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 Additional District Sub-Registrar
 22/5/24
 22 MAY 2024

Madan Mohan Mathur
 Manik Lal Mathur
 Sushil Sengupta Mathur
 Aparna Mathur
 Anurban Mathur
 Ankan Mathur
 Ankita Mathur
NIRMAN
 Rajendra
 Proprietor

DEVELOPMENT AGREEMENT

Sl. No. 2808 Date 27/05/2024
Name Joyanta Das
Address [Handwritten]
Value of Stamp [Handwritten]
Date of Purchase from Burdwan Treasury-1 17 MAY 2024
Stamp Vendor - JOYANTA DAS
Sadar Registry Office (Burdwan)
Licence No.-6/2010-11 Signature [Handwritten]

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Additional District Sub-Registrar
BURDWAN

22 MAY 2024

Madan Mohan Mathur
Manik Lal Mathur
Shyam Sundar Mathur
Aparna Mathur
Anirban Mathur
Ankan Mathur
Ankita Mathur

NIRMAN
Raju Dutta
Proprietor

**THIS DEED OF AGREEMENT FOR DEVELOPMENT IS MADE ON THIS
22nd DAY OF MAY, 2024.**

BETWEEN

1. **Mr. Madan Mohan Mathur, PAN : AEVPM3596G, S/O. Late Renupada Mathur;**
2. **Mr. Manik Lal Mathur, PAN : AEEP3545G, S/O. Late Renupada Mathur;**
3. **Mr. Shyam Sundar Mathur, PAN : CSCPM3472N, S/O. Late Renupada Mathur;**
4. **Mrs. Aparna Mathur, PAN : BLBPM6415N, W/O. Late Sanatan Mathur;**
5. **Mr. Anirban Mathur, PAN : CTVPN3393L, S/O. Late Sanatan Mathur;**
6. **Mr. Ankan Mathur, PAN : EYMPM0630N, S/O. Late Sanatan Mathur;**
7. **Ms. Ankita Mathur, PAN : FRPPM3476P, D/O. Late Sanatan Mathur,**

All by faith-Hindu, by resident of Mayurmahal, P.O.-Nutanganj, P.S.-Burdwan, Dist.-Purba Burdwan, Pin-713102, hereinafter called and referred as the **OWNERS** (which express or shall unless excluded his/her/their respective heirs, executors, administrators, legal representative and assigns) of the party of the **FIRST PART.**

AND

NIRMAN (A Proprietorship Firm) having its registered office at No.-13 Dum Dum Road, , P.O.-Motijheel, P.S.-Nager Bazar, Dist.-Kolkata, PIN-700074, W.B., being duly represented by its Proprietor namely **Raju Dutta**, S/O Badal Dutta, PAN : **AFYPD4033R**, by Faith-Hindu, by Nationality-Indian, by occupation-Business, by resident of Gorakshabasi Road, P.O. & P.S.-South Dum Dum, Dist.-North 24 Parganas, PIN-700028, W.B., hereinafter called the **DEVELOPER** (which express or

Madan Mohan Mathur
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Shyam Sundar Mathur
Aparna Mathur
Anirban Mathur
Ankan Mathur
Ankita Mathur

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

WHEREAS the OWNERS are the sole and absolute owners and have absolutely seized and possessed of or otherwise well and sufficiently entitled to the Lands and premises, existing structure free from all encumbrances, charges, liens, attachments, trusts whatsoever to howsoever more-fully described in the entire First Schedule hereinafter written (hereinafter referred to as the "**SAID PREMISES**").

AND WHEREAS the First Schedule mentioned property being L.R. Plot No.-7008, L.R. Khatian Nos.-5779, 5780, 7262, 24463, 24464, 24465 & 24466 of Mouza- Bahirsarbomangala, J.L. No.-42 situated within the limit of Burdwan Municipality of P.S. Burdwan, Dist.-Purba-Burdwan measuring an area of 16.5 decimals more or less belongs to **Madan Mohan Mathur, Manik Lal Mathur, Shyam Sundar Mathur, Aparna Mathur, Anirban Mathur, Ankan Mathur & Ankita Mathur** to the Party of the **FIRST PART**;

Patel
AND WHEREAS the property appertaining to L.R. Plot No.-7008, L.R. Khatian Nos.-5779, 5780, 7262, 24463, 24464, 24465 & 24466 of Mouza- Bahirsarbomangala, J.L. No.-42 situated within the limit of Burdwan Municipality of P.S. Burdwan, Dist.-Purba-Burdwan measuring an area of 16.5 decimals more or less is originally belonged to one **Madan Mohan Mathur, Manik Lal Mathur, Shyam Sundar Mathur and Sanatan Mathur** who have purchased the property by virtue of four registered Deeds of Sale described as follows, **i)** registered Deed of Sale being No.-9653 duly registered in the office of D.S.R., Burdwan, dated 28/12/1976, belongs to **Madan Mohan Mathur** of an area 04 decimals more or less, **ii)** registered Deed of Sale being No.-9654 duly registered in the office of D.S.R., Burdwan, dated

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28/12/1976, belongs to, **Manik Lal Mathur** of an area 04 decimals more or less, **iii)** registered Deed of Sale being No.-9651 duly registered in the office of D.S.R., Burdwan, dated 28/12/1976, belongs to **Shyam Sundar Mathur** of an area 04 decimals more or less, **iv)** registered Deed of Sale being No.-9652 duly registered in the office of D.S.R., Burdwan, dated 28/12/1976, belongs to **Sanatan Mathur** of an area 06 decimals more or less in total of an area 16 decimals or 16.5 decimals (in present physical measurements);

AND WHEREAS There after above mentioned **Sanatan Mathur** during his peaceful possession died leaving behind his only legal heirs **Aparna Mathur, Anirban Mathur, Ankan Mathur & Ankita Mathur** who have become the joint owner of the property left by **Sanatan Mathur**;

AND WHEREAS said **Madan Mohan Mathur, Manik Lal Mathur, Shyam Sundar Mathur, Aparna Mathur, Anirban Mathur, Ankan Mathur & Ankita Mathur** by this way became the owners and possessors of total 16 decimals or 16.5 decimals (in present physical measurements) of land under L.R. Plot No.-7008, L.R. Khatian Nos.-5779, 5780, 7262, 24463, 24464, 24465 & 24466 of Mouza-Bahirsarbomangala, J.L. No.-42 situated within the limit of Burdwan Municipality of P.S. Burdwan, Dist.-Purba-Burdwan, the present OWNERS became the absolute owners and possessors in respect of the FIRST SCHEDULE mentioned property and have been enjoying the same as the absolute possessor without the intervention of any third person;

AND WHEREAS said **Madan Mohan Mathur, Manik Lal Mathur, Shyam Sundar Mathur, Aparna Mathur, Anirban Mathur, Ankan Mathur & Ankita Mathur** have been owing and possessing the all the aforesaid

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property and they pay all Govt rents, Municipality Tax etc. for the property exclusively in their name on appropriate receipt thereof without any dispute and without the intervention of any Third Party;

AND WHEREAS said Madan Mohan Mathur, Manik Lal Mathur, Shyam Sundar Mathur, Aparna Mathur, Anirban Mathur, Ankan Mathur & Ankita Mathur have lost above mentioned four deeds from their custody i.e. Sale Deeds being Nos.-9651, 9652, 9653 & 9654 dated 28/12/1976 and for that purpose they have made one GD Entry being No.-122, dated 02/07/2023, in Burdwan Police Station, two leading Newspaper publication one is Bengali, named "Sambad Pratidin", dated 04/08/2023, circulating in all over West Bengal and another is English Newspaper, named "The Telegraph", dated-04/08/2023 and one Magistrate Affidavit declared by Manik Lal Mathur on behalf of all dated 02/11/2023.

AND WHEREAS there is a large portion of land being 16 decimals or 16.5 decimals (in present physical measurements) of Land being the First Schedule mentioned property which is unmaintained and thereby the **OWNERS** have taken decision to construct multi-storied residential building/buildings along with residential building cum housing complex inclusive of Flats/Residential Units and Car Parking Spaces by constructing building/s and to develop the premises which is not being looked after by the **OWNERS** due to their inexperience in the field of maintenance of property and also occupational dilemma as well as ill health and habitation uncertainty in the City of Burdwan wan and thereby the **OWNERS** have jointly unanimously taken decision to construct of Residential building/buildings along with residential building cum housing complex comprised of Multiple Flats/Residential Units/Car Parking Spaces and to develop the premises.

Madam Mohan Mathur
Manik Lal Mathur
Suresh Suresh Mathur
Aparna Mathur
Anish Mathur
Ankan Mathur
Ankita Mathur

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AND WHEREAS the **OWNERS** neither have the capacity nor have the ability both financially and technically and also nor have any experience nor has the adequate and appropriate skill and knowledge to develop or to construct the new building/buildings along with residential building cum housing complex by erecting multi-storied residential building/buildings along with residential building cum housing complex thereon inclusive of Flats and Car Parking Spaces.

AND WHEREAS that the **DEVELOPER** is itself is a highly reputed Proprietorship Firm in the sector of Development and Promoting of Land and allied works and having more experience, knowledge and skill to develop the same. So the **OWNERS** of the First Schedule mentioned property gave offer to the **DEVELOPER** to develop the First Schedule properties as mentioned below. In response to that offer the **DEVELOPER** has accepted on the following terms and conditions as stated below to develop the property with a project for construction of multi-storied residential building along with residential housing complex inclusive of Flats/Residential Units and Car Parking Spaces.

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

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

1.2 BUILDING/S: shall mean the proposed multi-storied building/buildings along with multi-storied Residential building cum housing complex inclusive of Flats/Residential Units, commercial spaces and Car/Two wheeler Parking Spaces to be constructed as per the Architect's drawings/documents, duly approved by the

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Roja Dutta
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Burdwan Municipality i.e., Burdwan Municipal Authority via its sanction Plan in order to construct Multi-Storied Building comprised with Residential Flats, commercial spaces and Parking Spaces which is regarded as part and parcel of the said project, within the said premises and shall also mean the any additional floors and/or storey on and over the said Top Floor inclusive of Flats/Residential Units and Car Parking Spaces to be constructed as per the Architect's drawings/documents, duly approved by the Burdwan Municipality i.e., Burdwan Municipal Authority via its sanction Plan or amendment or modification of Plan in order to construct the said additional floors over the said Top Floor in the proposed Multi-Storied Building comprised with Residential Flats, commercial spaces and Parking Spaces which is regarded as part and parcel of the said project, within the said premises and the said building is to be constructed by the manner and way with all specifications as stated In the **Second Schedule** of this Indenture.

1.3 OWNERS: shall mean

1. **Mr. Madan Mohan Mathur, PAN : AEVPM3596G, S/O. Late Renupada Mathur;**
2. **Mr. Manik Lal Mathur, PAN : AEEPM3545G, S/O. Late Renupada Mathur;**
3. **Mr. Shyam Sundar Mathur, PAN : CSCPM3472N, S/O. Late Renupada Mathur;**
4. **Mrs. Aparna Mathur, PAN : BLBPM6415N, W/O. Late Sanatan Mathur;**
5. **Mr. Anirban Mathur, PAN : CTVPN3393L, S/O. Late Sanatan Mathur;**
6. **Mr. Ankan Mathur, PAN : EYMPM0630N, S/O. Late Sanatan Mathur;**
7. **Ms. Ankita Mathur, PAN : FRPPM3476P, D/O. Late Sanatan Mathur,**

Manik Lal

Madan Mohan Mathur
Manik Lal Mathur
Sreyam Suresh Mathur
Aparna Mathur
Anirban Mathur
Ankan Mathur
Ankita Mathur

NIRMAN
Raju Dutta
Proprietor

All by faith- Hindu, by resident of Mayurmahal, P.O.-
Nutanganj, P.S.-Burdwan, Dist.-Purba Burdwan, Pin-713102 shall include
her/his/their respective heirs, executors, administrators, representatives, transferees,
assignees and nominees;

1.4 DEVELOPER: shall mean **NIRMAN** (A Proprietorship Firm) having its
registered office at No.-13 Dum Dum Road, P.O.-Motijheel, P.S.-Nager Bazar, Dist.-
Kolkata, PIN-700074, W.B., being duly represented by its Proprietor namely **Raju
Dutta**, S/O Badal Dutta, **PAN : AFYPD4033R**, by Faith-Hindu, by Nationality-
Indian, by Occupation - Business, by resident of Gorakshabasi Road, P.O. & P.S.-
South Dum Dum, Dist.-North 24 Parganas, PIN-700028, W.B.; shall include his/its
respective legal heirs, successors, officers, managers, executors, administrators,
representatives, transferees, assignees and nominees;

1.5 COMMON FACILITEIS: shall include corridors, lift (if any), stairways,
landings, water reservoir, pump space, passage-ways, generator space, meter space,
transformer, whatsoever required for the establishment, location, enjoyment,
provision, maintenance and/or management of the building/buildings and/or common
facilities or any of them thereon as the case may be as stated in details in the **Third
Schedule** of this Indenture;

1.6 OWNER'S ALLOCATION: shall mean the absolute right of the OWNERS
in regard to their respective share and amount of land as agreed upon to be developed
by virtue of this agreement and in that regard the allocation of the OWNERS will be
40% [40% means and includes:- i) Flat No.-1D of covered area 503 sq.ft. on 1st
floor; ii) Flat No.-1C of covered area 769 sq.ft. on 1st floor; iii) Flat No.-3B of
covered area 926 sq.ft. on 3rd floor; iv) Flat No.-3C of covered area 769 sq.ft. on

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Manix Lal Mathur
Sheen Sumbur Mathur
Aparna Mathur
Anirban Mathur
Ankita Mathur
Ankita Mathur

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Proprietor

3rd floor; v) Flat No.-3E of covered area 713 sq.ft. on 3rd floor; vi) Flat No.-4D of covered area 503 sq.ft. on 4th floor; vii) Flat No.-4C of covered area 769 sq.ft. on 4th floor, viii) Flat No.-4E of covered area 713 sq.ft. on 4th floor; ix) Flat No.-5C of covered area 769 sq.ft. on 5th floor; x) Flat No.-5E of covered area 713 sq.ft. on 5th floor, of total G+V storied Building and Car Parking Space in Ground Floor and Rs. 30,00,000/- paid by the Developer to Owners, which is refundable after completion of Building of the proposed building/buildings being the residential building cum housing complex in relation to the construction according to the sanctioned plan of the Burdwan Municipality in order to construct Multi-storied Building comprised with Residential Flats and Parking spaces as per their respective share over land but not entitled to get commercial spaces by any means more specifically mentioned in the **First Schedule**;

1.7 DEVELOPER'S ALLOCATION:

1.7.1 Shall mean the absolute right of the DEVELOPER in regard to 60% of the Entire and Total constructed portion of the proposed building/buildings being the Residential building cum housing complex and car parking in relation to the construction according to the sanctioned plan of the Burdwan Municipality in order to construct Multi-Storied Building comprised with Residential Flats, commercial spaces and Parking Spaces in relation to the construction according to the sanction plan of the Burdwan Municipality in order to construct Multi-Storied Building comprised with Residential Flats, commercial spaces and Parking Spaces as per their respective share over the entire **First Schedule** mentioned property including Flats/Residential Units, Commercial spaces and Parking Spaces in all the floors **EXCEPT** the portion defined in the OWNER'S ALLOCATION i.e., the DEVELOPER will have exclusive right to enjoy as per its entitlement and will have all right, title and interest by virtue of this Agreement to hold and also to Sell the developer allocation as defined hereinabove;

Madam

Madan Mohan Mathur
Manik Lal Mathur

Sudhanshu Mathur
Aparna Mathur

Anubhav Mathur
Ankita Mathur

Ankita Mathur

NIRMAN

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Proprietor

1.8 ARCHITECT: shall mean any person or persons firm or firms appointed or nominated by the DEVELOPER as the Architect of the building at its/his own cost and sole responsibility, subject to approval of the owner;

1.9 BUILDING PLAN: shall mean the Burdwan Municipality Sanctioned Plan and also the other plan/plans for construction of the building, duly approved by the OWNERS and submitted by at the costs of the DEVELOPER to the Burdwan Municipal Authority in order to construct Multi-Storied Building comprised with Residential Flats, commercial spaces and Parking Spaces and shall include any amendments thereto or modifications or extension thereof made or caused by the DEVELOPER which is duly sanctioned by the Burdwan Municipal Authority i.e., Burdwan Municipality;

1.10 CONSTRUCTED SPACE: shall mean the space in the Multi-Storied Building comprised with Residential Flats, commercial spaces and Parking Spaces available for independent use and the occupation including the space demarcated for common facilities;

1.11 SALEABLE SPACE: means, except OWNER'S ALLOCATION the space in the Building which will be available for independent use and occupation after making due provision for common facilities and the spaces required therefore;

1.12 CARPET AREA: means the net usable floor area of an apartment/flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or veranda area and exclusive open terrace area, but includes the area covered by the internal partition walls of the flat or apartment;

Madan Mohan Mathur

Manik Lal Mathur

Sudhansu Kumar Mathur

Aparna Mathur

Anirban Mathur

Ankam Mathur

Ankita Mathur

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Rajiv Datta

Proprietor

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

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

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

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

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

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

1.18 COMMON PURPOSES: shall mean the purpose of managing and maintaining the building of the said Holding and in particular the common portions, collection and disbursement of common expenses for common portion and dealing with the matter of common interest of the Co-Owner relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective units exclusively and the common perorations in common;

1.19 SUPER BUILT-UP AREA: Shall mean in context to a Unit/Flat as the area of a Unit/Flat computed by adding an agreed fixed percentage of **25% (Twenty Five Percent) (More or Less)** over the built-up and/or the covered area of the Unit/Flat i.e. Residential Unit and such will be used and utilized only for the registration purpose in order to pay the Stamp Duty and Registration Fees to the Government of West Bengal as per its standing rules and regulations. Be it mentioned here that during the continuation of this Agreement if any new Rules in respect of any Law relating to Development and Real Estate including the RERA Act, 2016 is formed by the Government and if such rule becomes effective by making the concept of "Super-Built Up Area" obsolete than in that case the Flats are to be sold either by way of measuring the Flat in terms of "Covered Area" whichever is applicable;

1.20 DEVELOPER'S ADVOCATE: Shall mean **MADHUMITA PAL** appointed by the DEVELOPER who shall prepared all legal documentations regarding the development, construction, building, promotion and erection and sale, transfer, grant,

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Manix Lal Mathur
Suresh Kumar Mathur
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conveyance, demise, devise and provide of the premise, its parts and parcels and the Building/s and the Unit/s/Flat/s therein, including the Deed of Conveyance/s thereof;

1.21 TRANSFER: with its grammatical variations shall include a transfer by and/or of possession and by any other means adopted for effecting what is understood as a transfer of space in a multi-storied building/s to purchasers thereof although the same may not amount to a transfer in law;

1.22 TRANSFEREE/INTENDING PURCHASER: shall mean a person or persons to whom any space in the building/s has been transferred and/or will be transferred by the OWNERS and the DEVELOPER including the rights of transfer of both to the fullest extent of the DEVELOPER'S ALLOCATION and the OWNER'S ALLOCATION or any space in the building/s including the rights of transfer to the extent of the entire share as defined and described in the Clause No.1.6 and 1.7.

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

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

ARTICLE II- TITLE INDEMNITIES AND REPRESENTATIONS:

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

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

Handwritten signature

Nadani Mohan Mathur
Manik Lal Mathur

Sudam Suresh Mathur
Aparna Mathur

Anirban Mathur

Ankur Mathur

Ankita Mathur

NIRMAN

Rajiv Mathur

Proprietor

2.2 That the said premises is free from all encumbrances, charges, liens, lis-pendenses, acquisitions, requisitions, attachments and trusts whatsoever or howsoever nature and if such is not still then the **OWNERS** hereby unconditionally undertake to make the said **First Schedule** mentioned property free form all encumbrances, charges, liens, lis-pendenses, acquisitions, requisitions, attachments and trusts whatsoever or howsoever nature within 03 Months from this very date of execution of this Agreement.

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

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

2.5 That the **OWNERS** by self or through their constituted attorney shall sign in all other necessary papers, documents, affidavits, declarations etc. require for modification of building plan/revised plan if necessary, and for construction of building which may be required by the Developer for the purpose of construction and development of the said property in the said premises.

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2.6 The **DEVELOPER** is hereby authorised and empowered in relation to the said construction, so far as may be necessary for apply of quotas of cement, steels bricks and other material for the construction or the electric meter waster & drainage and other imputes and facilities and for other necessities required for which purpose the **OWNERS** hereby agree upon to execute a Power Of Attorney through this indenture in favour of **NIRMAN** (A Proprietorship Firm) having its registered office at No.-13 Dum Dum Road, , P.O.-Motijheel, P.S.-Nager Bazar, Dist.-Kolkata, PIN-700074, W.B., being duly represented by its Proprietor namely **Raju Dutta**, S/O Badal Dutta, **PAN : AFYPD4033R**, by Faith-Hindu, by Nationality-Indian, by Occupation - Business, by resident of Gorakshabasi Road, P.O. & P.S.-South Dum Dum, Dist.-North 24 Parganas, PIN-700028, W.B.; whereas such power or authority to be executed by a registered Power of Attorney as required by the **DEVELOPER** to sign by the **OWNERS** all such application as to be required by the **DEVELOPER** to sign by the **OWNERS** all such application as to be require for the purpose and in connection with the construct of the proposed building/s and to sell flats, units and car parking spaces with share in land.

2.7 That except the **OWNERS** no one else have any right title interest, claim or demand whatsoever or howsoever in respect of the said First Schedule mentioned premises or any portion thereof.

2.8 The **OWNERS** shall pay all revenue and taxes to the competent authority till the transfer die possession of the Land to the Developer and also just before the transfer of the flat or space premises to the intending purchaser or transferee from the and in respect of the **OWNER'S ALLOCATION**.

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Madam Mohan Mathur
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Sneham Sundar Mathur
Aparna Mathur
Anirban Mathur
Ankita Mathur
Ankita Mathur

NIRMAN

Rajendra
Proprietor

2.9 The OWNERS have absolute right and authority to enter into the agreement with the DEVELOPER in respect of their title in the said premises agreed to be developed.

2.10 That there is no arrear of taxes and / or other levies of impositions of the said property due and payable to any statutory authority.

2.11 That neither any proceeding for acquisition of the said property or any portion thereof is pending nor any notice has been received in respect thereof.

2.12 That the said land is not a Debottor or Pirottor property.

2.13 That no proceeding of Income Tax Act, Wealth Tax Act or any other enactment or law in any way concerning or relating to the said property or any portion thereof is pending nor any notice has been received under the Public Demand Recovery Act.

2.14 That there is absolutely no impediment or bar in matter of this agreement/understanding or sale or the said property as contemplated in these present.

2.15 The OWNERS do not own any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1978 in respect of the said premises.

2.16 The OWNERS hereby undertake to indemnify and keep indemnified the DEVELOPER from and against any and all actions, charges, liens, claims, damages, encumbrances and mortgages or any Third Party Possessory Rights or any Third Party Claim in the said premises arising out of or due to the negligence or non compliance of any law, bye-laws rules and regulations of the Burdwan Municipality or Government or local bodies including the Municipality as the case may be by the



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Suresh Chandra Mathur
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Arishan Mathur
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Proprietor

OWNERS and shall attend to answer and be responsible for any deviation, omission, commission, negligence, violation and/or breach of any of the said laws, bye-laws, rules and regulations or any accident in or relative to or concerning prior to execution of this Deed and the Stamp Duty, Registration Charges and other expenses in connection with the preparation and execution of the Deeds of Conveyance and/or other documents relating to Developer's Allocation shall be entirely borne by the Developer or its nominee or nominees. Likewise the Stamp duty, registration charges and expenses in connection with the execution of the deed of conveyance and other documents relating to Owner's allocation will be borne by the OWNERS or their nominee or nominees. Here it must be mentioned that the OWNERS will not be liable for any consideration received by the Developer from the intending Purchaser/Purchasers regarding the Developer's Allocation after the development of the said premises and likewise the Developer shall not be liable for any act, deed, matter or thing done or caused to be done by the OWNERS in respect of their Allocation.

2.17 That during the continuance of this Agreement the OWNERS shall not in any way cause any impediment or obstruction whatsoever in the construction or development of complex and building in the said **First Schedule** mentioned Property and hereunder empower the DEVELOPER to take up the construction work of the new building as per sanctioned plan of Burdwan Municipality.

2.18 In case of failure to give open and clear possession in favour of the DEVELOPER by the OWNERS and in that event if the DEVELOPER face any financial loss to that effect the OWNERS will be liable for all consequences.

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Suzon Suber Mathur
Aparna Mathur
Anirban Mathur
Ankita Mathur
Ankita Mathur

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Raja Datta
Proprietor

ARTICLE III - COMMENCEMENT:-

3.1 This agreement shall commence or shall deemed to have commenced on and from the date of execution of this agreement however the limitation period from construction will commence after Plan Sanction.

ARTICLE IV - DEVELOPER'S RIGHT OF CONSTRUCTION :-

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

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Ankita Mathur

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Roha Datta

Proprietor

the intending Flat Owners in favour of the DEVELOPER and the Developer will solely be entitled to keep that entire amount in order to make adjustment in respect of cost incurred by the DEVELOPER.

4.2 The OWNERS have approved/will approve and signed/will sign the said ARCHITECT'S DRAWINGS, which have been submitted/or will be submitted to the various statutory bodies, including the Burdwan Municipality by the DEVELOPER in the name of the owners, and/or the same has been sanctioned and/or is/will be awaiting SANCTION/APPROVAL from the Burdwan Municipality, after obtaining clearances from all other statutory bodies.

4.3 In the event, the Burdwan Municipality or any statutory authority requires any modification of the plan/plans submitted by the owners, the DEVELOPER shall cause the Architect's Drawings/Plans to be altered and/or changed as may be required, by the said Architect and the DEVELOPER shall submit the modified plans/drawings in addition to the original plan submitted prior to this submission, and the DEVELOPER shall bear all costs thereof for sanctioning the drawings/plans by the Burdwan Municipality and/or the other statutory authorities.

4.4 The OWNERS hereby executed a Power of Attorney through this Deed only in favour of the DEVELOPER for the purpose of sanction/corrections and/or amendment of the plan of the building at the said premises, and with sale right, including enter into agreement with the intending purchaser and received the earnest money as well as consideration amount in respect of DEVELOPER'S ALLOCATION.



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Aparna Mathur

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Ankam Mathur

Ankita Mathur

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Proprietor

4.5 All applications, plans and other papers including the ARCHITECTS DRAWINGS/DOCUMENTS referred to above shall be submitted by the DEVELOPER in the name of the OWNERS of the said premises, but otherwise at the cost and expenses of the DEVELOPER only and the DEVELOPER shall pay and bear the EXPENSES for submission of Architects drawings/documents and other like fees, charges and expenses, required to be paid or deposited for SANCTION of the said project design and construction thereon provided always that the DEVELOPER shall be exclusively entitled to all REFUNDS of any and all payments and/or deposits and made by it in that account.

4.6 After getting free and vacant possession of the said premises, demolition of the existing building/structures on the said premises (if any then the same will be done by the DEVELOPER or at the cost of DEVELOPER) and after the removal of the debris shall be the responsibility and at the cost of the DEVELOPER only, provided, however, that the debris, salvage and materials arising there from shall belong solely to the DEVELOPER and the OWNERS by any and all means will be barred from the right to claim to the same.

4.7 That if at the time of the execution of the deed the record of name of the property remains in the name of any other person except that of the OWNERS or if any of the OWNERS do have more than one Khatian is his/their name then within 15 days from the execution of the deed, the OWNERS will be duty bound to take all initiatives to mutate the names in their names as per the provision of WBLR Act and Rules and Doctrine of "One Man One Khatian" without any further delay out of their own cost and expenses and in this respect the DEVELOPER will simply cooperate but will not help and aid financially.



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4.8 That if at the time of the execution of the deed the record of nature and character of the property remains in any nature other than as it recorded in the LR.R.O.R then within 15 days from the execution of the deed, the OWNERS will be duty bound to take all initiatives to convert the nature and character of the property and to "Tamil" i.e, to incorporate and execute and implement the said Conversion in the LRROR without any further delay out of their own cost and expenses and in this respect the DEVELOPER will simply cooperate but will not help and aid financially.

4.9 That if any sort of amalgamation or enamel is needed in regard to the First Schedule mentioned properties, then in that event within 15 days from the execution of the deed, the OWNERS will be duty bound to take all initiatives to amalgamate or enamel the property without any further delay out of their own cost and expenses and in this respect the DEVELOPER will simply cooperate but will not help and aid financially.

4.10 That if there any dispute regarding the Municipal Holding Number is present in regard to the First Schedule mentioned properties, then in that event within 15 days from the execution of the deed, the OWNERS will be duty bound to take all initiatives to rectify and obtain the proper Holding Number of the Property from the Burdwan Municipality by incorporating their names in the Records of Burdwan Municipality in respect of the Holding Mutation and Records in respect of the property without any further delay out of their own cost and expenses and in this respect the DEVELOPER will simply cooperate but will not help and aid financially.

ARTICLE V - TITLE DEEDS :-

5.1 Immediately after the execution of this agreement the OWNERS shall hand over the Photocopies of all original Title Deed and other papers and writings including the

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Shyam Sumbhu Mathur
Aparna Mathur

Anirban Mathur

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Ankita Mathur

NIRMAN

Raju Dutta

Proprietor

Photocopies of last paid up Municipality bills and the other Bills including Photocopies of Revenue Receipt issued by the Government of West Bengal through B.L. & L.R.O relating to the said **First Schedule** mentioned premises of and/or for necessary searches, to the DEVELOPER for inspection and record.

5.2 The DEVELOPER shall be entitled for detailed inspection of the original title deeds. The OWNERS shall strictly unconditionally keep the original Title Deeds in their local custody so that the DEVELOPER or the Advocate of the DEVELOPER to make such inspection convenient.

5.3 Subject to the provisions contained herein, the OWNERS have and possess a marketable title to the said premises and the same is free from all encumbrances, charges, liens, lis-pendenses, attachments, trusts whatsoever or howsoever as mentioned above.

5.4 The deed of conveyance or deeds of conveyance shall be executed by the OWNERS and/or the DEVELOPER as the case may be in such part or parts as the DEVELOPER shall require. The cost and expenses involved for construction shall be borne and paid by the DEVELOPER alone.

ARTICLE VI - EXECUTION OF THE PROJECT :-

6.1 As per the plan which has been sanctioned by the Burdwan Municipality and the OWNERS through their constituted Power of Attorney holder namely NIRMAN (A Proprietorship Firm) having its registered office at No.-13 Dum Dum Road, , P.O. – Motijheel, P.S.-Nager Bazar, Dist.-Kolkata, PIN-700074, W.B., being duly represented by its Proprietor namely **Raju Dutta**, S/O Badal Dutta, PAN : **AFYPD4033R**, by Faith-Hindu, by Nationality-Indian, by Occupation - Business, by

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Ankita Mathur
Ankita Mathur

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Gauri Dutta
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resident of Gorakhabasi Road, P.O. & P.S.-South DumDum, Dist.-North 24 Parganas, PIN-700028, W.B., having obtained all necessary permission, approvals and sanctions, the DEVELOPER will ipso- facto get the privilege to commence construction in respect of the portion of the premises in the possession of the OWNERS. The construction will be in accordance with the Burdwan Municipality sanctioned plan. The OWNERS shall allow the DEVELOPER purposes of construction and allied activities during the continuation of this agreement and until such time the proposed building is completed in all, respects. During such period the OWNERS shall not prevent the DEVELOPER of the said premises from constructing the building in accordance with the plans sanction by the Burdwan Municipality.

6.2 In as much as the construction on the said premises is concerned the DEVELOPER shall act as licensee or of the OWNERS and shall be entitled to be in occupation of the said premises as and by way of licensee of the OWNERS to carry out the construction of the proposed building which is to be completed within 36 (Thirty-Six) months from the date of execution and registration of this Deed for construction of the proposed multi-storied building by the Burdwan Municipality unless the DEVELOPER is prevented by the circumstances beyond the control of the DEVELOPER, including VIS MAJOR / FORCE MAJURE such as riots, flood, earthquake, act of God & other natural calamities and hindrances due to procedural delays and subject to force majeure, save and except that the DEVELOPER shall not be entitled to create any possessory right over the said property which could be construed as transfer within the meaning of Transfer of Property Act The DEVELOPER shall be entitled to use the said property for any other purposes other than the purpose of construction of the building in accordance with the sanctioned plan, if such usage of the said property is collaterally or parallelly connected with the said construction work.

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Madan Mohan Mathur
Manik Lal Mathur

Sukesh Suman Datta
Aparna Mathur
Anirban Mathur
Ankita Mathur
Ankita Mathur

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Reva Datta
Proprietor

6.3 The OWNERS will get their allocated flats and parking spaces and will resume to be in possession over the said **First Schedule** mentioned property in respect to their Allocation and Portion of the constructed building within 36 (Thirty-Six) months from the date of execution and registration of this deed of Development Agreement for construction of the proposed multi-storied building by the Burdwan Municipality complete in all aspect along with all provision of water supply and electricity supply unless the DEVELOPER is prevented by the circumstances beyond the control of the DEVELOPER, including VIS MAJOR/FORCE MAJURE such as riots, flood, earthquake, act of God & other natural calamities and hindrances due to procedural delays and subject to force majeure. The OWNERS or any of their agent/s or legal heirs any other representative/s will have no right and interest over the SAID PREMISES and during this period the DEVELOPER will enjoy the right of absolute possession over the SAID PROPERTY, however the OWNERS or any of their agent/s or legal heirs can visit and inspect the construction work from time to time.

ARTICLE VII- SPACE ALLOCATION :-

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

7.2 The OWNERS shall be ENTITLED to the OWNER'S ALLOCATION as defined in Clause 1.6 of this agreement.



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Aparna Mathur
Anishan Mathur
Ankan Mathur
Ankita Mathur

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Proprietor

7.3 The OWNERS shall be entitled to SELL, TRANSFER and/or otherwise deal with the OWNER'S ALLOCATION along with proportionate share of land and common space, except the vacant space, e.g. lawn or/and drive way or/and garden etc., the transfer of which is prohibited under Rules of Burdwan Municipality as well as West Bengal Municipal Act and/or by any other law for the time being in force.

7.4 In consideration of the DEVELOPER'S having constructed the building at its own costs and provided for the OWNER'S ALLOCATION as above, the DEVELOPER shall be entitled to the remaining total super built up space in the said building including common parts and areas.

7.5 The OWNERS shall be entitled to sell, transfer and/or otherwise deal with the OWNER'S ALLOCATION or space alone and or individually, OWNERS shall be entitled to sell, transfer and/or otherwise deal with the OWNER'S ALLOCATION or space without the DEVELOPER and on this regard it must be mentioned that the necessary connections including water, electricity will be installed to the transferee from OWNER'S ALLOCATION only by the DEVELOPER where the cost and expenses of such installation must be incurred by the intending purchaser/transferee.

7.6 The common area/facilities shall be jointly owned by the OWNERS and the DEVELOPER for the common use and enjoyment of owner's/developers allocation of space. Here it must be mentioned that OWNERS will get and obtain the aforesaid consideration money and the entire 40% of carpet area in the proposed building/buildings being the residential building cum housing complex in relation to the construction according to the sanctioned plan of the Burdwan Municipality as per their respective share over land.

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Rajiv Mathur

Proprietor

7.7 The DEVELOPER shall be entitled to sell or transfer or otherwise deal with the DEVELOPER'S allocated portion being the Total Constructed Portion in all Floors of the Proposed Building as stated in the aforesaid Clause No. 1.7 of this Indenture which is not attached with the OWNER'S ALLOCATION i.e., the aforesaid 40% of total constructed area in the proposed building/buildings being the residential building cum housing complex in relation to the construction according to the sanctioned plan of the Burdwan Municipality and the DEVELOPER may let out; sale out, convey, transfer or any type of settlement in regard and respect to any Flat or Residential Unit and/or Car Parking Space/Garage with the third parties to the extent of entire constructed area of the all floors as stated in the aforesaid Clause No. 1.7 of this Indenture and the OWNERS will have no right over the said portion except in regard to their own Allocation and they by any or/and all means and also is debarred from claiming any right; title and interest in the near and remote future.

7.8 Both the OWNERS and the DEVELOPER shall extend their best efforts in selling the constructed floor space at the maximum price.

7.9 On completion of the building, but before giving possession, both the OWNERS and the DEVELOPER will conduct a joint survey of the carpet area, covered / built-up area and super built up space/area in their respective allocation to ascertain the actual measurement of the area/space in their respective allocations.

7.10 That the DEVELOPER shall have the alone right to allocates flat and parking space to the intending purchasers from the DEVELOPER'S ALLOCATION and OWNERS shall have right whatsoever to enter into any agreement personally with the intending purchasers for sale of the flat and parking space of OWNER'S

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ALLOCATION to be constructed by the DEVELOPER over the land owned by the first part (OWNERS) and the DEVELOPER have the right to construct further floors in the said proposed building in further if the DEVELOPER obtain further confirmation by Owners and Burdwan Municipality to construct more floors and in that event the OWNERS will have right to appoint any new DEVELOPER except this existing DEVELOPER if both parties are not satisfied with their further terms and conditions , the condition of further construction will implies over the owners as well as developer.

ARTICLE VIII - COMMON FACILITIES :

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

8.2 The OWNERS shall punctually and regularly pay the proportionate share of the said rates to the concerned authorities or to the DEVELOPER or otherwise as specified hereinafter and shall keep the DEVELOPER indemnified against all claims, actions, demand, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the DEVELOPER as the case

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may be consequent upon a default by the OWNERS this behalf in respect of their proportionate share of the said rates.

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

ARTICLE IX – CONSIDERATION :

9.1 That the OWNERS are entitled to earnest consideration the "OWNER'S ALLOCATION" as defined in Clause 1.6 of this agreement from the DEVELOPER. The OWNERS shall retain their undivided proportionate share or interest share or interest in his land of the said First Schedule mentioned property, in proportion to the area allotted to them as per OWNER'S ALLOCATION.

9.2 That in respect of the DEVELOPER'S ALLOCATION in respect of the Total Constructed Portion of the Building, the DEVELOPER shall receive the earnest



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Proprietor

amount from the intending purchasers as per the agreed upon consideration amount and schedule of payment, payable by the intending purchasers and that will be adjusted after receiving advance from the intending purchasers against each Flat and/or Car Parking Space at the time of execution of Agreement of Sale and the same will/may also be adjusted from the consideration amount of the Flat/Residential Units and/or Garage/Car Parking Space at the time of Execution of the Deed of Conveyance.

ARTICLE X - TIME FOR COMPLETION :

10.1 The building shall be completed within 36 Months from the date of execution and registration of this Deed of Agreement for Development unless the DEVELOPER is prevented by the circumstances beyond the control of the DEVELOPER, including VIS MAJOR/ FORCE MAJURE such as riots, flood, earthquake, act of God & other natural calamities and hindrances due to procedural delays and subject to force majeure.

ARTICLE XI - MISCELLANEOUS :

11.1 The OWNERS and the DEVELOPER have entered into this agreement purely on principal to principal basis and nothing stated therein shall be deemed or constructed as a joint venture between the OWNERS and the DEVELOPER nor shall the OWNERS and the DEVELOPER in any manner constitute an association of persons.

11.2 The DEVELOPER shall be entitled to enter into separate contract or agreements in its name with building contractor, architects and others for carrying out the development at the risk and costs of THE DEVELOPER.

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11.3 **FORCE MAJEURE** shall mean riot; war, tempest, civil commotion strike or any other act or commission beyond the control of the party affected thereby.

11.4 The DEVELOPER as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of a **FORCE MAJEURE** with a view that obligation of the party affected by the **FORCE MAJEURE** shall be suspended for the duration of the **FORCE MAJEURE**.

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

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

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Rajendra Mathur

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

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

11.9 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the OWNERS or the said premises or any part thereof to the DEVELOPER or creating any right, title or interest in respect thereof in favour of the DEVELOPER other than exclusive license to the DEVELOPER to commercially exploit the same in terms thereof.

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

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

11.12 The OWNERS shall pay and bear all property taxes and other dues and outgoings in respect of the said premises accruing and due till the date of handing over possession of the premises (for the commencement of work at the said premises to the DEVELOPER by the OWNERS until delivery and/or possession certificate

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Suresh Singh Mathur

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Ambar Mathur

Ankita Mathur

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and/or the completion certificate of possession of the OWNERS allocation in the proposed building.

ARTICLE XII – ARBITRATION :

12.1 In case of any dispute difference or question arising between the parties with regard to the interpretation meaning or scope of this agreement or any rights and liabilities of the parties under the agreement or out of the agreement or in any manner whatsoever concerning this agreement and same shall be referred to arbitration under the provisions of The Arbitration Act, 1996 and/or statutory modification or enactment thereto under one sole Arbitrator who will be elected by the both the PARTIES and the award made and published by sole Arbitrator shall be final and binding on the parties hereto.

ARTICLE XIII – JURISDICTION :

13.1 Burdwan Court alone shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties but no suit filed and instituted by the OWNERS shall lie in any Court unless and until the dispute has been referred to and disposed off by way of an Arbitration Proceeding and in all that events the Jurisdiction of the Court are expressly barred by virtue of operation of Arbitration and Conciliation Act but whereas the DEVELOPER in respect of violation of any condition of this Agreement may prefer to file and institute any civil suit or criminal case in any court of law and in that event the Jurisdiction of either the Civil or Criminal Court will not be barred and in this regard the parties with all free consent and full satisfaction with undertaking to not to raise any objection and claim in future, unconditionally accepts this point along with other points. The Stamp Duty over the value assessed by A.D.S.R., Burdwan has been paid duly by the Party to the SECOND PART.

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Manik Lal Mathur

Satyam Sumbharan, Bisc

Aparna Mathur

Arizban Mathur

Ankam Mathur

Ankita Mathur

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Rejo Datta
Proprietor

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

THE FIRST SCHEDULE ABOVE REFERRED TO

Schedule – A (Property Details)

ALL THAT THE PIECE AND PARCEL OF BASTU LAND situated at Dist Purba Barddhaman, P.S. Burdwan, under BLLRO, Burdwan-1 Office, Mouza-Bahirsarbomangala, J.L. No.-42 comprising in R.S. Plot No.-1588, L.R. Plot No.-7008, L.R. Khatian Nos.-5779, 5780, 7262, 24463, 24464, 24465 & 24466 within the limit of Burdwan Municipality, measuring an area of 16 decimals (as per Deeds) or 16.5 decimal (as per L.R. record) or 5582 Sq.Ft. (as per building plan) more or less at Ward No.-01, Holding No.-736/1 and the property is butted and bounded by:-

ON THE NORTH:- 06' ft. Wide Road.

ON THE SOUTH:- Property of Piru Karmakar.

ON THE EAST:- 12' Wide Municipal Road (UMRW01).

ON THE WEST:- Property of Surya Mistri.

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The Property is having Ward No.-01, within the limit of Burdwan Municipality. Revenue payable to the State of West Bengal through B.L. & L.R.O., Burdwan.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Construction of Flat and Building Details)

BUILDING STRUCTURE :- Reinforced Cement Concrete (1:2:4) Framework;

MAIN WALLS & PARTITION WALLS :- 200 MM/250 MM Thick Cement Brick Work for Main Walls and 125 MM Thick and 75 MM Thick Cement brickwork (1:4) for Flat Separating Wall and Partition Walls inside the respectively;

FLOOR :- Vitrified Floor Tiles for All room, Veranda / Balcony, Hall, Kitchen and Anti-Skid Tiles in Bathroom/Toilet;

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

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

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Manik Lal Mathur
Sudhansu Sengupta
Aparna Mathur
Anurban Mathur
Ankita Mathur

NIRMAN
Ravi Sankar
Proprietor

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

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

PAINTING :- All the internal wall surfaces and the ceiling will be finished with Plaster of paris or Putty.

The external wall surfaces will be finished with snow-cem or equivalent cement based paint of weather guard in nature. All the wooden surfaces and the steel surfaces will be finished with enamel paint after necessary priming coat;

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

HARDWARE FITTINGS AND FIXTURES:- All the hardware Fittings will be of aluminium. The internal doors will have all the necessary locking arrangements like tower bolts, hatch bolts, door knobs or rings fete, complete. One eye-whole will be fixed in the main entrance door to each flat Door stoppers will be fixed in every door.

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

Madam Mohan Mathur
Manik Lal Mathur
Suresh Sumbastaner
Aparna Mathur
Anirban Mathur
Ankita Mathur
Ankita Mathur

NIRMAN

Reju Datta

Proprietor

Each Bed Room Two light points, One Plug point, One Fan Point.

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

Kitchen One light Point, One Power Point, One Exhaust fan point.

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

WATER SUPPLY & DRAINAGE:- One overhead water reservoir will be provided the required capacity of pump will be installed for storage of water in the overhead water reservoir. The drainage line will be connected to the existing sewer line through the Master trap. Each flat have separate water supply line from the overhead water reservoir through P.V.C. Pipes and fittings with proper necessary valves. For external drainage P.V.C. pipes will be used.

TOILET FITTINGS & FIXTURES:- Each toilet will be provided with one shower, one Anglo Indian/European commode. Necessary taps will be provided in the toilets and the floor will be of cut pieces marble (1'6" x 1'6"). One basin with tap will be installed at Dining Hall.

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

OVER HEAD TANK :- P.V.C.

ADDITIONAL WORK:- Any extra additional work done by the Developer, at the request of the OWNERS shall be charged extra at market rate and the OWNERS shall

Madam Mohan Mathur
Manik Lal Mathur
Sudrom Sumbur Mathur
Aparna Mathur
Anirban Mathur
Ankan Mathur
Ankita Mathur

NIRMAN

Rajiv Datta
Proprietor

have to pay cost of those extra additional works executed by the Developer additionally.

THE THIRD SCHEDULE ABOVE REFERRED TO
(Common Facilities and Common Parts)

1. Entrance and Exits to the Premises.
2. Stair Cases,
3. Stair Case Landings,
4. Stair Head Room and Lobbies on all the floors of the New Building.
5. Passage for Entrance,
6. Passage in between different blocks,
7. Pump (Deep Tube Well of adequate capacity to ensure round the clock),
8. Electric Meter & Electric Meter Space,
9. Electric/Utility space, Water Pump space, Generator space (if any),
11. Septic Tanks,
12. Boundary Walls with Entrance Gate,
13. Underground water reservoirs (if any),
14. Overhead PVC Water Tank,
15. Transformer and space (if any),
16. Lift/s (if any),
17. Electrical wiring and other fittings (excluding only those as are installed within the exclusive any Unit and/or exclusively for its use).
18. Lighting of the Common portions (only electric point).
19. Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.



20. Drainage and Sewage lines and other installation for the same (except only those as are installed within the exclusive area of any Unit and/or exclusively for its use).

21. Such other parts, areas, equipments, installations, fittings, fixtures and spaces in or about the premises and the new building as are necessary for passage to and/or user of the Units in common by the Co-Owner.

IN WITNESSES WHEREOF, the **OWNERS**, the **DEVELOPER** and **WITNESSES** after knowing the purpose and meaning of this Deed, made over and read over to them by the witnesses in their another tongue and after satisfaction put their signatures in good health and open mind on 22nd of May, 2024.

1. Madan Mohan Mathur
(Signature Of Owner)

2. Manik Lal Mathur
(Signature Of Owner)

3. Suresh Kumar Mathur
(Signature Of Owner)

4. Aparna Mathur
(Signature Of Owner)

5. Anirban Mathur
(Signature Of Owner)

6. Ankam Mathur
(Signature Of Owner)

WITNESSES:-

Rajesh Kumar Sethi
S/o Neevalal Sethi
Laxmipur Math
Papa-Bundwan
Pin - 713101

Subrata Dey
S/O - Late Khokan Dey
Bidhanpally, Burdwa
713103

Handwritten signature

1/ Ankita Mathur

(Signature Of Owner)

NIRMAN

Rajendra Nath

(Signature Of Developer)

Proprietor

Drafted by me

Madhumita Pal.

Advocate

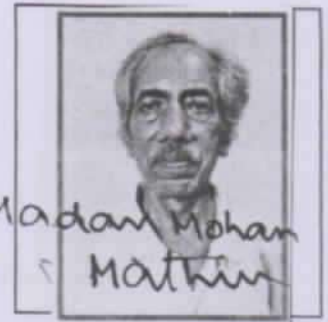
Madhumita Pal

(Enrolment No.- WB/636/2010.)

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো

বাম হাত					
	বৃদ্ধাঙ্গুলি	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					
	বৃদ্ধাঙ্গুলি	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

উপরের ছবি ও টিপ ছাপগুলি আমার দ্বারা প্রত্যায়িত হইল।



Madan Mohan Mathur

Madan Mohan Mathur

স্বাক্ষর

বাম হাত					
	বৃদ্ধাঙ্গুলি	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					
	বৃদ্ধাঙ্গুলি	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

উপরের ছবি ও টিপ ছাপগুলি আমার দ্বারা প্রত্যায়িত হইল।



Manik Lal Mathur

Manik Lal Mathur

স্বাক্ষর

বাম হাত					
	বৃদ্ধাঙ্গুলি	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					
	বৃদ্ধাঙ্গুলি	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

উপরের ছবি ও টিপ ছাপগুলি আমার দ্বারা প্রত্যায়িত হইল।



Sheron Sumbrombora

Sheron Sumbrombora

স্বাক্ষর

বাম হাত					
	বৃদ্ধাঙ্গুলি	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					
	বৃদ্ধাঙ্গুলি	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

উপরের ছবি ও টিপ ছাপগুলি আমার দ্বারা প্রত্যায়িত হইল।



Aparna Mathur

Aparna Mathur

স্বাক্ষর

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো

বাম হাত					
	বৃদ্ধাঙ্গুলি	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					
	বৃদ্ধাঙ্গুলি	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

উপরের ছবি ও টিপ ছাপগুলি আমার দ্বারা প্রত্যায়িত হইল।



Anirban Mathur

Anirban Mathur

স্বাক্ষর

বাম হাত					
	বৃদ্ধাঙ্গুলি	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					
	বৃদ্ধাঙ্গুলি	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

উপরের ছবি ও টিপ ছাপগুলি আমার দ্বারা প্রত্যায়িত হইল।



Ankan Mathur

Ankan Mathur

স্বাক্ষর

বাম হাত					
	বৃদ্ধাঙ্গুলি	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					
	বৃদ্ধাঙ্গুলি	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

উপরের ছবি ও টিপ ছাপগুলি আমার দ্বারা প্রত্যায়িত হইল।



Ankita Mathur

Ankita Mathur

স্বাক্ষর

বাম হাত					
	বৃদ্ধাঙ্গুলি	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					
	বৃদ্ধাঙ্গুলি	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

উপরের ছবি ও টিপ ছাপগুলি আমার দ্বারা প্রত্যায়িত হইল।



Raju Datta

Raju Datta

স্বাক্ষর

শনাক্তকারীর সচিত্র বিবরণ

নাম : Ranjit Kumar Sah
 পিতা / স্বামীর নাম : Mewalal Sah
 পেশা : Business
 স্থায়ী ঠিকানা : Laxminipur math
 গ্রাম : Bardwan
 পোস্ট অফিস : Bardwan
 থানা : Bardwan
 জেলা : Purna-Bardwan
 পিন : 713101
 রাজ্য : W.B.
 দলিলের বিক্রেতা/দাতাগণের সহিত সম্পর্ক :
 আধার / প্যান / ভোটার কার্ড নং :
 আমি (শনাক্তকারী) :
 অত্র দলিলের কোয়ারী নং :

বিক্রেতা/দাতাগণকে শনাক্ত করিলাম।

	কনিষ্ঠা	ঘনামিকা	মধ্যমা	চর্জনী	বৃহদাঙ্গুল
বাম হস্তের পাঁচ আঙ্গুলের ছাপ					
ডান হস্তের পাঁচ আঙ্গুলের ছাপ					



স্থান : Bardwan

তারিখ :

Ranjit Kumar Sah,
 শনাক্তকারীর স্বাক্ষর



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

আপনার আধার আইডি / Enrollment No. : 1040/21227/04394

To
 Madan Mohan Mathur
 মদন মোহন মথুর
 15, BLOCK C
 SATYAJIT KANAN
 Mukundapur
 Mukundapur, South 24 Parganas
 West Bengal - 700099

05/04/2014



KL865031193FT

86503119



আপনার আধার সংখ্যা / Your Aadhaar No. :

8631 2027 5405

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



মদন মোহন মথুর
 Madan Mohan Mathur
 মদন মোহন মথুর
 Fainer : Renupada Mathur

জন্ম তারিখ DOB 01/09/1958
 লিঙ্গ Male




8631 2027 5405

আধার - সাধারণ মানুষের অধিকার

Madan Mohan Mathur

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AEVPM3596G

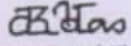


नाम /NAME
MADAN MOHAN MATHUR

पिता का नाम /FATHER'S NAME
RENUPADA MATHUR

जन्म तिथि /DATE OF BIRTH
01-06-1956

हस्ताक्षर /SIGNATURE
Madan Mohan Mathur



अवर सचिव, प.सं.-XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

Madan Mohan Mathur

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJU DUTTA

BADAL DUTTA

01/04/1972

Permanent Account Number

AFYPD4033R

Signature

Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UHISI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
एक कार्ड जो खोने पर कृपया सूचित करें / लौटायें,
आयकर पैन सेवा यूनिट, UHISI,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.

Raju Dutta



भारत सरकार
Government of India



Aadhaar no. is stored: 04005/2014



Ranjeet Kumar Sah
Date of Birth/DOB: 19/03/1974
Male/ MALE

अध्याय पहचान का प्रमाण है, नागरिकता का प्रमाण नहीं है।
इसका उपयोग सचयान (ऑनलाइन प्रमाणीकरण, या इपुआर कोड/
ऑफलाइन एडवायर्स को स्कैनिंग) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).

4585 0180 5414

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Details as on: 21/03/2014

Address:
S/O: Mewajal Sah, G T ROAD COLLEGE
MORE, LAKHIPUR MATH, BARDHAMAN,
Burdwan - I, PO: Burdwan, DIST:
Bardhaman,
West Bengal - 713101



4585 0180 5414

VID : 9119 4926 7362 7533



1847



help@uidai.gov.in



www.uidai.gov.in

Ranjeet Kumar Sah



Office of the BURDWAN MUNICIPALITY
101, G.T. ROAD, BURDWAN MUNICIPALITY, PURBA BARDHAMAN, 713101

PROPERTY TAX RECEIPT

Assessment No. : 2610203916314 Old. No. :

Holding No : 736/1

Receipt Date : 22/02/2024

Name of the Assessee : MANIKLAL MATHUR, SHYAM SUNDAR MATHUR, MADAN MOHON MATHUR, APARNA MATHUR,
Ward No : ANIRBAN MATHUR, ANKITA BATHYARAJ, ANKITA MATHUR

Receipt No : 2023-2024/O/6374
Bill Receipt No. :

Received the sum of Rs. **1065.00** (in words) **RUPEES ONE THOUSAND SIXTY-FIVE ONLY**
on account of property tax and surcharge as detailed below :

	Details of Arrear Received (Year wise)					Current (2023-2024)					Total Amount
	Year (Others)	2020-2021	2021-2022	2022-2023	Total Arrear	1st Qtr Amount April - June	2nd Qtr Amount July - Sep	3rd Qtr Amount Oct - Dec	4th Qtr Amount Jan - March	Total Amount	
Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	546.00	546.00	1092.00	
Rebate On Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-27.30	-27.30	
Surcharge Amt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Total Amount :										1064.70	
Round-off Amount :										0.30	
Net Amount :										1065.00	

Pay Mode: Online , Amount: 1065.00

Bank Transaction ID : ZHD51769830853

Collecting Sarkar/Counter :

Paid At : Municipality



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEVPM3596G



नाम /NAME

MADAN MOHAN MATHUR

पिता का नाम /FATHER'S NAME

RENUPADA MATHUR

जन्म तिथि /DATE OF BIRTH

01-06-1956

हस्ताक्षर /SIGNATURE

Madan Mohan
Mathur

B. Das

आयकर अधिकारी, प.सं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Madan Mohan Mathur



ভারতীয় বস্তু পরিচয় প্রাধিকার
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

আধার কার্ডের আইডি / Enrollment No. : 1040/21227/04394

To
 Madan Mohan Mathur
 মদন মোহন মথুর
 15 BLOCK C
 SATYAJIT KANAN
 Mukundapur
 Mukundapur, South 24 Parganas
 West Bengal - 700099

05/04/2014



KL865031193FT
 86503119



আপনার আধার সংখ্যা / Your Aadhaar No. :

8631 2027 5405

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



মদন মোহন মথুর
 Madan Mohan Mathur
 পিতা : রেনুপদা মথুর
 Father : Renupada Mathur

জন্ম তারিখ/DOB: 01/06/1956
 লিঙ্গ / Male



8631 2027 5405

আধার - সাধারণ মানুষের অধিকার

Madan Mohan Mathur

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

MANIK LAL MATHUR
RENU PADA MATHUR

04/01/1947
Permanent Account Number
AEEPM3545G

Manik Lal Mathur
Signature



Manik Lal Mathur



भारत सरकार
GOVERNMENT OF INDIA



मानिक लाल मथुर
MANIK LAL MATHUR
जन्मतिथि/ DOB: 04/01/1947
पुरुष / MALE



6919 2657 8921

आधार-साधारण मानव्येण अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

मयूर महल, वर्धमान, वर्धमान,
पश्चिमवङ्ग - 713102

Address:

MAYUR MAHAL, Bardwan,
Bardhaman,
West Bengal - 713102

6919 2657 8921

Aadhaar-Aam Admi ka Adhik

Manik Lal Mathur

भारत सरकार
GOVERNMENT OF INDIA



नाम श्याम मथुर
SHYAM SUNDAR MATHUR
जन्मदिनांक/ DOB: 09/04/1956
लिंग / GENDER: MALE



8264 0958 4614

समाधान-माधारत मानुषत अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN NATIONAL BIOMETRIC IDENTIFICATION AUTHORITY

ठिकाण:

Address:

मथुर महन, बर्धमान, बर्धमान,
पश्चिमवङ्ग - 713102

MAYUR MATHUR, Bardhaman,
Bardhaman,
West Bengal - 713102

8264 0958 4614

Adhaar-Aam Admi ka Adhika

Shyam Sundar Mathur

आयकर विभाग
INCOME TAX DEPARTMENT

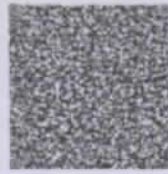


भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BLBPM6415N



नाम / Name
APARNA MATHUR

पिता का नाम / Father's Name
MADAN MOHAN DAS

23092023

जन्म की तारीख /
Date of Birth:
01/07/1983

हस्ताक्षर / Signature

Aparna Mathur



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

ভাসিকাক্তির আই ডি / Enrollment No.: 1058/20130/01363

To
অপর্ণা মথুর
APARNA MATHUR
W/O: Sanatan Mathur
220 MAYURAMAHAL
Burdwan
Nutangarij
Bhatar Bardhaman
West Bengal 713102

44022090



MN440220907FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7035 3902 0902

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



অপর্ণা মথুর
APARNA MATHUR
জন্মতারিখ / DOB : 01/07/1963
মহিলা / Female



7035 3902 0902

আধার - সাধারণ মানুষের অধিকার

Aparna Mathur



ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকালুকির নম্বর/ Enrolment No.: 1058/20130/01365

Download Date: 21/08/2017 Generation Date: 13/05/2013

To
অনির্বান মথুর
Anirban Mathur
S/O: Sanatan Mathur
220 MAYURAMAHAL
Burdwan
Nutanganj
Bardhaman West Bengal - 713102

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

5606 5524 2586

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



অনির্বান মথুর
Anirban Mathur
জন্মতারিখ/DOB: 18/02/1995
পুরুষ/ MALE

5606 5524 2586



আমার আধার, আমার পরিচয়

Anirban Mathur

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANIRBAN MATHUR

SANATAN MATHUR

18/02/1995

Permanent Account Number

CTVPM3393L

Anirban Mathur

Signature



21092015

Anirban Mathur

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

FRPPM3476P

नाम / Name
ANGITA MATHUR

पिता का नाम / Father's Name
SAMATAN MATHUR

जन्म की तारीख
Date of Birth
12/08/2000

हस्ताक्षर / Signature

09082010



Angita Mathur



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাক্তির আই ডি / Enrollment No.: 1058/76890/01335

To
অঙ্কন মথুর
ANKAN MATHUR
S/O: Sanatan Mathur
MAYURMAHAL
BURDWAN
Karjanachali
Bhatar Bardhaman
West Bengal 713102

144586225



ML445862253FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6264 5037 7494

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



অঙ্কন মথুর
ANKAN MATHUR
অনুষ্ঠানিক / DOB : 12/08/2000
পুরুষ / Male



6264 5037 7494

আধার - সাধারণ মানুষের অধিকার

Ankan Mathur

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

EYMPM0630N



नाम / Name
ANKAN MATHUR

पिता का नाम / Father's Name
SANATAN MATHUR

28092018

जन्म की तारीख /
Date of Birth
12/08/2000

Ankan Mathur
हस्ताक्षर / Signature

Ankan Mathur



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

ভানিকাতুলির আই ডি / Enrollment No.: 1058/20130/01364

To
অঙ্কিতা মথুর
Ankita Mathur
D/O: Sanatan Mathur
220 MAYURAMAHAL
Burdwan
Nutanganj
Bhatar Bardhaman
West Bengal 713102

12/09/2013

44028755



MN440287550FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6024 9413 8430

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



অঙ্কিতা মথুর
Ankita Mathur
পিতা : সমাতন মথুর
Father : SANATAN MATHUR
জন্মতারিখ / DOB : 12/08/2000
মহিলা / Female



6024 9413 8430

আধার - সাধারণ মানুষের অধিকার

Ankita Mathur

आयकर विभाग
INCOME TAX DEPARTMENT
SHYAM SUNDAR MATHUR
RENU PADA MATHUR
09/04/1956
Permanent Account Number
CSCPM3472N
संविदा १५३
Signature

भारत सरकार
GOVERNMENT OF INDIA



Shyam Sunder Mathur

Major Information of the Deed

Deed No :	I-0203-03249/2024	Date of Registration	22/05/2024
Query No / Year	0203-2001269052/2024	Office where deed is registered	
Query Date	21/05/2024 2:54:44 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	Madhumita Chatterjee Burdwan, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 8918127899, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 30,00,000/-]		
Set Forth value	Market Value		
Rs. 7/-	Rs. 2,29,50,006/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,011/- (Article:48(g))	Rs. 30,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		






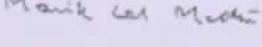
Land Details :



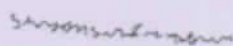


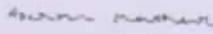



District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: G.T. Road, Road Zone : (Komal Sayer to – College More) , Mouza: Bahirsarbamangala, , Ward No: 1 JI No: 42, Pin Code : 713101







Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-7008 (RS :-)	LR-5779	Bhiti	Bhiti	4.1 Dec	1/-	57,02,729/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-7008 (RS :-)	LR-5780	Bhiti	Bhiti	4.1 Dec	1/-	57,02,729/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L3	LR-7008 (RS :-)	LR-7262	Bastu	Bastu	4.2 Dec	1/-	58,41,820/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L4	LR-7008 (RS :-)	LR-24463	Bhiti	Bhiti	1.1 Dec	1/-	15,30,001/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L5	LR-7008 (RS :-)	LR-24464	Bhiti	Bhiti	1 Dec	1/-	13,90,909/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L6	LR-7008 (RS :-)	LR-24465	Bhiti	Bhiti	1 Dec	1/-	13,90,909/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,

L7	LR-7008 (RS :-)	LR-24466	Bhiti	Bhiti	1 Dec	1/-	13,90,909/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
TOTAL :					16.5Dec	7 /-	229,50,006 /-	
Grand Total :					16.5Dec	7 /-	229,50,006 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Madan Mohan Mathur (Presentant) Son of Late Renupada Mathur Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office</p>	<p>Photo</p>  <p>22/05/2024</p>	<p>Finger Print</p>  <p>Captured LTI 22/05/2024</p>	<p>Signature</p>  <p>22/05/2024</p>
<p>Mayurmahal, City:- Burdwan, P.O:- Nutanganj, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: AExxxxxx6G, Aadhaar No: 86xxxxxxx5405, Status :Individual, Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office</p>				
2	<p>Name</p> <p>Mr Manik Lal Mathur Son of Late Renupada Mathur Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office</p>	<p>Photo</p>  <p>22/05/2024</p>	<p>Finger Print</p>  <p>Captured LTI 22/05/2024</p>	<p>Signature</p>  <p>22/05/2024</p>
<p>Mayurmahal, City:- Burdwan, P.O:- Nutanganj, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: AExxxxxx5G, Aadhaar No: 69xxxxxxx8921, Status :Individual, Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office</p>				

3	Name Mr Shyam Sundar Mathur Son of Late Renupada Mathur Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office	Photo  22/05/2024	Finger Print  LTI 22/05/2024 Captured	Signature  22/05/2024
Mayurmahal, City:- Burdwan, P.O:- Nutanganj, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: CSxxxxxx2N, Aadhaar No: 82xxxxxxxx4614, Status :Individual, Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office				
4	Name Mrs Aparna Mathur Wife of Late Sanatan Mathur Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office	Photo  22/05/2024	Finger Print  LTI 22/05/2024 Captured	Signature  22/05/2024
Mayurmahal, City:- Burdwan, P.O:- Nutanganj, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: BLxxxxxx5N, Aadhaar No: 70xxxxxxxx0902, Status :Individual, Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office				
5	Name Mr Anirban Mathur Son of Late Sanatan Mathur Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office	Photo  22/05/2024	Finger Print  LTI 22/05/2024 Captured	Signature  22/05/2024
Mayurmahal, City:- Burdwan, P.O:- Mayurmahal, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: CTxxxxxx3L, Aadhaar No: 56xxxxxxxx2586, Status :Individual, Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office				

6	Name	Photo	Finger Print	Signature
	Mr Ankan Mathur Son of Late Sanatan Mathur Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office		 Captured	
	22/05/2024		LTI 22/05/2024	22/05/2024
Mayurmahal, City:- Burdwan, P.O:- Nutanganj, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-2XX0 , PAN No.:: EYxxxxxx0N, Aadhaar No: 62xxxxxxx7494, Status :Individual, Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office				
7	Name	Photo	Finger Print	Signature
	Miss Ankita Mathur Daughter of Late Sanatan Mathur Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office		 Captured	
	22/05/2024		LTI 22/05/2024	22/05/2024
Mayurmahal, City:- Burdwan, P.O:- Nutanganj, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-2XX0 , PAN No.:: FRxxxxxx6P, Aadhaar No: 60xxxxxxx8430, Status :Individual, Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NIRMAN Dum Dum Road, City:- South Dum Dum, P.O:- South Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Date of Incorporation:XX-XX-1XX2 , PAN No.:: afxxxxxx3r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <tr> <td>Name</td> <td>Photo</td> <td>Finger Print</td> <td>Signature</td> </tr> <tr> <td> Mr Raju Dutta Son of Mr Badal Dutta Date of Execution - 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024, Place of Admission of Execution: Office </td> <td></td> <td> Captured</td> <td></td> </tr> <tr> <td>May 22 2024 3:47PM</td> <td></td> <td>LTI 22/05/2024</td> <td>22/05/2024</td> </tr> </table>	Name	Photo	Finger Print	Signature	Mr Raju Dutta Son of Mr Badal Dutta Date of Execution - 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024, Place of Admission of Execution: Office		 Captured		May 22 2024 3:47PM		LTI 22/05/2024	22/05/2024
Name	Photo	Finger Print	Signature										
Mr Raju Dutta Son of Mr Badal Dutta Date of Execution - 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024, Place of Admission of Execution: Office		 Captured											
May 22 2024 3:47PM		LTI 22/05/2024	22/05/2024										

9, Gorakshabasi Road, City:- South Dum Dum, P.O:- South Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: AFxxxxxx3R, Aadhaar No: 86xxxxxxxx0274
 Status : Representative, Representative of : NIRMAN (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ranjit Kumar Sah Son of Mr Mewalal Sah Lakshampur Math, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101		 Captured	
	22/05/2024	22/05/2024	22/05/2024
Identifier Of Mr Madan Mohan Mathur, Mr Manik Lal Mathur, Mr Shyam Sundar Mathur, Mrs Aparna Mathur, Mr Anirban Mathur, Mr Ankan Mathur, Miss Ankita Mathur, Mr Raju Dutta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Madan Mohan Mathur	NIRMAN-4.1 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Manik Lal Mathur	NIRMAN-4.1 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Shyam Sundar Mathur	NIRMAN-4.2 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mrs Aparna Mathur	NIRMAN-1.1 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr Anirban Mathur	NIRMAN-1 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mr Ankan Mathur	NIRMAN-1 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Miss Ankita Mathur	NIRMAN-1 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: G.T. Road, Road Zone : (Kornal Sayer to - College More) , Mouza: Bahirsarbamangala, , Ward No: 1 JI No: 42, Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 7008, LR Khatian No:- 5779	Owner:মদন মোহন মথুর, Gurdian:রেনুশ্যাম , Address:মিঃ , Classification:ভিটি, Area:0.04100000 Acre,	Mr Madan Mohan Mathur
L2	LR Plot No:- 7008, LR Khatian No:- 5780	Owner:মনিরুল মথুর, Gurdian:রেনুশ্যাম , Address:মিঃ , Classification:ভিটি, Area:0.04100000 Acre,	Mr Manik Lal Mathur
L3	LR Plot No:- 7008, LR Khatian No:- 7262	Owner:শ্যামসুন্দর মথুর, Gurdian:রেনুশ্যাম , Address:মিঃ , Classification:বাগ, Area:0.04200000 Acre,	Mr Shyam Sundar Mathur
L4	LR Plot No:- 7008, LR Khatian No:- 24463	Owner:অর্ণা মথুর , Gurdian:সনাতন , Address:মিঃ , Classification:ভিটি, Area:0.01100000 Acre,	Mrs Aparna Mathur
L5	LR Plot No:- 7008, LR Khatian No:- 24464	Owner:অনিরান মথুর , Gurdian:সনাতন , Address:মিঃ , Classification:ভিটি, Area:0.01000000 Acre,	Mr Anirban Mathur
L6	LR Plot No:- 7008, LR Khatian No:- 24465	Owner:অঙ্কন মথুর , Gurdian:সনাতন , Address:মিঃ , Classification:ভিটি, Area:0.01000000 Acre,	Mr Ankan Mathur
L7	LR Plot No:- 7008, LR Khatian No:- 24466	Owner:অঙ্কিতা মথুর , Gurdian:সনাতন , Address:মিঃ , Classification:ভিটি, Area:0.01000000 Acre,	Miss Ankita Mathur

Endorsement For Deed Number : I - 020303249 / 2024

On 22-05-2024

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

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

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

Presented for registration at 13:25 hrs on 22-05-2024, at the Office of the A.D.S.R. Bardhaman by Mr Madan Mohan Mathur, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,29,50,006/-

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

Execution is admitted on 22/05/2024 by 1. Mr Madan Mohan Mathur, Son of Late Renupada Mathur, Mayurmahal, P.O: Nutanganj, Thana: Bardhaman

.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Hindu, by Profession Business, 2. Mr Manik Lal Mathur, Son of Late Renupada Mathur, Mayurmahal, P.O: Nutanganj, Thana: Bardhaman

.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Hindu, by Profession Business, 3. Mr Shyam Sundar Mathur, Son of Late Renupada Mathur, Mayurmahal, P.O: Nutanganj, Thana: Bardhaman

.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Hindu, by Profession Business, 4. Mrs Aparna Mathur, Wife of Late Sanatan Mathur, Mayurmahal, P.O: Nutanganj, Thana: Bardhaman

.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Hindu, by Profession House wife, 5. Mr Anirban Mathur, Son of Late Sanatan Mathur, Mayurmahal, P.O: Mayurmahal, Thana: Bardhaman

.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Hindu, by Profession Business, 6. Mr Ankan Mathur, Son of Late Sanatan Mathur, Mayurmahal, P.O: Nutanganj, Thana: Bardhaman

.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Hindu, by Profession Business, 7. Miss Ankita Mathur, Daughter of Late Sanatan Mathur, Mayurmahal, P.O: Nutanganj, Thana: Bardhaman

.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Hindu, by Profession Business

Identified by Mr Ranjit Kumar Sah, . . Son of Mr Mewalal Sah, Lakshmipur Math, P.O: Burdwan, Thana: Bardhaman

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

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

Execution is admitted on 22-05-2024 by Mr Raju Dutta, Proprietor, NIRMAN (Sole Proprietorship), Dum Dum Road, City:- South Dum Dum, P.O:- South Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Identified by Mr Ranjit Kumar Sah, . . Son of Mr Mewalal Sah, Lakshmipur Math, P.O: Burdwan, Thana: Bardhaman

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,014.00/- (B = Rs 30,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 30,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 22/05/2024 9:34AM with Govt. Ref. No: 192024250055168858 on 22-05-2024, Amount Rs: 30,014/-, Bank:

SBI EPay (SBlePay), Ref. No. 5398162772455 on 22-05-2024, Head of Account 0030-03-104-001-16

Online on 22/05/2024 3:04PM with Govt. Ref. No: 192024250055861218 on 22-05-2024, Amount Rs: 0/-, Bank: SBI

EPay (SBlePay), Ref. No. 9201977717945 on 22-05-2024, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,011/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 39,011/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 2404, Amount: Rs.1,000.00/-, Date of Purchase: 21/05/2024, Vendor name: Joyanta Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 22/05/2024 9:34AM with Govt. Ref. No: 192024250055168858 on 22-05-2024, Amount Rs: 9,011/-, Bank:

SBI EPay (SBlePay), Ref. No. 5398162772455 on 22-05-2024, Head of Account 0030-02-103-003-02

Online on 22/05/2024 3:04PM with Govt. Ref. No: 192024250055861218 on 22-05-2024, Amount Rs: 30,000/-, Bank:

SBI EPay (SBlePay), Ref. No. 9201977717945 on 22-05-2024, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2024, Page from 93755 to 93824

being No 020303249 for the year 2024.



Sanjit

Digitally signed by SANJIT SARDAR
Date: 2024.06.21 13:42:53 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 21/06/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. Bardhaman

West Bengal.