636/20

633

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

F 305999

0-29312/20

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

Additional District Sub-Registrar BURDWAN

28 JAN 2020

Bani Prosad Sadhukhan

Kalyan Sadhukhan

Soumen Sadhukhan

M/S. SAMANTA HOUSING DEVELOPERS

Dibakar Samanta

PARTNER

AGREEMENT FOR DEVELOPMENT OF LAND PROPERTY SITUATED WITHIN THE DISTRICT OF PURBA BARDDHAMAN, POLICE STATION BARDHAMAN UNDER NAINATSHAL MOUJA, VALUE RS. 75,00,000/- AND GOVT. ASSESSED VALUE RS. 1,49,17,392/-

THIS DEED OF AGREEMENT made on this 20th Day of January, 2020

BETWEEN

Contd. next page

ক্রমিক নং 269 তাং 07/1/2020

ক্রেতা Samanta Housing.

সাকিম Raina, Burdwan.

ষ্ট্যাম্পের মূল্য 5000/-

বর্ধমান ট্রেজারী ১নং ষ্ট্যাম্প খরিদ তারিখ 26/12/19

ষ্ট্যাম্প ভেন্ডার ঃ- জয়ন্ত দাস

সাব রেজিষ্ট্রী অফিস (বর্ধমান)

ষ্ট্যাম্প নং-৬/২০১০-১১ স্বাক্ষর : Joyanta Das

Additional District Sub-Registrar
BURDWAN

28 JAN 2020

Debi Prosad Sadhukhan
Kalyan Sadhukhan
Soumen Sadhukhan
M/S. BANANTA HOUSING DEVELOPER
Subrata Samanta
PARTNER

1. **SRI DEBI PROSAD SADHUKHAN, PAN: BQPPS2623K,** son of Late Bibhuti Bhusan Sadhukhan,

2. **SRI KALYAN SADHUKHAN, PAN: DITPS7427H,** son of Late Ram Prosad Sadhukhan, both are by faith Hindu, by Nationality Indian, by occupation Business, resident of Kanainatshal, Bardhaman, P.O. Sripally P.S. Burdwan, District Purba Bardhaman, PIN 713103 hereinafter referred to as **"FIRST PARTY / LAND OWNER"** (which expression shall, unless excluded by or repugnant to the context, be deemed include his legal heirs, executors, legal representatives, and assigns) **OF THE FIRST PART.**

AND

SRI SOUMEN SADHUKHAN, PAN: BNOPS8046L, son of Shyama Prasad Sadhukhan, by faith Hindu, by Nationality Indian, by occupation Cultivation, resident of Kanainatshal, Bardhaman, P.O. Sripally P.S. Burdwan, District Purba Bardhaman, PIN 713103, hereinafter referred to as **"CONFIRMING SECOND PARTY / CO-LAND OWNER"** (which expression shall, unless excluded by or repugnant to the context, be deemed include his legal heirs, executors, legal representatives, and assigns) **OF THE SECOND PART.**

AND

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Additional District Sub-Registrar
BURDWAN

28 JAN 2020

Dalai Prasad Sadhukhan
Kalyan Sadhukhan
Soumen Sadhukhan
M/S. SAMANTA HOUSING DEVELOPER
Debasis Samanta
PARTNER

"M/S SAMANTA HOUSING DEVELOPER" PAN: ADBFS1519A, a Partnership Firm, having its office at, Vill. Raina, P.O. & P.S. Raina, District Purba Bardhaman, PIN 713421, represented by its managing Partner,

SRI DEBASIS SAMANTA, PAN: AVOPS7016H, son of Sri Kali Charan Samanta, by faith Hindu, by Nationality Indian, by occupation Business, resident of Golahat, Shankharipukur, Bardhaman, P.O. Sripally, P.S. Burdwan, Dist. Purba Bardhaman, PIN 713103, hereinafter referred to as **THIRD PARTY / DEVELOPER** (which expression shall, unless excluded by or repugnant to the context, deemed to include his legal heirs, executors, administrators, legal representatives, successor in interest and assigns) **OF THE OTHER PART**.

OWNERSHIP OF LAND, DEVOLUTION OF TITLE

WHEREAS 'A' schedule plot of land was under the ownership of Jitendranath Samui & others and their names were properly been recorded in the R.S.R.O.R. and during his possession and enjoyment of the property he has transferred 67.5 decimal area of land in favaour of Bivuti Bhusan Sadhukhan by way of registered sale deed of Burdwan Joint Sub Registered on 11.02.1963 vide deed No. 656 of 1963.

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Additional District & Sessions Judge
HARDWAR

28 JAN 2026

Debi Prosad Sadhukhan
Kalyan Sadhukhan
Soumen Sadhukhan
M/S. SAMANTA HOUSING DEVELOPER
Subhas Samanta
PARTNER

AND WHEREAS after purchasing the property said Bibhuti Bhusan Sadhukhan by mutating his name in the L.R.R.O.R., enjoyed the property and during his enjoyment he has died on 10th February, 1984 and after his death, his wife and four daughters and three sons step to the shoe unto the property, as legal heirs, which left by Bibhuti Bhusan Sadhukhan and after obtaining the properties out of said legal heirs, wife and all daughters of Bibhuti Bhusan Sadhukhan have transferred their share in respect of the properties left by deceased Bibhuti Bhusan Sadhukhan in favour of other co-sharer i.e. three sons of deceased Bibhuti Bhusan Sadhukhan by way of registered Gift Deed of A.D.S.R. Burdwan on 26.06.2006, while such deed has been completed on 16.01.2008 with endorsement as Deed No. 2656 of 2008 and after obtaining the property with equal share said three brothers namely RamProsad Sadhukhan, Debi Prosad Sadhukhan and Shyama Prosad Sadhukhan enjoyed the property as ejmali and during enjoyment of the properties, out of three brothers RamProsad Sadhukhan has died on 09.01.2011 leaving behind wife, one daughter and one son namely Namita Sadhukhan, Nandita Sadhukhan and Kalyan Sadhukhan. Thereafter said Namita Sadhukhan and Nandita Sadhukhan have transferred their undivided respective share in respect of the schedule property in favour of co-legal heir Kalyan Sadhukhan by way of registered gift deed of A.D.S.R. Burdwan on 6th August, 2012 vide Deed No. 6007 of 2012 and due to some typical mistake said Namita Sadhukhan

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Additional District Sub-Registrar
BURDWAN

28 JAN 2026

Debi Prosad Sadhukhan
Kalyan Sadhukhan
Soumen Sadhukhan
M/S. SAMANTA HOUSING DEVELOPER
Subasis Samanta
PARTNER

and Nandita Sadhukhan have given the declaration of proper identification in respect of share of the property and such declaration has been completed by way of Deed of Declaration of A.D.S.R. Burdwan on 31st December, 2013 vide Deed No. 368 of 2013 and after obtaining the property said Kalyan Sadhukhan mutated his name in the L.R.R.O.R. in respect of the property left by Ram Prosad Sadhukhan and such property has been mutated under Khatian number 3148.

AND WHEREAS as the undivided co-sharer of the properties which left by Bibhuti Bhusan Sadhukhan, the Soumen Sadhukhan has obtained the property from his father namely Shyama Prosad Sadhukhan who is one of the biological son of Bibhuti Bhusan Sadhukhan and Shyama Prosad Sadhukhan has transferred his share of property in favour of his son Soumen Sadhukhan by way of registered Gift Deed of A.D.S.R. Burdwan on 23.07.2012 vide Deed No. 5610 of 2012.

AND WHEREAS as the co-sharer of the property the Soumen Sadhukhan enjoyed the property as undivided share and there is no specific demarcation of the properties which belongs by Kalyan Sadhukhan and Debi Prosad Sadhukhan, for the said reason the Soumen Sadhukhan has been performing as the Confirming Party due to make confirmation of demarcation and identification of the owner's allocation in the project shall be constructed by the developer, for which the Development Agreement is going to execute

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Additional District Sub-Registrar
HARDWAR

28 JAN 2020

in between Kalyan Sadhukhan and Debi Prosad Sadhukhan as the Land Owner and the Developer M/s Samanta Housing Developer.

DESCRIPTION OF RECORD OF RIGHT

WHEREAS the schedule property according to R.S.R.O.R. Khatian No. 211 and Plot Number is as 538 and in the L.R.R.O.R, the properties is under rayati swatwa of Debi Prosad Sadhukhan and Kalyan Sadhukahn under Khatian No. 3240 and 3148 respectively, L.R. Plot No. 538, classification of land Shali, area is as 0.42 decimal and the rent has been paid up to date.

ACCORDING TO TITLE & R.O.R

WHEREAS the first party / land owner, according to title & R.O.R., being the absolute owner of schedule land, have decided to develop the schedule mentioned property to a project of multi storied building but they are not in a position of to do same, due to lacking of experience as well as physical capacity and deficiency of pecuniary capacity, as such they have expressed their desire as the form of help of any other by which the dream of first party shall be taken as the place of reality.

INTRODUCTION OF DEVELOPER

WHEREAS the developer is acquainted as 'FIRM' namely **M/S SAMANTA HOUSING DEVELOPER"**, who already introduced own self in the locality i.e. in Barddhaman Town, by constructing

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Additional District Magistrate
BURDWAN

28 JAN 2020

Dari Prosad Sadhukhan
Kalyan Sadhukhan
Soumen Sadhukhan
M/S. SAMANTA HOUSING DEVELOPER
Debasis Samanta
PARTNER

project of multi-storied building thereon and the developer is financially sound to complete the further project by maintaining the rule of local authority.

AND WHEREAS the developer hearing the dream of first party from their close circle, make approach to the first party to allow the Developer, to develop the land particularly mentioned and described in the first and/or "A" schedule hereunder according to sprouted dream of both parties.

AND WHEREAS both the parties, after knowing all status of each other i.e. right, title, interest of land owner in respect of land and pecuniary capacity of third party and being satisfied in respect of capability of Third Party and right, title and interest of land of the First Part as vice-versa, the first party / land owner has agreed to authorize the developer to develop the said land by constructing new multi storied buildings as commercial cum residential high-rise building as ownership basis according to sanctioned plan, which shall sanction by Baikunthapur 2 No. Gram Panchayat with verification from BDA and the parties, by doing shake their hands have entered to the form of agreement with some terms and conditions.

AND WHEREAS the parties, for the purpose of avoiding all such future dispute and difference between them, desire to put all such terms and conditions in written in this Deed of agreement.

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Additional Director of Sub-Registrar
BURDWAN

28 JAN 2020

IN THIS AGREEMENT UNLESS THERE IS ANYTHING TO THE SUBJUCT OR CONTEXT

1. a) **LAND OWNER/ FIRST PARTY** shall mean **SRI DEBI PROSAD SADHUKHAN AND SRI KALYAN SADHUKHAN,** and their heirs executors, administrators and legal representatives;

   b) **DEVELOPER** shall mean **"M/S SAMANTA HOUSING DEVELOPER",** a Partnership firm and its executors, administrators and legal representatives;

   c) **PREMISES** shall mean the (B+G+) storied commercial cum residential high rise building, according to sanction from Baikunthapur 2 No. Gram Panchayat with verification from BDA, commercial cum residential high-rise building should be constructed over All that piece of land by measuring 0.42 acre and/or 18295.2 sq.ft. more-less area of land being R.S. khatian No. 211, R.S. Plot No. 538 and in the L.R.R.O.R, the Khatian No. 3148, 3240 and Plot No. 538, classification of land Shali, within Mouza Kanainatshal, J.L. No. 76, under P.S. Bardhaman, Dist. Purba Barddhaman under Baikunthapur-2 Gram Panchayat.

M/S. SAMANTA HOUSING DEVELOPER
PARTNER

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Additional District Sub-Registrar
BURDWAN

28 JAN 2020

Dalei Prosad Sadhukhan
Kalyan Sadhu Khan
Soumen Sadhu Khan
M/S. SAMANTA HOUSING DEVELOPER
Debasis Samanta
PARTNER

d) **COMMON SERVICE FACILITIES AND AMENITIES** shall include roof, corridors, stair ways, landing, passage ways, Drive ways, pump room for submersible, tube well and other facilities which may mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance, and / or management of the building which is particularly mentioned and described as sixth schedule hereunder.

e) **SALEABLE SPACE** shall mean this space in the building available for independent use an occupation after making due provision for common facilities and the space required therefore.

f) **LAND OWNER'S ALLOCATION** shall mean four flats (610 to 615 sq.ft including super built up 2 BHK) out of which two flats, should be at first floor out of which one flat will be at South-East corner and other will be adjacent East towards Noth of said flat and two flats should be at top floor out of which one flat will be at North-West corner and other will be adjacent West towards South of said flat and four open garrage along with proportionate share of land, common facilities and amenities as prorate basis in any tower within the A Schedule mentioned plot of land and if there be excess area may construct as excess to the square

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Additional District Sub-Registrar
BURDWAN

28 JAN 2020

Kalyan Sadhukhan

M/S. SAMANTA HOUSING DEVELOPER
PARTNER

4. The developer shall not start any work of development on the said property unless the paper work of conversion of the A Schedule land be completed and building plans are sanctioned by Baikunthapur 2 No. Gram Panchayat with verification from BDA, after that the developer should complete the construction work within stipulated 72 months period with extension of 06 months if necessary, means it would be counted from the date of sanction of building plan and Developer should submit building plan within 60 days from the date of issue of site plan and it is mentioned here that if developer be fail to complete the construction within stipulated period (72 months period with extension of 06 months if necessary), then the developer will be liable to pay the demurrage according to law.

5. THE LAND OWNER AND THE DEVELOPER DO HERE BY DECLARE AND COVENANT AS FOLLOWS :-

I) The Land owner hereby grants exclusive right to the developer to undertake new (B+G+) storied commercial cum residential high rise building in accordance with the plan, which has been sanctioned by Baikunthapur 2 No. Gram Panchayat with verification from BDA, along with if any subsequent plan be sanctioned for that construction too.

II) The Land owner shall forthwith give permission to enter and to develop the land as mentioned in First schedule to the

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Additional District Sub-Registrar
BURDWAN

28 JAN 2020

Dalu Prasad Sahu Khan
Kalyan Sadhu Khan
Soumen Sahu Khan
M/S. SAMANTA HOUSING DEVELOPER
Debasis Samanta
PARTNER

developer after completion of the registered development agreement, though the deed of agreement of development has been executed as well as registered on 28th January, 2020, inspite of that (barring conversion of land) if any land dispute may arise, by which the construction work is faced any hurdle and damage for that, the land owner will be liable for such damage and be responsible to pay the amount, for such damaged period, equivalent to the rate of interest which Nationalized Bank provide for fixed deposit over the project cost till the removal of said hurdle. It is mentioned here that developer shall initiation to complete the conversion of land and the cost of said procedure and other pending charges in respect of the 'A' Schedule land shall be paid by the developer and all such cost will be adjusted with owner's allocation.

III) All the applications for plan and other papers and documents as may be required by the developer for the purpose of obtaining necessary sanction of building plan from the Baikunthapur 2 No. Gram Panchayat with verification from BDA as well as any other purpose and all application shall be prepared and submitted by the developer on behalf of the land owner at the Developer's own costs and expenses

IV) The Land owner shall grant to the developer a Power of Attorney as may be required for the purpose of obtaining sanction of plan and necessary permission and sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the Baikunthapur 2 No. Gram Panchayat and other authorities. The said power of Attorney shall also

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Additional District Registrar
BURDWAN

28 JAN 2020

include right of the developer to enter into agreement with the prospective purchaser who wanted to purchase the flat with right of transfer of title of respective flats for developer allocation with power of execution and registration of conveyance deed in respect of the flat to the respective purchaser.

V) Upon completion of the new building (B+G+) storied commercial cum residential high rise building, the developer shall put land owner in undisputed possession in respect of owner's allocation together with property share in land along with the right in common to the common facilities and amenities, which is particularly mentioned in the third schedule hereunder written.

VI) That in case of conveyance deed for the purpose of transfer of title and possession of each flat of owner's allocation, both the parties i.e. land owner and developer shall execute as well as make registration of the same by arrange of all intending purchaser.

VII) The developer shall at its own cost construct and complete the new building (B+G+) storied commercial cum residential high rise building at the said land in accordance with the sanctioned plan with confirming such specifications as are mentioned in the fifth schedule hereunder written.

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Additional District Sub-Registrar
BURDWAN
28 JAN 2020

VIII) The developer shall install, in the said building at its own cost, pump operated deep tube well, water storage tanks overhead reserver, electric wiring and installations of separate transformer and other facilities are required to, in the new building constructed for sale of flats therein as ownership basis.

IX) As from the date of making over possession of first schedule land the Municipal rates and taxes and Govt. rent and also other outgoings, in respect of the said property and till such time as the possession of the land owner's allocation is made, shall be borne and paid by the developer and all outstanding dues on account of Municipal rates and taxes and Govt. rent as also other outgoings up to the date of handing over possession before construction shall remain the liability of the land owner and shall be borne by the land owner and after completion of project and delivery of possession of the flat to each transferee the all rent and taxes shall be borne by all flats owner.

6) IT IS FURTHER AGREED BY AND BETWEEN THE LAND OWNER AND DEVELOPER AS FOLLOWS:-

I) As soon as the building is completed, the developer shall hand over the possession in respect of the flat and parking space as mentioned in land owner's allocation in favour of the land owner and thereafter the land owner shall be

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Pali Prosad Sadhukhan
Kalyan Sadhukhan
Soumen Sadhukhan
M/S. SAMANTA HOUSING DEVELOPER
Debasis Samanta
PARTNER

exclusively responsible for payment of all Municipality and Property Taxes, rates, duties and other public outgoings and imposition whatsoever payable always that the said rates to be apportioned prorate with reference to the said portion with apportioned prorate with all flat owners after making an association by all flat owners.

II) The Land owners shall not do any act or deed or thing whereby the developer shall be prevented from construction and completion of the said building.

III) Neither party shall be use nor permit to be used the respective allocation in the building or any portion thereof for carrying on any illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance annoyance or hazard to the other purchasers/ occupiers of the apartments or the buildings.

IV) Neither party shall thrown or accumulate any dirt, rubbish, waste or refuse or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors, or any other portion or portions of the said premises.

V) That the allottee in respect of each flat shall have right to take loan from any finance authority by charging only his own flat.

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Additional District Sub-Registrar
BURDWAN

28 JAN 2020

Rai Prasad Sadhu Khan

Kayam Sadhu Khan

Soumen Sadhukhan

M/S. SAMANTA HOUSING DEVELOPER

Bilasio Samanta

PROPRIETOR

VI) That neither the land owner nor the developer shall have right to make separate his own allocation by doing partition of the building.

VII) That the land owner shall duty bound to maintain the terms and conditions of this agreement as generation together, at the same time the developer shall also maintain the same by stepping to the shoe of all successors-in-office.

7) THE LAND OWNER HEREBY AGREES AND COVENANT WITH THE DEVELOPER AS FOLLOWS:-

I) The Land owner shall not make any obstruction or interference with the developer in the construction of the building and said premises by the developer.

II) The Land owner shall co-operate with the developer in assigning for selling and/or disposing of the developer allocation portion.

III) The Land owner shall execute all such deeds of agreement for sale and sale concerning developer's allocation.

IV) That if any land dispute may arise for which the project may delay and to short out the matter under compulsion the developer take steps with pay the charges for which all expenses shall be adjusted by the land owner with land owners' allocation of the project.

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8) THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE LAND OWNER AS FOLLOWS:-

i) To complete the construction of the building within 72 months from the date of sanctioned building plan by Baikunthapur 2 No. Gram Panchayat with verification from BDA with extension of 06 months if necessary:

ii) Not to transfer and/or assign the benefits of this agreement.

iii) Not to violate or contravene any rule of concern authority which applicable to construction of the said building.

iv) Not to part with possession of each flat of the building thereof unless possession of the flat and parking space, as mentioned in land owner's allocation, is delivered to the land owner provided however it will not prevented the developer from entering into any agreement for sale or transfer or deal with the developer's allocation.

v) Not to sell the said land particularly mentioned and described in the first schedule hereunder written and not to execute any deed of conveyance directly in favour of any third party in respect of developer's allocation and the developer shall have no right to charged the first schedule property to any finance authority.

vi) It is indemnified by the developers that the land owner shall not be responsible for any bad work man ship of the developer

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Additional District & Sub-Registrar
BURDWAN

28 JAN 2020

Dalil Prasad Sadhu Khan
Kalyan Sadhu Khan
Soumen Sadhu Khan
M/S. SAMANTA HOUSING DEVELOPER
Debasis Samanta
PARTNER

or any construction being done by the developer deviating from the sanctioned plan by Baikunthapur 2 No. Gram Panchayat with verification from BDA.

vii) To keep the land owner indemnified against all third party claims and actions arising out of any sort of act of commission of the developer in relation to the construction of the said building as well as any labour problem during period of construction.

viii) To keep the land owner indemnified against all actions suits costs proceedings and claims that may arise out of the developer's action with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.

9) MUTUAL COVENANTS AND INDEMNITIES:-

i) Developer shall obtain vacant condition and position of the said property mention in the first schedule hereunder, from the land owner on and from 10th January, 2020, along with proper documents of title, possession and Record of Right, while conversion may complete subsequently by the land owner within stipulated period, after that the developer shall take all necessary steps for sanction of site plan as well as building plan from Baikunthapur 2 No. Gram Panchayat, in respect of 'A' schedule property.

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Additional District Sub-Registrar
HARDWAR

28 JAN 2026

Rabi Prosad Sahu Khan
Kalyan Sahu Khan
Soma Sahu Khan
M/S. BANANTA HOUSING DEVELOPER
Debasis Samanta
PARTNER

ii) The land owner as well as developer shall not be liable for any income tax, wealth tax or any other taxes in respect of the developer's and/or land owner's allocation which shall be the liability of the developer as well as land owner by keeping to each other, indemnified against all actions suits proceedings costs, charges and expenses in respect thereof as vice versa.

iii) The developer and the land owner shall mutually frame, scheme for the management, administration of the said building and/or common parts thereof and agree to abide by all the rules and regulations to be framed by any society/ Association and/or any other Organization of the affairs of the building and/or common part thereof as per West Bengal apartment ownership Act'1972.

iv) The name of the building shall be decided by developer accordingly.

v) Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the premises or any part thereof to the developer by the land owner or as creating any right, title or interest in respect thereof in favour off the developer other than exclusive license in favour of the developer to do the acts and things to develop the land, express by provided herein as also in the power of Attorney to be given for said purpose.

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Rabi Prosad Sadhukhan
Kalyan Sadhukhan
Soumen Sadhukhan
M/S. SAMANTA HOUSING DEVELOPER
Bikash Samanta
PARTNER

vi) As from the date of completion of the building the developer and/or transferees and the land owner shall each be liable to pay and bear proportionate taxes and other charges payable in respect of their respective spaces.

vii) If there be any acquisition take place by any office of the West Bengal Government, in respect of land and structure, therefore compensation of land will get the first party land owner and the compensation for structure will get the second party Developer, as such the awarded money would be delivered accordingly.

VIII) That the cost of the installation of lift & transformer should be borne by the flat owners and it will be paid only to the developer.

10 Force majeure, the parties hereto shall not be considered to be liable for any obligation hereunder to extent that the performance of relative obligations prevented by the existence of the Force Majeure conditions i.e. flood, earth quake, riot, war storm,, tempest civil commotion strike and/ or any other act or commission beyond the contrary contract of the papers hereto.

11 Each of the terms and conditions stated hereinabove shall be deemed to be the consideration of each other as generation together and/or successor in interest.

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Rani Prasad Sadhukhan
Kalyan Sadhukhan
Soumen Sadhukhan
M/S. BASANTA HOUSING DEVELOPER
Debasis Samanta
PARTNER

12 If there be any dispute may arise between the parties then the dispute shall refer to the arbitrator according to Arbitration act. And arbitrator should be selected by both parties unanimously.

FIRST / (A) SCHEDULE

All that piece of land by measuring 42 decimal area of land being R.S. Khatian No. 211, R.S. Plot No. 538 and in the L.R.R.O.R, the Khatian No. 3148, 3240 and L.R. Plot No. 538, classification of Land Shali, shall use as Bastu, within Mouza Kanainatshal, J.L. No. 76, under P.S. Burdwan, Dist. Purba Barddhaman under Baikunthapur 2 No. Gram Panchayat.

The property butted and bounded by :

NORTH	:	Property of Shib Prasad Sadhukhan
SOUTH	:	Same plot of land of Soumen Sadhukhan
EAST	:	Canel
WEST	:	22 feet wide Road

SECOND SCHEDULE

The proposed (B+G+) storied commercial cum residential high rise building to be constructed.

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Dalu Prasad Sadhukhan
Kalyan Sadhukhan
Soumen Sadhukhan
M/S. SAMANTA HOUSING DEVELOPER
Dibakar Samanta
PARTNER

THIRD SCHEDULE

LAND OWNER'S ALLOCATION shall mean four flats (610 to 615 sq.ft including super built up 2 BHK) out of which two flats, should be at first floor out of which one flat will be at South-East corner and other will be adjacent East towards Noth of said flat and two flats should be at top floor out of which one flat will be at North-West corner and other will be adjacent West towards South of said flat and four open garrage along with proportionate share of land, common facilities and amenities as prorate basis in any tower within the A Schedule mentioned plot of land and if there be excess area may construct as excess to the square foot of 610 to 615, in that case the excess area shall be purchasable by the land owner and remain portion of the owner's allocation should be paid by coin with proper acknowledgement, out of which

i) Rs. 25,00,000/- only has been paid on 04.07.2019,

ii) Rs. 40,00,000/- only should be paid on 04.07.2020,

iii) Rs. 40,00,000/- only should be paid on 04.07.2021,

iv) Rs. 40,00,000/- only should be paid on 04.07.2022,

v) Rs. 40,00,000/- only should be paid on 04.07.2023,

vi) Rs. 40,00,000/- only should be paid on 04.07.2024,

vii) Rs. 1,20,00,000/- only should be paid on 04.07.2025,

FORTH SCHEDULE

DEVELOPERS ALLOCATION shall mean the area on the said premises barring two flats in the first floor and two flats in the fifth

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BURDWAN

28 JAN 2020

floor, the remain all flats along with proportionate share of land of all facilities and amenities of the building on prorate basis.

FIFTH SCHEDULE

The flat as mentioned in the owner's allocation for the owner shall make

Specification of construction by ISI brand material :

FOUNDATION (Structure)	: R.C.C. Frame (Conc. Grade M20) and Steel (Grade Fe500)
DOORS	: Flash Door and PVC Door in Bathroom.
WINDOW	: Aluminum Channel.
GRILL	: MS Grill with Uniform design in Window , Ventilation and Varanda.
ELECTRICALS	: Conceal wearing with PVC Pipe & ISI Branded Switch and Copper wiring in every room.
FLOORING	: Total Marble / Vitrified Floor Tiles flooring
TOILET	: Tiles Up to (Door Height) or 7 feet on walls white sanitary ware (ISI brand) and separate pipe of hot and normal water.

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Additional District Sub-Registrar
BURDWAN

28 JAN 2020

KITCHEN	: Granite stone Kitchen top with sink Anti-skid tiles, Tiles Up to 2'-0" ft. height from kitchen top.
DRIVE WAY / PARKING	: Petty Stone
ROOF	: Roof with water resistant.
INTERNAL DESIGN	: Internal wall is with Wall Putty.
EXTERNAL DESIGN	: Elevation with anesthetically design and painting.
LIFT	: Semi Automatic Lift.
WATER	: 24 hours water supplying system from the overhead tank by Submersible
PARKING	: Parking space with cooperation of Developer and Land Owner

N.B. ANY EXTRA WORK EXCEPT THE ABOVE MENTIONED TERMS AND CONDITIONS OF THE ITEMS THE COST WILL BEAR BY LAND OWNER AS WELL AS PURCHASER/ FLAT OWNER WITH THE PRIOR PERMISSION OF DEVELOPER. IN CASE OF ANY EXTRA WORK THAT WOULD BE PLACED BEFORE THE DEVELOPER IN WRITTEN AND SIGNED BY THE LAND OWNER AS WELL AS PURCHASER FOR PERMISSION OF THE DEVELOPER.

SIXTH SCHEDULE

i) COMMON SERVICE :

a) Deep tube well of adequate capacity to ensure round the clock water supply.

Contd. next page

Additional District Sub-Registrar
BURDWAN

28 JAN 2020

Zakir Prosad Sadhukhan
Kalyan Sadhu Khan
Soumen Sahu Khan
M/S. SAMANTA HOUSING DEVELOPER
Subhasis Samanta
PARTNER

b) by maintaining standard quality for the lift

ii) Marble and/or V- tiles at stair case with proper relling.

iii) adequate lighting system at every part of the common place.

iv) adequate place for meter board in respect of meter to each flat owner.

v) any extra amenities with extra cost .

IN WITNESS WHEREOF the parties to this Deed of agreement act forth and subscribe their respective hands and seales on the day month and year above mentioned.

WITNESS :

i Sudipta Pramanik
S/o - Tarun Pramanik
Mahedibagan, Bardhaman

2 Bholanath Das.
S/o Udey Chandra Das.
Rayan Burdwan.

Zakir Prosad Sadhukhan
Kalyan Sadhu Khan

Drafted by me :
Ashish Kr Pal.
Sri Ashish Kumar Pal
Advocate
Enrolment No. WB/1379 of 2000

Computerised typed by : –
(Sri Sandip Roy)
Solutions
Judge Court Compound (South)
P.O. & District - Burdwan-1

Additional District Sub-Registrar
BURDWAN

28 JAN 2020

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

Rani Prasad Sadhu Khan

Rani Prasad Sadhu Khan

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

Kalyan Sadhu Khan

Kalyan Sadhu Khan

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

Soumen Sadhu Khan

Soumen Sadhu Khan

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

Debasis Samanta.

Debasis Samanta.

BURDWAN

28 JAN 2020

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SOUMEN SADHUKHAN

SHYAMA PRASAD SADHUKHAN

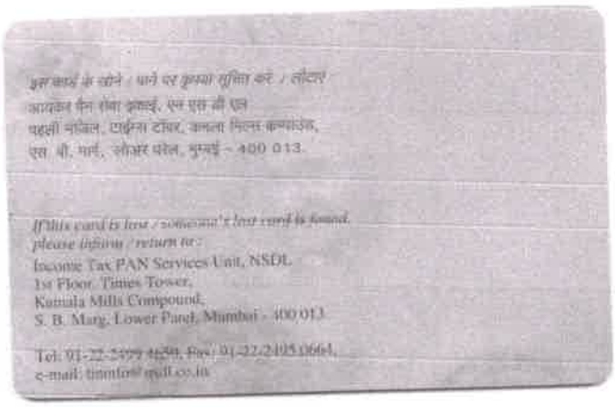
23/06/1986

Permanent Account Number

BNOPS8046L

Signature

24/02/2007



इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कम्पाउंड,
एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4600, Fax: 91-22-2495 0664,
e-mail: tinmfor@nsdl.co.in

Soumen Sadhukhan

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DEBI PROSAD SADHUKHAN

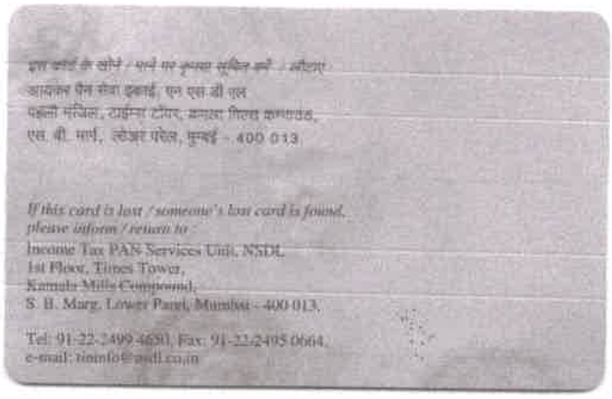
BIBHUTI BHUSAN SADHUKHAN

02/04/1954

Permanent Account Number
BQPPS2623K

Signature

31122007



इस कार्ड के खोने / कार्ड का मूलवत सूचित करें / लौटाएं
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाईम्स टॉवर, कमला मिल्स कम्पाउंड,
एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013

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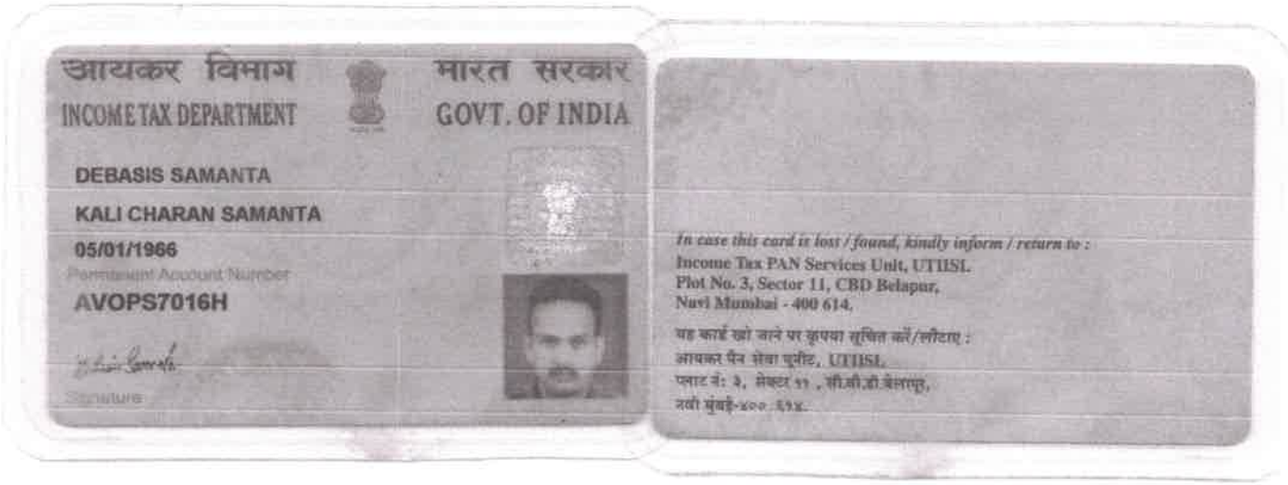
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4630, Fax: 91-22-2495 0664,
e-mail: tinmfo@nsdl.co.in

Debi prosad sadhukhan



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DEBASIS SAMANTA

KALI CHARAN SAMANTA

05/01/1966

Permanent Account Number

AVOPS7016H

Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTIISL
प्लाट नं: ३, सेक्टर ११ , सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

Debasis Samanta

ভারত সরকার

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির নম্বর/Enrolment No.: 1058/67742/01615

Download Date : 21/06/2017 Generation Date: 20/08/2013

To
সুদীপ্ত প্রামাণিক
Sudipta Pramanik
S/O: Tarun Pramanik
KALITALA
MEHDI BAGAN
Barddhaman (m)
Barddhaman Burdwan
West Bengal - 713101

Signature Not Verified
Digitally signed by UIDAI
UNIQUE IDENTIFICATION AUTHORITY OF INDIA 03
Date: 2017.06.29 15:20:44 IST

আপনার আধার সংখ্যা / Your Aadhaar No. :

9026 8474 0446

আমার আধার, আমার পরিচয়

Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

ভারত সরকার

Government of India

সুদীপ্ত প্রামাণিক
Sudipta Pramanik
জন্মতারিখ/ DOB: 08/10/1994
পুরুষ / MALE

9026 8474 0446

আমার আধার, আমার পরিচয়

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
S/O: তরুন প্রামাণিক, কালিতলা,
মেহেদি বাগান, বর্দ্ধমান (এম),
বর্দ্ধমান,
পশ্চিম বঙ্গ - 713101

Address:
S/O: Tarun Pramanik,
KALITALA, MEHDI BAGAN,
Barddhaman (m),
Barddhaman,
West Bengal - 713101

9026 8474 0446

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

Sudipta Pramanik.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KALYAN SADHUKHAN

RAM PROSAD SADHUKHAN

16/01/1983

Permanent Account Number
DITPS7427H

Signature

06042011

Income Tax PAN Services Unit
3rd Floor, Sapphire Chambers
Near Baner Telephone Exchange
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tinfo@nsdl.co.in

Kalyan Sadhukhan

ভারত সরকার

Government of India

নথিভুক্তকরণের আই ডি / Enrollment No.: 1058/76803/01696

Sadhu Khan

ROAD

MN440447000FT

আপনার সংখ্যা / Your Aadhaar No. :

5148 1922 2615

– সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

কল্যান সাধু খাঁ

Kalyan Sadhu Khan

পিতা : রাম প্রসাদ সাধু খাঁ

Father : Ram Prasad Sadhu Khan

জন্মতারিখ / DOB : 03/01/1983

পুরুষ / Male

5148 1922 2615

– সাধারণ মানুষের অধিকার

Kalyan Sadhu Khan

Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

আধার

কর্তৃপক্ষ / প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:
গোলাহাট রোড, বর্ধমান, শ্রীপল্লী, পশ্চিমবঙ্গ, 713103

Address:
GOLAHAT ROAD, Burdwan, Sripalli, Bardhaman, West Bengal, 713103

5148 1922 2615

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Major Information of the Deed

Deed No :	**I-0203-00633/2020**	**Date of Registration**	**28/01/2020**
Query No / Year	**0203-0000029312/2020**	**Office where deed is registered**	
Query Date	**06/01/2020 9:29:11 PM**	A.D.S.R. BURDWAN, District: Burdwan	
Applicant Name, Address & Other Details	Ashish Kumar Paul Burdwan District Judges Court,Thana : Barddhaman, District : Burdwan, WEST BENGAL, PIN - 713101, Mobile No. : 9434331339, 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 : 25,00,000/-]	
Set Forth value		Market Value	
Rs. 75,00,000/-		Rs. 1,49,17,392/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,011/- (Article:48(g))		Rs. 25,014/- (Article:E, E, B)	
Remarks			

Land Details :

District: Burdwan, P.S:- Barddhaman, Gram Panchayat: BAIKUNTHAPUR-II, Mouza: Kanainatshal, Jl No: 76, Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-538	LR-3148	Bastu	Shali	21 Dec	37,50,000/-	74,58,696/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-538	LR-3240	Bastu	Shali	21 Dec	37,50,000/-	74,58,696/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road,
		TOTAL :			**42Dec**	**75,00,000 /-**	**149,17,392 /-**	
	Grand Total :				**42Dec**	**75,00,000 /-**	**149,17,392 /-**	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Debi Prosad Sadhukhan (Presentant) Son of Late Bibhuti Bhusan Sadhukhan Executed by: Self, Date of Execution: 20/01/2020 , Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Office	 28/01/2020	 LTI 28/01/2020	Debi Prosad Sadhukhan 28/01/2020

Kanainatshal, P.O:- Sripally, P.S:- Barddhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BQPPS2623K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/01/2020
, Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr Kalyan Sadhukhan Son of Late Ram Prosad Sadhukhan Executed by: Self, Date of Execution: 20/01/2020 , Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Office	 28/01/2020	 LTI 28/01/2020	28/01/2020

Kanainatshal, P.O:- Sripally, P.S:- Barddhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DITPS7427H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/01/2020
, Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Mr Soumen Sadhukhan Son of Shyama Prasad Sadhukhan Executed by: Self, Date of Execution: 20/01/2020 , Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Office	 28/01/2020	 LTI 28/01/2020	28/01/2020

Kanainatshal, P.O:- Sripally, P.S:- Barddhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: BNOPS8046L,Aadhaar No Not Provided by UIDAI, Status :Confirming Party, Executed by: Self, Date of Execution: 20/01/2020
, Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SAMANTA HOUSING DEVELOPER** Raina, P.O:- Raina, P.S:- Raina, District:-Burdwan, West Bengal, India, PIN - 713421 , PAN No.:: ADBFS1519A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Debasis Samanta Son of Mr Kali Charan Samanta Date of Execution - 20/01/2020, , Admitted by: Self, Date of Admission: 28/01/2020, Place of Admission of Execution: Office	 Jan 28 2020 3:21PM	 LTI 28/01/2020	Debasis Samanta. 28/01/2020
	Golahat, Shankharipukur, P.O:- Sripally, P.S:- Barddhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVOPS7016H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SAMANTA HOUSING DEVELOPER (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUDIPTA PARAMANIK Son of Mr TARUN PARAMANIK MEHEDI BAGAN, P.O:- BURDWAN, P.S:- Barddhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713101			Sudipta Paramanik
	28/01/2020	28/01/2020	28/01/2020
Identifier Of Mr Debi Prosad Sadhukhan, Mr Kalyan Sadhukhan, Mr Soumen Sadhukhan, Mr Debasis Samanta			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr Debi Prosad Sadhukhan	SAMANTA HOUSING DEVELOPER-10.5 Dec
2	Mr Kalyan Sadhukhan	SAMANTA HOUSING DEVELOPER-10.5 Dec
Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr Debi Prosad Sadhukhan	SAMANTA HOUSING DEVELOPER-10.5 Dec
2	Mr Kalyan Sadhukhan	SAMANTA HOUSING DEVELOPER-10.5 Dec

Land Details as per Land Record

District: Burdwan, P.S:- Barddhaman, Gram Panchayat: BAIKUNTHAPUR-II, Mouza: Kanainatshal, Jl No: 76, Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 538, LR Khatian No:- 3148	Owner:কল্যাণ সাধু খাঁ, Gurdian:রামপ্রসাদ , Address:নিজ , Classification:শালি, Area:0.21000000 Acre,	Mr Kalyan Sadhukhan

L2	LR Plot No:- 538, LR Khatian No:- 3240	Owner:দেবীপ্রসাদ সাধুখাঁ, Gurdian:বিভূতিভূষণ , Address:নিজ , Classification:শালি, Area:0.21400000 Acre,	Mr Debi Prosad Sadhukhan

Endorsement For Deed Number : I - 020300633 / 2020

On 21-01-2020

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,49,17,392/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25,014/- (B = Rs 25,000/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 14/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/01/2020 4:39PM with Govt. Ref. No: 192019200143637861 on 07-01-2020, Amount Rs: 14/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 309218673 on 07-01-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,011/- and Stamp Duty paid by by online = Rs 15,010/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/01/2020 4:39PM with Govt. Ref. No: 192019200143637861 on 07-01-2020, Amount Rs: 15,010/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 309218673 on 07-01-2020, Head of Account 0030-02-103-003-02

Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
Burdwan, West Bengal

On 28-01-2020

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

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

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

Presented for registration at 13:52 hrs on 28-01-2020, at the Office of the A.D.S.R. BURDWAN by Mr Debi Prosad Sadhukhan , one of the Executants.

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

Execution is admitted on 28/01/2020 by 1. Mr Debi Prosad Sadhukhan, Son of Late Bibhuti Bhusan Sadhukhan, Kanainatshal, P.O: Sripally, Thana: Barddhaman, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business, 2. Mr Kalyan Sadhukhan, Son of Late Ram Prosad Sadhukhan, Kanainatshal, P.O: Sripally, Thana: Barddhaman, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business, 3. Mr Soumen Sadhukhan, Son of Shyama Prasad Sadhukhan, Kanainatshal, P.O: Sripally, Thana: Barddhaman, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Cultivation

Indetified by Mr SUDIPTA PARAMANIK, , , Son of Mr TARUN PARAMANIK, MEHEDI BAGAN, P.O: BURDWAN, Thana: Barddhaman, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Private Service

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

Execution is admitted on 28-01-2020 by Mr Debasis Samanta, Partner, SAMANTA HOUSING DEVELOPER (Partnership Firm), Raina, P.O:- Raina, P.S:- Raina, District:-Burdwan, West Bengal, India, PIN - 713421

Indetified by Mr SUDIPTA PARAMANIK, , , Son of Mr TARUN PARAMANIK, MEHEDI BAGAN, P.O: BURDWAN, Thana: Barddhaman, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25,014/- (B = Rs 25,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 25,000/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/01/2020 11:54AM with Govt. Ref. No: 192019200166642681 on 28-01-2020, Amount Rs: 25,000/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 309667573 on 28-01-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 269, Amount: Rs.5,000/-, Date of Purchase: 07/01/2020, Vendor name: J Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/01/2020 11:54AM with Govt. Ref. No: 192019200166642681 on 28-01-2020, Amount Rs: 1/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 309667573 on 28-01-2020, Head of Account 0030-02-103-003-02

Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2020, Page from 17695 to 17735

being No 020300633 for the year 2020.

Seal of the Additional District Sub Registrar, Burdwan, District Burdwan

Digitally signed by KAUSHIK BHATTACHARYA
Date: 2020.02.03 12:53:23 +05:30
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 2020/02/03 12:53:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
West Bengal.

(This document is digitally signed.)