 8830260021

KL543815586FT
 94391558



আপনার আধার সংখ্যা / Your Aadhaar No. :

9341 1913 7039

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 Government of India

হরিশ পাটেল
 Harsh Patel
 পিতা : বৈজি অর্জুন পাটেল
 Father : Vaji Arjun Patel

জন্মতারিখ / DOB: 16/10/1980
 লিঙ্গ / Male

9341 1913 7039



আধার - সাধারণ মানুষের অধিকার

Harsh Patel

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANGITA PATEL
DEVRAM PATEL
05/11/1981
Permanent Account Number
AKIPP2554L

Sangita Patel
Signature



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTIESL
Plot No. 7, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

ये कार्ड को खोने से बचना चाहिए। खोने पर सूचना देनी चाहिए।
आयकर सेवा इकाई, UTIESL
प्लॉट नं. 7, सेक्टर 11, CBD बेलपुर,
नवी मुंबई - 400 614.

Sangita Patel



ভারত সরকার

Government of India



সঙ্গিতা প্যাটিল

Sangita Patel

পিতা : দেবান প্যাটিল

Father : Devam Patel

জন্মতারিখ / DOB: 05/11/1981

লিঙ্গ / Female



6848 9609 6976

আধার - সাধারণ মানুষের অধিকার



আধার

ভারতীয় নিমিষ্ট/পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: A-১১৩৪ পল্লি, A১
শশী ভূক্তা সোম লেন, শ্রীহরপুর (বেং)
মহেশ, হুগলি, পশ্চিম বঙ্গ,

Address: WO: Dipak Patel,
11/A, SASHI BHUSAN
GHOSH LANE, Serampore
(M), Mahesh, Hooghly, West
Bengal, 712202

6848 9609 6976



Sangita Patel

PERMANENT ACCOUNT NUMBER
AHSPP7551L

YOUR NAME
DIPAK PATEL

FATHER'S NAME
VELJI ARJUN PATEL

DATE OF BIRTH
17-08-1978

YOUR SIGNATURE
Dipak Patel


 17/08/2018
 COMMISSIONER OF INCOME-TAX, W.D. - III

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले अधिकारी को सूचित / सतर्क कर दें।
 संयुक्त आयकर अधिकारी (प्रणाली एवं तकनीकी),
 पी-7,
 चौकरी स्क्वायर,
 कोलकाता - 700 069.

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

Dipak Patel



भारत सरकार
Government of India



নাম / Name
Dipak Patel
পিতা : বেজি পটেল
Father: Veji Patel

সমস্যা/DOB: 11/09/1978
পুল / Male



4254 9958 8540

আধার - সাধারণ মানুষের অধিকার

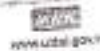


ভারতীয় অনন্য পরিচয় প্রদানকারী
Unique Identification Authority of India

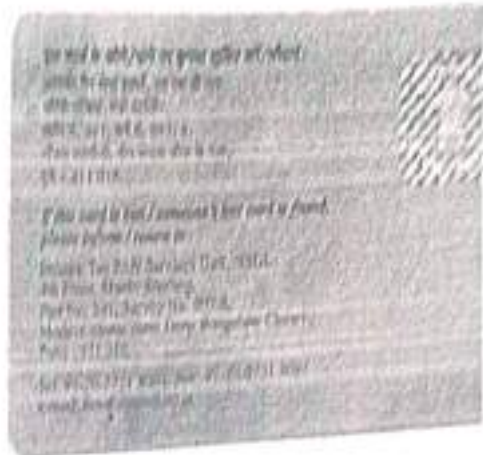
ঠিকানা: 1, বেজি পটেল, 11/
শশী শ্যুসান গমোশ
লেন, সেরামপুর (M),
মহেশ, হুগলি, উত্তর
বঙ্গাল, 712202

Address: S/O: Veji Patel, 11/
A, SASHI SHUSAN GHOSH
LANE, Serampore(M),
Mahesh, Hooghly, West
Bengal, 712202

4254 9958 8540



Dipak Patel



SQUARE WALL

Abad Rahman
Alhajwi-Rahaman

Mr. Rafique Hassan

SK Global Group

PARTNERS

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT. OF INDIA

AZAD RAHAMAN
 ARDUR RAHAMAN

15017578
 Permanent Account Number
 AFOFSA1000


 Signature




This card is valid only for the card holder and his/her
 spouse and minor children. It is not valid for
 other persons. It is valid only for the card holder's
 own use. It is not valid for any other person.

This card is valid only for the card holder and his/her
 spouse and minor children.
 Income Tax PAN Services Unit, NSDL
 and Power To Taxpayers Wing
 Central Board of Direct Taxes
 1, D. Block, Connaught Place, New Delhi - 110 048
 Tel: 011-23396000 Fax: 011-23396044
 Email: info@pan.irdco.com

Arzur Rahaman

भारत सरकार
 GOVERNMENT OF INDIA
 आज़ाद राहमान
 AZAD RAHAMAN
 जन्मदिनांक / DOB: 16/01/1978
 लिंग = MALE




2019 1260 4923
 आभार-समावेश अनुमति अधिकार

भारतीय-विशेष पहचान प्रणाली
 UNIQUE IDENTIFICATION AUTHORITY
 ठिकाना:
 S/O: आज़ाद राहमान,
 08 वि. संसदा लक्ष्मी, अहमदाबाद,
 बंधान (58), बंधान,
 पिनकोड - 713101

Address:
 S/O Azad Rahaman, 08
 ROAD, BAMBHAJAN, Gandi
 (58), BAMBHAJAN,
 Gujarat - 713101

2019 1260 4923
 Aadhaar-Aam Admi ka Ac

Azad Rahaman

कर विभाग
TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
 Permanent Account Number Card

ANGPR9182H

नाम / Name
ALTAJUR RAHMAN

पिता का नाम / Father's Name
KUDDUS MIA

जारी की तिथि / Date of Issue
14/08/2011

20700018


 अधिकारी / Signature

इस कार्ड के लोटे/कले पर प्रुकर सुचित करे/सोकरे।
 कलकर केर केर सुकरे, पर एके से पर
 सोको सुकरे, सोको सुकरे,
 पोरि नं. 341, एके नं. 107/11,
 मोडल कोलोनी, डीएन सीएल रोड, एके,
 एके - 411 014.

*If this card is lost / someone's lost card is found,
 please inform / return to :*

Income Tax PAN Services Unit, NSDL,
 5th Floor, Market Street,
 PO Box 341, Survey No. 50711,
 Model Colony, Near Deep Dumbandra Chowk,
 Pune - 411 014.

Tel: 91-20-2221 8899; Fax: 91-20-2221 8091
 e-mail: itrd@nsdl.co.in

Altafur Rahman



भारत-संघ
GOVERNMENT OF INDIA



अल्ताफ़ रहमान
Altaf Rahman
जनम तिथि/DOB: 14/08/1981
पुरुष/ MALE

5541 8932 7839
VID : VID : 0116 5590 4160 5434

मेरा आधार, मेरी पहचान



राष्ट्रीय विजिंट पहचान प्राधिकरण
NATIONAL AUTHORITY OF INDIA



पिन
नरसिंह जी कुरन पीठ, अट्रैक्ट-37/637, एली न-25
डी, इन्द्रा पार्क पैलम कॉलोनी, पैलम गैरि, दक्षिण पश्चिमी
दिल्ली - 110045
Address :
S/O: Md K Jafar Mir, R2-37/637, Gali
No-25 B, Indra Park Palam Colony, Palam
Village, South West Delhi,
Delhi - 110045



1947 | help@uidai.gov.in | www.uidai.gov.in

Altafwi-Rahman

शुकर विभाग भारत सरकार
REPAY DEPARTMENT GOVT. OF INDIA

MR RAFIKUL HASSAN
ABDUR LATE RANG
21/02/1968
Permanent Account Number
AGIPH2225A

Mr. Rafikul Hassan
Signature

*Do not use this card to buy / fund / invest / save / ...
Income Tax PAN Service Unit, 1/11/1968
Plot No. 2, Sector 11, CBD Belapur,
New Mumbai - 400 414.
For card to be used in your place, please
contact the unit after obtaining your
copy of the document of the card.
MR 1968-69*

Mr. Rafikul Hassan


 भारत सरकार
 Government of India


 एम.जी. राज़क हुसैन
 M.J. Razaq Hussen
 कृपांक/डॉ. 21/02/1968
 पुरुष/ MALE



5537 4797 7630
 VID: 8111732915211519

स्वास्थ्य आधान, स्वास्थ्य नसिधम


 विश्वव्यापी पहचान प्रणाली
 Unique Identification Authority of India

पतेतः
 सी.ओ. अब्दुल हक़िब, कमल अय्यर उल्डर पार,
 केशमंगलचट्टी, बर्दहमन (म), पश्चिम बंगाल,
 पिन कोड - 713104

Address
 C/O Abdur Hekib, kamal ayyar ulder par,
 KESHMANGALCHATI, Bardhaman (m),
 Bardhaman,
 West Bengal - 713104



5537 4797 7630
 VID: 8111732915211519

Mr. Razaq Hussen.

ভারত সরকার
GOVERNMENT OF INDIA

গোলাম গৌস সেকু
Golam Gous Sekh



জন্মতারিখ / DOB: 05/05/1993
পুল / Male



3919 8632 1241

আধার - সাধারণ মানুষের অধিকার

জাতিসংঘ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

স্বাক্ষর: / সই করা হয়েছে
স্বাক্ষর: সেকু, গোলাম গৌস
স্বাক্ষর (সই), ই-ইডেনটিফিকেশন অথরি
কর্তব্য, নতুন দিল্লি

Address: SO: Sr Yead /
KAMAL SAGAR
KESHABGANJ CHATTI
Bardhaman (m), Burdwa
Palson, Bardhaman, W
Bengal, 713104

3919 8632 1241

1800 300 1347

http://uidai.gov.in

Sr Golam Gous



স্বাস্থ্য সচিব



Hemanta Kumar Ghosh
তার জন্ম তারিখ / DOB : 04/09/1970
পুংসক / MALE
Mobile No 9732051483
5344 2334 5627
VID - 9123 0015 5512 8033



জাতীয় স্বাস্থ্য পরিদপ্তর
National Health Authority of India

Address
SANTOSH PUR Loc
Dwamen Barachaman
West Bengal - 713403

Address
SANTOSH PUR Loc
Dwamen Barachaman
West Bengal - 713403

5344 2334 5627



আমার আধার, আমার পরিচয়

1017 | info@nha.gov.in | www.nha.gov.in | P.O. Box No. 1947, Bengaluru-560 001

Hemanta K.G. Ghosh



 ভারত সরকার
 Government of India

 স্যে ইয়াদ আচি
 SK Yead Ach
 জন্ম তারিখ: 008 01/08/1988
 পুরুষ / MALE


 8240 3217 3045
 আনার আধার, আনার পরিচয়


 ভারত সরকার
 Government of India
 আধার
 ঠিকানা:
 S/O: স্যে অরিস, কামল সাগর,
 কেশবানন্দ গিটি, বর্ডহামন (ম),
 বর্ডহামন,
 পশ্চিম বঙ্গ - 713104
 Address:
 S/O: Seth Aris, KAMAL
 SAGAR, KESHABGANJ C
 Bardhaman (m),
 Bardhaman,
 West Bengal - 713104
 8240 3217 3045

 1047

 help@uidai.gov.in

 www.uidai.gov.in

SK.Yead Ach

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

GRN Details

GRN: 192021220132714578 Payment Mode: Online Payment (SBI Epay)
GRN Date: 10/12/2021 11:13:50 Bank/Gateway: SBIEpay Payment Gateway
BRN : 2756109429633 BRN Date: 10/12/2021 11:12:03
Gateway Ref ID: 865179343 Method: Axis Bank-Retail NB
Payment Status: Successful Payment Ref. No: 2002498951/6/2021
[Query No/Query Year]

Depositor Details

Depositor's Name: S C MALLICK
Address: BURDWAN
Mobile: 9382017229
Depositor Status: Deed Writer
Query No: 2002498951
Applicant's Name: Mr SUBHAS CHANDRA MALLICK
Identification No: 2002498951/6/2021
Remarks: Sale, Development Agreement or Construction agreement Payment No 6

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002498951/6/2021	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	2002498951/6/2021	Property Registration- Registration Fees	0030-03-104-001-16	71
		Total		5092

IN WORDS: FIVE THOUSAND NINETY TWO ONLY.

Major Information of the Deed

Deed No :	I-0203-10619/2021	Date of Registration	15/12/2021
Query No / Year	0203-2002498951/2021	Office where deed is registered	
Query Date	01/12/2021 1:34:50 PM	0203-2002498951/2021	
Applicant Name, Address & Other Details	SUBHAS CHANDRA MALLICK DHOKRASAHID, Thana Bardhaman District Purba Bardhaman, WEST BENGAL, PIN - 713102, Mobile No. : 9382017 Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 1] [4308] Other than Immovable Property, Agr [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 74,18,996/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,070/- (Article:48(g))	Rs. 71/- (Article:E, E, E, E)		
Remarks			



Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Gram Panchayat: BELKASH, Mouza: Usufabad, Ji No: 17, Pin C 713104

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Det
L1	LR-290 (RS :-290)	LR-2036	Bastu	Shali	20.6 Dec		18,54,749/-	Width of App Road: 18 Ft. Adjacent to Road,
L2	LR-290 (RS :-290)	LR-2039	Bastu	Shali	20.6 Dec		18,54,749/-	Width of App Road: 18 Ft. Adjacent to Road,
L3	LR-290 (RS :-290)	LR-2037	Bastu	Shali	20.6 Dec		18,54,749/-	Width of App Road: 18 Ft. Adjacent to Road,
L4	LR-290 (RS :-290)	LR-2038	Bastu	Shali	20.6 Dec		18,54,749/-	Width of App Road: 18 Ft. Adjacent to Road,
	TOTAL :				82.4Dec	0 /-	74,18,996 /-	
	Grand Total :				82.4Dec	0 /-	74,18,996 /-	

Lord Details :



Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mrs MADHU PATEL (Presentant) Wife of HARESH PATEL Executed by: Self, Date of Execution: 10/12/2021 , Admitted by: Self, Date of Admission: 10/12/2021 ,Place : Office	 10/12/2021	 LTI 10/12/2021	Madhu Patel 10/12/2021



11 A SASHI BHUSAN GHOSH LANE, City:- , P.O:- MAHESH, P.S:-Mahesh, District:-Hooghly, West Bengal, India, PIN:- 712202 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India
 PAN No.:: AKxxxxxx5M, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self
 Date of Execution: 10/12/2021
 , Admitted by: Self, Date of Admission: 10/12/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Mr HARESH PATEL Son of VELJI ARJUN PATEL ALIAS VILJI PATEL Executed by: Self, Date of Execution: 10/12/2021 , Admitted by: Self, Date of Admission: 10/12/2021 ,Place : Office	 10/12/2021	 LTI 10/12/2021	Hareesh Patel 10/12/2021

11 A SASHI BHUSAN GHOSH LANE, City:- , P.O:- MAHESH, P.S:-Mahesh, District:-Hooghly, West Bengal, India, PIN:- 712202 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India
 PAN No.:: AHxxxxxx2K, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self
 Date of Execution: 10/12/2021
 , Admitted by: Self, Date of Admission: 10/12/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs SANGITA PATEL Wife of DIPAK PATEL Executed by: Self, Date of Execution: 10/12/2021 , Admitted by: Self, Date of Admission: 10/12/2021 ,Place : Office	 10/12/2021	 LTI 10/12/2021	Sangita Patel 10/12/2021

11 A SASHI BHUSAN GHOSH LANE, City:- , P.O:- MAHESH, P.S:-Mahesh, District:-Hooghly, West Bengal, India, PIN:- 712202 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India
 PAN No.:: AKxxxxxx4L, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self
 Date of Execution: 10/12/2021
 , Admitted by: Self, Date of Admission: 10/12/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Mr DIPAK PATEL Son of VELJI ARJUN PATEL ALIAS VILJI PATEL Executed by: Self, Date of Execution: 10/12/2021 , Admitted by: Self, Date of Admission: 10/12/2021, Place of Office			<i>Dipak Patel</i>
	10/12/2021	LT 10/12/2021	10/12/2021

11 A SASHI BHUSAN GHOSH LANE, City:- , P.O:- MAHESH, P.S:-Mahesh, District:-Hooghly, West Bengal India PIN:- 712202 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India
 PAN No.: AHxxxxxx1L, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self
 Date of Execution: 10/12/2021
 , Admitted by: Self, Date of Admission: 10/12/2021, Place : Office


Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SQUARE WALL J B HAZRA ROAD RASIKPUR MORE, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 , PAN No.: AExxxxxx3E, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



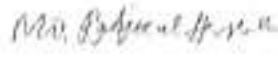





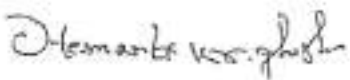
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr AZAD RAHAMAN Son of Late ABDUR RAHAMAN Date of Execution - 10/12/2021, , Admitted by: Self, Date of Admission: 10/12/2021, Place of Admission of Execution: Office			<i>Azad Rahaman</i>
		Dec 10 2021 1:21PM	LT 10/12/2021	10/12/2021

DISHARI COMPLEX , J B HAZRA ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman
 , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Muslim,
 Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx9Q, Aadhaar No Not Provided by UIDAI
 Status : Representative, Representative of : SQUARE WALL (as PARTNER)

	Name	Photo	Finger Print	Signature
2	Mr ALTAFUR RAHAMAN Son of MD KUDDUS MIR Date of Execution - 10/12/2021, , Admitted by: Self, Date of Admission: 10/12/2021, Place of Admission of Execution: Office			<i>Altafur Rahaman</i>
		Dec 10 2021 1:21PM	LT 10/12/2021	10/12/2021

RZ 37/637, GALI NO 25B , INDRA PARK PALAM COLONY, City:- , P.O:- PALAM VILLAGE, P.S:- Villag, District:-South West, Delhi, India, PIN:- 110045, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SQUARE WALL (as PARTNER)

Name	Photo	Finger Print	Signature
Mr MD RAFIKUL HASSAN Son of Late ABDUR RAKIB Date of Execution - 10/12/2021, Admitted by: Self, Date of Admission: 10/12/2021, Place of Admission of Execution: Office			
Dec 10 2021 1:32PM LTI 10/12/2021 10/12/2021			
KAMALSAYER UTTAR PAR, KESHABGANJ CHATTI, City:- Burdwan, P.O:- RAJBATI, P.S:-Bardha District:-Purba Bardhaman, West Bengal, India, PIN:- 713104, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: ACxxxxxx5A, Aadhaar No Not Provided by UID/ Status: Representative, Representative of: SQUARE WALL (as PARTNER)			
Name	Photo	Finger Print	Signature
Mr SK GOLAM GOUS Son of SEGH YEAD ALI Date of Execution - 10/12/2021, Admitted by: Self, Date of Admission: 10/12/2021, Place of Admission of Execution: Office			
Dec 10 2021 1:33PM LTI 10/12/2021 10/12/2021			
KAMALSAYER UTTAR PAR, KESHABGANJ CHATTI, City:- Burdwan, P.O:- RAJBATI, P.S:-Bardha District:-Purba Bardhaman, West Bengal, India, PIN:- 713104, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: Blxxxxxx7K, Aadhaar No Not Provided by UID/ Status: Representative, Representative of: SQUARE WALL (as PARTNER)			
Name	Photo	Finger Print	Signature
Mr HEMANTA KUMAR GHOSH Son of PANCHANAN GHOSH Date of Execution - 10/12/2021, Admitted by: Self, Date of Admission: 10/12/2021, Place of Admission of Execution: Office			
Dec 10 2021 1:33PM LTI 10/12/2021 10/12/2021			
SANTOSH PUR LOYA PURBA PARA, Village:- SANTOSH PUR, P.O:- RAMGOPALPUR, P.S:-Gals District:-Purba Bardhaman, West Bengal, India, PIN:- 713403, Sex: Male, By Caste: Hindu, Occupa Business, Citizen of: India, PAN No.: Alxxxxxx4A, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of: SQUARE WALL (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Sk. Yead Ali Son of Sk Ahis Kamal Sayer, City:- Burdwan, P.O:- Rajbati, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713104			
10/12/2021	10/12/2021	10/12/2021	
Identifier Of Mrs MADHU PATEL, Mr HARESH PATEL, Mrs SANGITA PATEL, Mr DIPAK PATEL, Mr AZAD RAHAI Mr ALTAFUR RAHAMAN, Mr MD RAFIKUL HASSAN, Mr SK GOLAM GOUS, Mr HEMANTA KUMAR GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs MADHU PATEL	SQUARE WALL-20.6 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr HARESH PATEL	SQUARE WALL-20.6 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs SANGITA PATEL	SQUARE WALL-20.6 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr DIPAK PATEL	SQUARE WALL-20.6 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Gram Panchayat: BELKASH, Mouza: Usufabad, JI No: 17, Pin Code 713104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 290, LR Khatian No:- 2036	Owner:মধু প্যাটেল, Gurdian:বনজী, Address:মিজ, Classification:শালি, Area:0.21500000 Acre,	Mrs MADHU PATEL
L2	LR Plot No:- 290, LR Khatian No:- 2039	Owner:হরেশ প্যাটেল, Gurdian:বিনজী অর্জুন, Address:মিজ, Classification:শালি, Area:0.21500000 Acre,	Mr HARESH PATEL
L3	LR Plot No:- 290, LR Khatian No:- 2037	Owner:সঙ্গিতা প্যাটেল, Gurdian:দীপক, Address:মিজ, Classification:শালি, Area:0.21500000 Acre,	Mrs SANGITA PATEL
L4	LR Plot No:- 290, LR Khatian No:- 2038	Owner:দীপক প্যাটেল, Gurdian:বেনজী অর্জুন, Address:মিজ, Classification:শালি, Area:0.21500000 Acre,	Mr DIPAK PATEL

10-12-2021

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

Presented for registration at 12:37 hrs on 10-12-2021, at the Office of the A.D.S.R. Bardhaman by Mrs MADHU PATEL, 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 74,15,996/-

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

Execution is admitted on 10-12-2021 by 1 Mrs MADHU PATEL, Wife of HARESH PATEL, 11 A SASHI BHUSAN GHOSH LANE, P.O. MAHESH Thana Mahesh, Hooghly, WEST BENGAL, India, PIN - 712202, by caste Hindu, by Profession Business, 2 Mr HARESH PATEL, Son of VELJI ARJUN PATEL ALIAS VILJI PATEL, 11 A SASHI BHUSAN GHOSH LANE, P.O. MAHESH Thana Mahesh, Hooghly, WEST BENGAL, India, PIN - 712202, by caste Hindu, by Profession Business, 3 Mrs SANGITA PATEL, Wife of DIPAK PATEL, 11 A SASHI BHUSAN GHOSH LANE, P.O. MAHESH Thana Mahesh, Hooghly, WEST BENGAL, India, PIN - 712202, by caste Hindu, by Profession Business, 4 Mr DIPAK PATEL, Son of VELJI ARJUN PATEL ALIAS VILJI PATEL, 11 A SASHI BHUSAN GHOSH LANE, P.O. MAHESH Thana Mahesh, Hooghly, WEST BENGAL, India, PIN - 712202, by caste Hindu, by Profession Business

Identified by Sk. Yead Ali, Son of Sk Ahia, Kamal Sayer, P.O. Rajbali, Thana: Bardhaman
City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession
Others

Admission of Execution (Under Section 56, W.B. Registration Rules, 1962) : [Representative]

Execution is admitted on 10-12-2021 by Mr AZAD RAHAMAN, PARTNER, SQUARE WALL (Partnership Firm), J B HAZRA ROAD, RASIKPUR MORE, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman
District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Identified by Sk. Yead Ali, Son of Sk Ahia, Kamal Sayer, P.O. Rajbali, Thana: Bardhaman
City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession
Others

Execution is admitted on 10-12-2021 by Mr ALTA FUR RAHAMAN, PARTNER, SQUARE WALL (Partnership Firm), J B HAZRA ROAD, RASIKPUR MORE, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman
District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Identified by Sk. Yead Ali, Son of Sk Ahia, Kamal Sayer, P.O. Rajbali, Thana: Bardhaman
City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession
Others

Execution is admitted on 10-12-2021 by Mr MD RAFIKUL HASSAN, PARTNER, SQUARE WALL (Partnership Firm), J B HAZRA ROAD, RASIKPUR MORE, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman
District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Identified by Sk. Yead Ali, Son of Sk Ahia, Kamal Sayer, P.O. Rajbali, Thana: Bardhaman
City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession
Others

Execution is admitted on 10-12-2021 by Mr SK GOLAM GOUS, PARTNER, SQUARE WALL (Partnership Firm), J B HAZRA ROAD, RASIKPUR MORE, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman
District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Identified by Sk. Yead Ali, Son of Sk Ahia, Kamal Sayer, P.O. Rajbali, Thana: Bardhaman
City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession
Others

Execution is admitted on 10-12-2021 by Mr HEMANTA KUMAR GHOSH, PARTNER, SQUARE WALL (Partnership Firm), J B HAZRA ROAD, RASIKPUR MORE, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman
District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Identified by Sk. Yead Ali, Son of Sk Ahia, Kamal Sayer, P.O. Rajbali, Thana: Bardhaman
City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession
Others

Amount of Fees

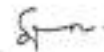
Certified that required Registration Fees payable for this document is Rs 28/- (E = Rs 28/-) and Registration Fees by Cash Rs 0/-, by online = Rs 71/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal
Online on 10/12/2021 11:15AM with Govt. Ref. No: 192021220132714578 on 10-12-2021, Amount Rs: 71/-, Bank: SBI EPay (SBlePay), Ref. No. 2756109429633 on 10-12-2021, Head of Account 0030-03-104-001-16
Online on 10/12/2021 1:28PM with Govt. Ref. No: 192021220132931868 on 10-12-2021, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 6653966022823 on 10-12-2021, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,070/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 5,070/-
Description of Stamp

1. Stamp Type: Impressed, Serial no 6211, Amount: Rs 5,000/-, Date of Purchase: 03/12/2021, Vendor name: R S Ghatak

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal
Online on 10/12/2021 11:15AM with Govt. Ref. No: 192021220132714578 on 10-12-2021, Amount Rs: 5,021/-, Bank: SBI EPay (SBlePay), Ref. No. 2756109429633 on 10-12-2021, Head of Account 0030-02-103-003-02
Online on 10/12/2021 1:28PM with Govt. Ref. No: 192021220132931868 on 10-12-2021, Amount Rs: 49/-, Bank: SBI EPay (SBlePay), Ref. No. 6653966022823 on 10-12-2021, Head of Account 0030-02-103-003-02



Sanjit Sardar

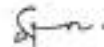
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman

Purba Bardhaman, West Bengal

On 16-12-2021

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 : 4 (g) of Indian Stamp Act 1899.



Sanjit Sardar

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman

Purba Bardhaman, West Bengal

21

ificate of Registration under section 60 and Rule 69.
istered in Book - I
lume number 0203-2021, Page from 293899 to 293969
eing No 020310619 for the year 2021.



Digitally signed by Sanjit Sardar
Date: 2021.12.20 13:13:07 +05:30
Reason: Digital Signing of Deed.

San.

(Sanjit Sardar) 2021/12/20 01:13:07 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.

(This document is digitally signed.)

Harshu Patel

Himesh Patel

Sangita Patel

Dipak Patel

SQUARE WALL

Mrs. Baban

Atul Baban

Mrs. Rafique Hussain

St. George's Convent

Shri. S. S. S. S.

PARTNERS

(Page 11)

- 1.20 SUPER BUILT-UP AREA shall mean in context to a Unit/Flat/Shop as the area of a Unit/Flat computed by adding an agreed fixed percentage of 25% (Twenty Five Percent) of the built-up and/or the covered area of the Unit/Flat.
- 1.21 UNIT/FLAT/SHOP shall according to the context, mean all Purchaser/ Purchasers and/or intending Purchaser/s of different Unit/s/Flat/s/Shop/s in the Building and shall also include the Developer Firm herein and the Owners herein in respect of such Unit/s/Flat/s/Shop/s which are retained and/or not alienated and/or not agreed to be alienated of the time being.

ARTICLE - II

THE OWNERS HAVE REPRESENTED TO THE DEVELOPER FIRM AS FOLLOWS

- 2.1 That the Owners are the absolute owners of the said property and lawfully entitled to the same and no dispute or proceedings is pending in respect thereof any part or portion thereof.
- 2.2 That there is no arrear of taxes and/or other levies of impositions of the said property due and payable to any statutory authority.
- 2.3 That no proceeding for acquisition of the said property or any portion thereof is pending nor has any notice been received in respect thereof.
- 2.4 That the said land is not a Debottor or Pirotor property or Vested to the State of West Bengal.
- 2.5 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.
- 2.6 That there is absolutely no impediment or bar in matter of this agreement/ understanding or sale of the said property as contemplated in these present.

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