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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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11-00  
 26/7/24  
 1985 526/m

Lilamoy Majumder

JAI MATA DI CONSTRUCTION  
 Partner  
 Swagat Chandra Majumder  
 Partner

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

**DEVELOPMENT OR CONSTRUCTION AGREEMENT**

THIS DEVELOPMENT OR CONSTRUCTION AGREEMENT is made on this the 26<sup>th</sup> day of July, 2024,

BETWEEN

MR. LILAMOY MAJUMDER [ PAN: ADXPM5753A ], son of Late Abinash Chandra Majumder, Nationality Indian, by faith Hindu, by occupation Retired Person , resident of Nivedita Pally, Burdwan, P.O. - Sripally, P.S. Burdwan Sadar, District Purba Bardhaman, PIN - 713103 (W.B.) hereinafter referred to as the **OWNER / LAND OWNER** (which expression shall unless excluded by or repugnant to the context

Additional District Sub-Registrar  
 BURDWAN

26 JUL 2024

26/7/24

(Signature)

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Lilamoy Majumdar

JAI MATA DI CONSTRUCTION  
Biswajit Sarkar  
Suvajit Ghosh Dastidar  
Amit Kumar Sonkar  
PARTNER

Page No. : 2

be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

**"JAI MATA DI CONSTRUCTION" [PAN- AASFJ3876B]**, a developing & constructing Partnership Firm, having its Head Office at Kalibazar West, , P.O.- Burdwan, P.S. – Burdwan Sadar, District – Purba Bardhaman, Pin – 713101, (W.B.), also Enlisted as Developer & Builder with the Burdwan Municipality, Represented herein by its only Partners :-

(a) **SRI BISWAJIT SARKAR, [PAN-BKTPS9545Q]** Son of Late Hiren Sarkar, Nationality - Indian, by faith Hindu, by occupation Business, resident of Chotonilpur, Chotobalidanga, P.O.- Sripally, P.S. – Burdwan Sadar, District – Purba Bardhaman (W.B.), Pin – 713103, (W.B.),

(b) **SRI SUVAJIT GHOSH DASTIDAR, [PAN-BPPPD0285R]**, Son of Sri Sankar Ghosh Dastidar, Nationality - Indian, by faith Hindu, by ccupation Business, resident of Baranilpur Government Colony, Near Jagarani Sangha Club, P.O.- Sripally, P.S. – Burdwan Sadar, District – Purba Bardhaman (W.B.), Pin – 713103 (W.B.) &

(c) **SRI AMIT KUMAR SONKAR, [PAN-AXJPS2762D]**, Son of Sri Dilip Kumar Sonkar, Nationality - Indian, by faith Hindu, by ccupation Business, resident of Bohilapara, P.O.- Burdwan, P.S. – Burdwan Sadar, District – Purba Bardhaman (W.B.), Pin – 713101 (W.B.) and presently

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(Amit)

58 JUL 85



L'Isamoy Majumdar,

JAI MATA DI-CONSTRUCTION

Bhubaneswar  
Surajit Kumar Dandekar

Anit Kumar Saha  
PARTNER

Page No. : 3

residing at Kalibazar West, P.O.- Burdwan, P.S. - Burdwan Sadar, District - Purba Bardhaman (W.B.), Pin - 713101 (W.B.), hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its / their heirs, executors, successors, successors in office, administrators, legal representatives and assigns) of the **SECOND PART**

**WHEREAS** the landed property measuring an area of **0.050 acre or 2178 Sq.Ft.** (more or less) more particularly described under the **Schedule** herein below, being the defined & demarcated Northern Part of the land measuring an area of 0.060 acre or 2688 Sq.Ft. more or less, also being the piece and parcel of "**Bastu**" class of land ( immoveable property ) appertaining to the **L.R. Plot No. 1797, under present L.R. Khatian No. 5140, Corresponding to the R.S. Plot No. 606 & 607, Under R.S. Khatian No. 555 & Khanda Khatian No. 1084 of Mouza - Ichlabad**, J.L. No. 75, P.S. - Burdwan Sadar, District - Purba Bardhaman, was lawfully owned & possessed by one **Dilip Kumar Goswami**, who lawfully acquired the said 0.060 acre or 2688 Sq.Ft. (more or less) of land from its erstwhile owners & possessors by dint of a Registered Deed Of-Sale dated 04.06.1969, Being No. 4775 for the year 1969 of Burdwan District S.R.O. **AND WHEREAS** said Dilip Kumar Goswami, since such purchase, while was in lawful occupation of the same, proclaimed sell of the same, rather the Scheduled Plots of land comprising 0.060 acre or 2688 Sq.Ft. more or less, the **OWNER / LAND OWNER** herein for his every interest, in lieu

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Lilamoy Majumder

JAI MATA DI CONSTRUCTION  
(Burdwan Partee)  
Savitri Chandra Dutta  
Anita Kumar Sarkar  
PARTNER

Page No. : 4

of valid consideration money, purchased the same from him by dint of a Registered Deed Of Sale dated 03.01.1972, entered in Book No. 1, Volume No. 7, in Pages from No. 18 to No. 20, being **Deed No. 17 for the year 1972** of the Office of the Burdwan District Sub-Registrar, Burdwan **AND WHEREAS** since such purchase the Owner herein lawfully got his name recorded in the L.R.R.O.R. in respect of his purchased / Scheduled landed property under **L.R. Khatian No. 5140**, which has been finally framed & published and which still stand in the name of the Owner **AND WHEREAS** said **Mr. Lilamoy Majumder**, the Owner herein also thereafter of his own accord lawfully constructed there upon his said purchased plots of land, a two storied residential building and the said landed property & the structures there upon , i.e. also the Scheduled property as also being denoted as the **Holding No. 187** at G.T.Road East End Mahalla of Ward No. 12 of the Burdwan Municipality , the Owner Being named as the Assessee (Assessment No. 2610202931229) of the said Holding, the OWNER herein till today is discharging all his liabilities towards the State Of West Bengal by paying its rents & towards the Burdwan Municipality by paying its Property Tax and thus also is in uninterrupted ownership & possession of the **SCHEDULE** mentioned property.

**AND WHEREAS** the Owner/Land Owner of the First Part with an intent to construct a **G+4 storied Residential Flat Type Building** thereon his said rather the **Scheduled** landed property (upon demolition of the existing structures there on), the said land more particularly described under the **SCHEDULE** here in below, obtained a

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By (Lilamoy)



Lilamoy Majumdar,

JAI MATA DI CONSTRUCTION  
B. Bhattacharya  
Suryajit Ghosh  
Amit Kumar Saha  
PARTNER

Page No. : 5

Building Plan Sanctioned from the Burdwan Municipality Vide its office **Memo No. 1065/E/VII -4 dated 22.10.2018** and the same has also been extended till 21.10.2024 Vide its office Memo No. 27/E/VII -4 dated 06.06.2024. But, due to paucity of fund, the OWNER herein failed either to demolish his said existing structures or to start construction of the proposed G+4 Storied Residential Flat Type Building accordingly.

**AND WHEREAS** the **OWNER /LAND OWNER** herein even now with an intent thus to develop (by building a G+4 flat type building) his said plot of land (also more particularly described under the **Schedule** herein below) , also on demolition of the existing structures there on, desired to give an effect to his said willingness, being agreed to develop through the **Developer** herein of his schedule property, approached the **Developer** herein for developing his Scheduled property (by building a G+4 flat building there upon) in accordance with the said sanctioned Building Plan and entered into this Development / Construction agreements for the terms and conditions hereinafter appearing.

**TERMS & CONDITIONS :**

1. The owners hereby grant subject to what have been provided an exclusive right to the Developer to build upon and to exploit residential flat type building on the **SCHEDULE** property and to construct several storied building ( G+4) in accordance with the plan so sanctioned /extended by the Burdwan Municipality in that behalf and as also aforesaid.

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Lilamoy Mojumder,

JAI MATA DI CONSTRUCTION

Bhupendra Sarkar

Surajit Ghosh Dubekar

Amit Kumar Sarkar

PARTNER

Page No. : 6

2. The **OWNER/LAND OWNER** shall be exclusively entitled to have : -

a) One finished/habitable **3BHK** Flat measuring more or less **692 Sq.Ft.** Carpet Area, **906 Sq.Ft.** Built up area & **1133 Sq.Ft.** Super Built up area, Marked by letter "**A**", on the **Second Floor** (South Eastern side) of the said G+4 Flat Type Building to be constructed in the Scheduled Property, with exclusive right to sell / transfer or otherwise deal or dispose of the said flat/unit.

b) One finished/habitable **2BHK** Flat measuring more or less **515 Sq.Ft.** Carpet Area, **672 Sq.Ft.** Built up area & **840 Sq.Ft.** Super Built up area, Marked by letter "**A**", on the **Third Floor** (Eastern side) of the said G+4 Flat Type Building to be constructed in the Scheduled Property, with exclusive right to sell / transfer or otherwise deal or dispose of the said flat/unit.

The super built up area for the purpose, to be considered and to be calculated upon the built up area, as per the prevailing market norms.

c) Two Dependable Car Parking Space in the Ground Floor (one in the front side & another in the back side), each measuring an area of more or less **140 Sq.Ft.**, of the said G+4 Flat Type Building to be constructed in the Scheduled Property, with exclusive right to sell / transfer or otherwise deal or dispose of the said unit/s.

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Lalramoy Majumder,

JAI MATA DI CONSTRUCTION  
B. Mukherjee Partner  
Sunjayit Mukherjee Director  
Amit Kumar Partner

Page No. : 7

- d) Further, as it is agreed between the parties herein, the **DEVELOPER** on or before execution of these presents paid unto the **OWNER** a total sum of **Rs. 1,00,000/-** (Rupees One Lakh) only, Vide Cheque No. 632550 dated **22.07.2024** of the Axis Bank Ltd., Burdwan Branch and the receipt of which is also acknowledged by the Owner / Land Owner.
4. That save and except the Owner's allocation as aforesaid, the Developer shall be exclusively entitled to the rest of the building i.e. to say all the other **Flats** and **Parking Spaces** of the said G+4 storied Flat Type Building to be constructed on the Scheduled Property, together with the proportionate shares of the land, with exclusive right to sell / transfer or otherwise deal or dispose of the said flats/units & parking spaces.
- The super built up area for the purpose, to be considered and to be calculated upon the built up area, as per the prevailing market norms.
5. That the Common Area & Facilities & Common installations in the said multi-storied residential building and premises after the development including pathways, boundary walls, main lobby, gates, caretaker room (if any), service areas, open terrace, Lift, motor room, lift space, stair case, stair lobby, drive ways, machine room, electric meter room, generator room (if any), tube-well with deep hole boring, over head tank, water pump and other

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Lilamoy Majumdar,

JAI MATA DI CONSTRUCTION  
Bhobete Datta  
Sangit Ghosh Datta  
Smit Kumar Datta  
PARTNER

Page No. : 8

facilities and spaces whatever required for the use, establishment, location, enjoyment, maintenance and management of the building for the use of Land Owner, Developer and all occupiers of Flats/Floors and space of the building shall be commonly enjoyed by the Land Owner, Developer and all occupiers of Flats of the said building.

6. That is so far as necessary all dealings by the Developer in respect of the new several storied (G+4) building shall be in the name of the **OWNER** and for which the **OWNER** undertake to give and/or execute & register in favour of the Developer a **Development Power of Attorney** in the form and manner so that the Developer, without any interruption and/or hindrance can complete the overall project of construction as agreed into and can also dispose of its allocations in the said new building to be constructed.

Further the **OWNER** hereby also undertake if necessary to sign any such Building Plan/Additional Plan /Applications for extension, if necessary to be sanctioned for the proposed Building ( G+4 ) and/or for any lesser and/or any additional floor/s & even undertake to execute and register any Development / Construction Agreement, deed of conveyance or any Deed of transfer in respect of the Developer's allocation as aforesaid of the said multi - storied building (to be constructed) along with all its amenities, or any part thereof in favour of the

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Lilamoy Majumder

JAI MATA DI CONSTRUCTION

(Private Party)

Sunayit Ghosh Director

Amit Kumar

PARTNER

Page No. : 9

- Developer or in favour of any intending purchaser/s nominated for the purpose by the Developer.
7. That the Developer shall at its/their own costs construct erect and complete the building (G+4) on the schedule land , in accordance with the building plan in the name of the Owner. Further the Developer shall not make any deviation of the sanctioned plan while constructing the building on the schedule land and even if it/ they deviate such or if any accident occurs while such construction, the owner shall not be responsible for the same and all such liabilities will caste upon the Developer.
  8. That the decision of the Developer regarding the quality of the materials (for the overall project) shall be final and binding between the parties hereto; but, the developer shall execute all the construction works as per Indian Standard Code of Practices and also as per sanctioned plan/s by the local Burdwan Municipal authority, for the purpose of developing the said land/ property. Further if any accident occurs for the materials used in such construction or for negligence on the part of the Developer and / or for any act of its Engineer, in such case/s the owner shall not be liable in any way and all such liabilities shall caste upon only the Developer. However, the Developer shall be transparent about the quality of the materials to the Owner.

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28 JUL 2023



Lilamoy Majumdar,

JAI MATA DI CONSTRUCTION  
Burdwan Partner  
Sangit Chandra Dutta  
Sangit Kumar  
PARTNER

Page No. : 10

9. That the Developer shall be authorized in the name of the owner in so far as is necessary to apply for and obtain sanctioned building plan / addition or alteration plan/s / extensions of the building plan from the Burdwan Municipality; similarly apply for to obtain temporary and permanent connection of water, electricity, power, drainage, sewerages and/or gas to the construction or enjoyment of the building & for these purposes, the OWNER shall execute in favour of the Developer a Development/General Power of Attorney and other authorities as shall be required by the Developer.
10. That the Developer shall at its/his/their own costs and expenses and without creating any financial or other liability upon the owner, construct and complete the said newly several storied (G+4) building.
11. That all costs, charges and expenses for the purpose shall be discharges of the Developer and the OWNER shall have no responsibility in this context. Even the Developer only shall bear all the costs in the matter of construction and all other matters concerning and /or arising out of the construction of the said building(G+4).
12. That the Developer shall be at liberty to engage any workers VIZ. Masons, Carpenters, Electricians, Plumbers and Engineer/s, Advocate/s, which it/he shall think deem fit and proper with a

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Lilamoy Majumdar

JAI MATA DI CONSTRUCTION  
P. Upreti Partner  
Suryajit Ghosh Director  
Anil Kumar Partner

Page No. : 11

- view to complete the several storied (G+4) building & for any legal necessity for the overall project.
13. That the OWNER shall handover the vacant possession entirely of the SCHEDULE property and all the concerned original documents in relation to the Schedule property, to the Developer, simultaneously with the execution of the concern Development / Construction Agreement and /or these presents, for demolition of the existing structures and also for construction of the said flat building (G+4) on the said property is a term of this agreement. Otherwise, this agreement shall stand rescinded only at the option of the Developer and in such case the Owner shall be bound to refund the amount if any so paid to him by the Developer & that of all the amount as described above and which the Owner if receive from the Developer by dint of this agreement with lawful interest there upon, within five days of such termination.
14. That the **OWNER** shall hand over vacant & clear possession of the Scheduled Plot of land with existing structures there upon, to the Developer on execution of these presents, for the purpose. The Developer shall at his every cost & management cause demolition of the existing masonry structures as aforesaid and also shall remove and/or take away all the debris & remittance there from the scheduled plot .

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Lilamony Majumdar,

JAI MATA DI CONSTRUCTION  
(B) Member Partner  
Suresh Chandra Dubey  
Smit Kumar Saha  
PARTNER

Page No. : 12

15. That the OWNER hereby agreed and covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from developing the building and/or selling, assigning and/or disposing if any of the Developer's Allocation in the building at the said property.
16. That the OWNER shall not let out, grant lease, mortgage and/or charge the SCHEDULE property or any portion thereof without the consent in writing of the Developer during the period of construction and/or within the mean time.
17. That all allocations and/or allotments of the building (with regard to the Developer's allocations) to the intended buyers etc. shall be made only at the Developer's full discretion and that shall be made only according to the sanctioned Building Plan by the competent authority.
18. That for the purpose the Developer, shall install a lift and/or shall keep necessary provision for the same.
19. That if any extra work is done or is required to be done by the Developer, the cost of such extra work shall be fixed by the Developer at his full discretion & it/he/they shall be entitled to such.
20. That the DEVELOPER shall at its/his/their discretion enter into any agreement with third parties and/or enter into any agreement for sale/mortgage/lease/let out on rent (of the Developer's allocation) of the flats including parking/garage spaces/units

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Lilamoy Majumder

JAI MATA DI CONSTRUCTION

Director  
Sunit Kumar Saha  
PARTNER

Page No. : 13

20. and super built up area & for the purpose the DEVELOPER only shall fix the cost of such flat/s and/or unit/s at its/their full discretion & even shall be at liberty to accept any consideration money from them.
21. That if it become necessary for the overall project to install a Transformer for electrification of the said building & an elevator for convenience of the occupants of the proposed premises, the developer shall do so at its/their full discretion and the entire costs of such installations shall be calculated and be charged / fixed proportionately among all the flat owners and occupiers / allottees (save & except the Owner) and the Developer shall be entitled for fixing the same.
22. That it is hereby declared by the OWNER that the OWNER is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the SCHEDULE property & none other than the OWNER has any right, title, interest, claim and/or demand over and in respect of the same.
23. That it is also declared by the OWNER that the SCHEDULE property is free from all encumbrances, charges, liens, attachments, trusts, acquisitions, requisitions whatsoever or howsoever. Moreover, the OWNER hereby undertake to compensate the DEVELOPER for any future complication, if arises in respect of his title, possessions, Record of Rights, in respect of the Schedule property.

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58 JUL 85

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Lilamoy Majumder

JAI MATA DI CONSTRUCTION  
Dixit Kumar  
Suryjit Chandra Dixit  
Amit Kumar  
PARTNER

Page No. : 14

24. That it is agreed that the Developer shall bear all the costs of shifting of the Owner from the Scheduled premises and even since such shifting and/or handing over possession of the Scheduled Property by the Owner to the Developer and till the Owner is handed over with his allocated portion/s in the new building to be constructed, as also aforesaid, for rental accommodation of the Owner, the Developer shall provide/pay, every month to the Owner, such reasonable cost as necessary to be incurred for such rental by the Owner.
25. That the Developer with its/his every endeavour shall try to complete the overall project within 24 (Twenty Four) English Calendar Months from the date of handing over possession of the Schedule property by the Owner to the Developer, subject to extension of the period of the building plan by the Burdwan Municipality. But, if it is prevented to do so for the Act of God or for Force Majeure such other natural calamity and for local or any political disturbances or for any legal problem (in relation to the Schedule property), the tenure may be extended on mutual discussion between the Owner and the Developer. However, it is also agreed that if the Developer is not prevented as aforesaid and in such case it fails and/or neglects to complete the said project within the stipulated time, the Developer shall be liable to compensate the Owner lawfully.
26. That after completion of the proposed building within the stipulated time or earlier in or upon the Scheduled land in the

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JAI MATA DI CONSTRUCTION  
Bhawanee Gurkar  
Sunshil Chavhan Dattidar  
Amit Kumar Sarker  
PARTNER

Page No. : 15

manner aforesaid, the Land Owner shall as and when required by the Developer, execute and register conveyances of the allotted portion of the Developer in the said building, in favour of the Developer or its nominee as the case may be, at the cost of the Developer or its nominee. The Purchasers/ Lawful Occupiers of flats of the said building shall form an Association or society for maintenance of the common & essential services for the proposed building in such manner and form as may be required by the Developer and the Land Owner. All the Purchasers/ Lawful Occupiers shall have the right to use the common area to be constructed by the Developer as per this Agreement.

27. That it is agreed that all the cost for preparation & registration of the concern Development Agreement, Development Power of Attorney (including stamp duty, Registration fees & fees for the counsel) shall bore by the Developer only and all the same (including all the future Deed/s of Conveyance/s in connection with the proposed G+4, Flat type building shall be prepared by the counsel of the Developer only) and that this Agreement shall be deemed to have commenced on and with effect from the date of its execution.

**SCHEDULE (OF LAND/PROPERTY)**

All that the "Bastu" class of land measuring a total area of **0.050 acre (Zero Point Zero Five Zero Acre) , or 2178 Sq.Ft.** more or less, (being the defined & demarcated Northern Part of the aforesaid 0.060 acre or 2688 Sq.Ft. more or less purchased land of the Owner) lying

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Lilamoy Majumdar

JAI MATA DI CONSTRUCTION  
B. Khatun Sarkar  
Suvrajit Ghosh Sarkar  
Amit Kumar Sarkar  
PARTNER

Page No. : 16

and situated within the Burdwan Municipality, bearing  **Holding No. 187** of  **Ward No. 12**, Mohalla - G.T. Road East End, also appertaining to the  **L.R. Plot No. 1797 (One Thousand Seven Hundred Ninety Seven)**, under present  **L.R. Khatian No. 5140 (Five Thousand One Hundred Forty)**, corresponding to the R.S. Plot No. 606 & 607, under R.S. Khatian No. 555 & Khanda Khatian No. 1084, of  **Mouza - Ichlabad**, J.L. No. 75, P.S. - Burdwan Sadar, District - Purba Bardhaman.

**Butted and bounded :**

- To the **North** : by part of C.S./R.S. plot No. 607 of that Mouza;  
To the **South** : by part of C.S./R.S. plot No. 606 & 607 of that Mouza;  
To the **East** : by 12'-0" wide Metal Road (UMR 12)  
To the **West** : by part of C.S./R.S. plot No. 606 of that Mouza.

**There exists a two storied residential building (covering 600 sq.ft. in each floor) of the owner, on the aforesaid landed property, which is subject to be demolished, in terms of this agreement.**

**SCHEDULE OF SPECIFICATION OF CONSTRUCTION WORKS**

1. STRUCTURE : Reinforcement for columns, beams, slabs etc, as per the approved design by the BMC. Concrete with stone-chips (Rampurhat), Steel ( Shyam Steel), full course / medium course sand (Damodar bed), Cement (only M.P. Birla Cement unique) or as per IS code.

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Lilamoy Majumdar

JAI MATA DI CONSTRUCTION  
Bhusant Partner  
Suresh Ghosh Director  
Amit Kumar Partner  
PARTNER

Page No. : 18

11. BASIN : Taps, 01 Shower to be provided in the Bath room, bath room flooring by skirting fitted with glazed tiles on the wall up-to a height 6'-0" from the floor level.
12. WALLS : 2/2/3 Standard Basin/s will be provided either in the Dining room or in the Toilet with necessary fittings as per No. of rooms.
13. PAINTING : Internal portion will be finished by plaster or Paris/putty,
14. PAINTING : External portion of the building will be finished with water proof cement based Paint.
15. STAIRCATE : By plaster of Paris/Putty.
16. MAIN GATE : Made by M.S, Patti Rod, designed with locking arrangement.
17. KITCHEN : Flooring by glazed tiles on the wall with height of 3'x5" over the Cooking platform, Kitchen Sink made of Stainless Steel and / or Granite will be provided. One drinking water point and 01 Tap Water point on the Sink will be provided.
17. ELECTRICAL POINTS :
- a) COMMON POINTS : For Common Passage, Stairs, Main gate, Roof, Pump Room and Meter room.

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Lilamoy Majumdar

JAI MATA DI CONSTRUCTION

(P) ishat Das

Sunogit Goshth Dutt

Amit Kumar

PARTNER

Page No. : 19

- b) BED ROOM : 02 light, 01 Fan, 1 No. 5 Amp. Plug on board will be provided. One A/C point 15 Amp. at the master Bed Room.
- c) DRAWING : 02 light, 01 Fan, 1 No. 5/15 Amp. Plug Point, 1 No. 15 Amp. Plug.
- d) DINNING ROOM : Two Points on board for T.V., Cable and Refrigerator etc.
- e) BATHROOM : 01 Light and 01 Exhaust Fan Point, 01 Washing Machine point, 01 Geyser Point.
- f) KITCHEN : 01 Light and 01 Exhaust Fan Point.
- g) VERANDAH : 01 Light and 1 No. 5 Amp Plug point, 01 Fan point.
- h) ELECTRICAL WIRES : Finolex / Havells / ISI marked.

Extra payment to be made by the Allottees / Purchasers for any additional work in the Flat.

Meter, Bulbs, Tubes, decoration Lamps. Fans, exhaust fan, calling Bell etc. will be Allottee's / Purchaser's expenses.

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Page No. : 20

**IN WITNESS WHEREOF** the parties have here unto put their respective hands and seals on the day, month & year first above written.

**Witnesses :**

- 1) Amit Routh  
c/o Bristuffada Routh  
Cheto nilpur  
Burdwan
- 2) Dibendra Bhimol  
s/o Dilip Bhimol  
Telabhad, Burdw

- 3) Sitambar Saha  
Purba Bardwan

L. J. Majumdar,  
Signature of the party of  
the **FIRST PART/ OWNER**

JAI MATA DI CONSTRUCTION  
Burdwan  
Sugjit Ghosh Dutta  
Amit Kumar Saha  
**PARTNER**

Signature of the party of  
the **SECOND PART/**  
**DEVELOPER**

Drafted by me  
Saurav Roy  
(Saurav Roy)  
Advocate  
Enrol. No. WB 369 of 1998  
District Judges' Court, Purba Bardhaman  
Computerised typed by:

(Sandip Roy)  
"SOLUTIONS"  
Court Compound (South), Burdwan



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



Lilamoy Majumdar

SIGNATURE Lilamoy Majumdar

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



Binasit Sarkar

SIGNATURE Binasit Sarkar

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



Anagrit Chhosh Ambidor

SIGNATURE Anagrit Chhosh Ambidor













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*Amit Kumar Sarker*

SIGNATURE *Amit Kumar Sarker*



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<b>Right Hand Impression</b>	<b>Thumb</b>	<b>Index</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
					



*Amit Borth*

SIGNATURE *Amit Borth*

18 JUL 85





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

LILAMOY MAJUMDER

ABINASH CHANDRA MAJUMDER

31/01/1946

Permanent Account Number

ADXPM5753A

Lilamoy Majumder

Signature



27062008

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाने  
आयकर पैन सेवा इकाई, एन एस डी एल  
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड, एस. बी. मार्ग,  
लोअर परेल, मुंबई-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 4630 Fax: 91-22-2495 0664  
email: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)

Lilamoy Majumder.



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AASFJ3876B



नाम / Name  
JAI MATA DI CONSTRUCTION

निगम/संघ की तारीख  
Date of Incorporation/Formation  
09/06/2022

JAI MATA DI CONSTRUCTION  
*Pooja Parthasarthy*

PARTNER



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
BKTPS9545Q



नाम / Name  
BISWAJIT SARKAR

पिता का नाम / Father's Name  
HIREN SARKAR

जन्म की तारीख  
Date of Birth  
27/08/1977

*Biswajit Sarkar*  
हस्ताक्षर / Signature

04012020

*Biswajit Sarkar*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

**BPPPD0285R**



नाम / Name

**SUVAJIT GHOSH DASTIDAR**

पिता का नाम / Father's Name

**SANKAR GHOSH DASTIDAR**

जन्म की तारीख /

Date of Birth

**02/09/1990**

*Suvajit Ghosh Dastidar*

हस्ताक्षर / Signature

11092023

*Suvajit Ghosh Dastidar*



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

AMIT KUMAR SONKAR

DILIP KUMAR SONKAR

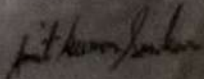
25/01/1984

Permanent Account Number

AXJPS2762D

4000

41  
UPC271B

  
Signature





ভারত সরকার  
Government of India

অমিত রৌথ  
Amit Routh  
জন্ম তারিখ / DOB : 04/11/1972  
সুন্দর / Male

3374 3155 8260

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার  
Unique Identification Authority of India

সি.আর.  
ঠিকানা:  
S/O: বিষ্ণুপদ রৌথ, ইট জাটা  
রোড, ছোটনীলপুর, বর্ধমান ১,  
শ্রীপল্লী, বর্ধমান, পশ্চিম বেঙ্গল,  
713103

Address:  
S/O: Bishupada Routh, BRICK  
FIELD ROAD, CHOTONILPUR,  
Burdwan - I, Sripalli, Bardhaman,  
West Bengal, 713103

3374 3155 8260

Amit Routh



### Major Information of the Deed

Deed No :	I-0203-05033/2024	Date of Registration	26/07/2024
Query No / Year	0203-2001985526/2024	Office where deed is registered	
Query Date	25/07/2024 5:36:13 AM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	SAURAV ROY DISTRICT JUDGES COURT, PURBA BARDHAMAN, Thana : Bardhaman . District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 9832166703, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4306] Other than Immovable Property, Sale [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 26,00,000/-	Rs. 85,46,263/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 15,000/- (Article:48(g))	Rs. 1,007/- (Article:E, A(1))		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)		

### Land Details :

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: G.T. Road, Road Zone : (Parbirhata Police line to -- End) , Mouza: Ichhlabad, , Ward No: 12, Holding No:187 JI No: 75, , G T ROAD EAST END Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1797 (RS :- 606,607 )	LR-5140	Bastu Bastu	2178 Sq Ft	20,00,000/-	77,13,763/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
Grand Total :				4.9913Dec	20,00,000 /-	77,13,763 /-	



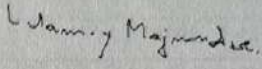
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	6,00,000/-	8,32,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1200 sq ft	6,00,000 /-	8,32,500 /-	



**Record Details :**

Name,Address,Photo,Finger print and Signature



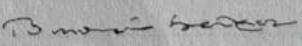


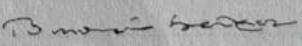


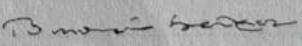
Name	Photo	Finger Print	Signature
<b>Mr LILAMOY MAJUMDER</b> (Presentant ) Son of Late ABINASH CHANDRA MAJUMDER Executed by: Self, Date of Execution: 26/07/2024 , Admitted by: Self, Date of Admission: 26/07/2024 ,Place : Office		 Captured	
	26/07/2024	LTI 26/07/2024	26/07/2024

NIVEDITA PALLY, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman  
 , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu,  
 Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: ADxxxxxx3A,  
 Aadhaar No: 97xxxxxxxx8761, Status :Individual, Executed by: Self, Date of Execution:  
 26/07/2024  
 , Admitted by: Self, Date of Admission: 26/07/2024 ,Place : Office

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>JAI MATA DI CONSTRUCTION</b> KALIBAZAR WEST LANE, WARD NO. 9 OF THE BURDWAN MUNICIPALITY, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 , PAN No.:: AAxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



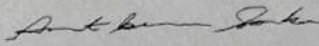
**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr BISWAJIT SARKAR</b>                              Son of Late HIREN SARKAR                              Date of Execution -                              26/07/2024, , Admitted by:                              Self, Date of Admission:                              26/07/2024, Place of                              Admission of Execution: Office                         </td> <td>  </td> <td>                               Captured                         </td> <td>  </td> </tr> <tr> <td></td> <td>Jul 26 2024 11:35AM</td> <td>LTI 26/07/2024</td> <td>26/07/2024</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr BISWAJIT SARKAR</b> Son of Late HIREN SARKAR Date of Execution - 26/07/2024, , Admitted by: Self, Date of Admission: 26/07/2024, Place of Admission of Execution: Office		 Captured			Jul 26 2024 11:35AM	LTI 26/07/2024	26/07/2024
Name	Photo	Finger Print	Signature										
<b>Mr BISWAJIT SARKAR</b> Son of Late HIREN SARKAR Date of Execution - 26/07/2024, , Admitted by: Self, Date of Admission: 26/07/2024, Place of Admission of Execution: Office		 Captured											
	Jul 26 2024 11:35AM	LTI 26/07/2024	26/07/2024										
	CHOTONILPUR,CHOTOBALIDANGA, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BKxxxxxx5Q, Aadhaar No: 35xxxxxxxx3600 Status : Representative, Representative of : JAI MATA DI CONSTRUCTION (as PARTNER)												



Name	Photo	Finger Print	Signature
<b>SUVAJIT GHOSH</b> <b>DASTIDAR</b> Son of Mr SANKAR GHOSH <b>DASTIDAR</b> Date of Execution - 26/07/2024, , Admitted by: Self, Date of Admission: 26/07/2024, Place of Admission of Execution: Office		 Captured	
Jul 26 2024 11:35AM	LTI 26/07/2024	26/07/2024	

BARANILPUR GOVERNMENT COLONY, NEAR JAGARANI SANGHA CLUB, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman  
 , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Male, By Caste: Hindu,  
 Occupation: Business, Citizen of: India, , PAN No.:: BPxxxxx5R, Aadhaar No: 97xxxxxxx7900 Status  
 : Representative, Representative of : JAI MATA DI CONSTRUCTION (as PARTNER)

Name	Photo	Finger Print	Signature
<b>Mr AMIT KUMAR SONKAR</b> Son of Mr DILIP KUMAR <b>SONKAR</b> Date of Execution - 26/07/2024, , Admitted by: Self, Date of Admission: 26/07/2024, Place of Admission of Execution: Office		 Captured	
Jul 26 2024 11:36AM	LTI 26/07/2024	26/07/2024	

BOHILAPARA, BURDWAN, PRESENTLY OF KALIBAZAR WEST LANE, BURDWAN, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman  
 , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu,  
 Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxx2D, Aadhaar No: 74xxxxxxx5447 Status  
 : Representative, Representative of : JAI MATA DI CONSTRUCTION (as PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr AMIT ROUTH</b> Son of BISTUPADA ROUTH CHOTONILPUR, BURDWAN, City:- Burdwan, P.O:- SRIPALLY, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103		 Captured	
26/07/2024	26/07/2024	26/07/2024	

Identifier Of Mr LILAMOY MAJUMDER, Mr BISWAJIT SARKAR, Mr SUVAJIT GHOSH DASTIDAR, Mr AMIT KUMAR SONKAR

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr LILAMOY MAJUMDER	JAI MATA DI CONSTRUCTION-4.99126 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr LILAMOY MAJUMDER	JAI MATA DI CONSTRUCTION-1200.00000000 Sq Ft



## Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: G.T. Road, Road Zone : (Parbirhata  
Police line to -- End) , Mouza: Ichhlabad, , Ward No: 12, Holding No:187 JI No: 75, , G T ROAD EAST END Pin Code :  
73103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1797, LR Khatian No:- 5140	Owner:লীলাময় মজুমদার, Gurdian:জয়িনাগ চন্দ্র, Address:নিজ . Classification:বাড়, Area:0.05000000 Acre,	Mr LILAMOY MAJUMDER



Endorsement For Deed Number : I - 020305033 / 2024

26-07-2024

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

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

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

Presented for registration at 11:00 hrs on 26-07-2024, at the Office of the A.D.S.R. Bardhaman by Mr LILAMOY MAJUMDER, Executant.

**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 85,46,263/-

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

Execution is admitted on 26/07/2024 by Mr LILAMOY MAJUMDER, Son of Late ABINASH CHANDRA MAJUMDER, NIVEDITA PALLY, P.O: SRIPALLY, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Retired Person

Identified by Mr AMIT ROUTH, , , Son of BISTUPADA ROUTH, CHOTONILPUR, BURDWAN, P.O: SRIPALLY, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Others

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

Execution is admitted on 26-07-2024 by Mr BISWAJIT SARKAR, PARTNER, JAI MATA DI CONSTRUCTION (Partnership Firm), KALIBAZAR WEST LANE, WARD NO. 9 OF THE BURDWAN MUNICIPALITY, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman

, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Identified by Mr AMIT ROUTH, , , Son of BISTUPADA ROUTH, CHOTONILPUR, BURDWAN, P.O: SRIPALLY, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Others

Execution is admitted on 26-07-2024 by Mr SUVAJIT GHOSH DASTIDAR, PARTNER, JAI MATA DI CONSTRUCTION (Partnership Firm), KALIBAZAR WEST LANE, WARD NO. 9 OF THE BURDWAN MUNICIPALITY, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman

, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Identified by Mr AMIT ROUTH, , , Son of BISTUPADA ROUTH, CHOTONILPUR, BURDWAN, P.O: SRIPALLY, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Others

Execution is admitted on 26-07-2024 by Mr AMIT KUMAR SONKAR, PARTNER, JAI MATA DI CONSTRUCTION (Partnership Firm), KALIBAZAR WEST LANE, WARD NO. 9 OF THE BURDWAN MUNICIPALITY, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman

, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Identified by Mr AMIT ROUTH, , , Son of BISTUPADA ROUTH, CHOTONILPUR, BURDWAN, P.O: SRIPALLY, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,007.00/- ( A(1) = Rs 1,000.00/- , E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2024 10:57AM with Govt. Ref. No: 192024250138338448 on 26-07-2024, Amount Rs: 1,007/-, Bank: SBI EPay ( SBIPay), Ref. No. 6083938660339 on 26-07-2024, Head of Account 0030-03-104-001-16



**Amount of Stamp Duty**

Amount that required Stamp Duty payable for this document is Rs. 15,000/- and Stamp Duty paid by Stamp Rs. 14,000/-, by online = Rs 14,000/-

**Description of Stamp**

Stamp: Type: Impressed, Serial no 3183, Amount: Rs.1,000.00/-, Date of Purchase: 08/07/2024, Vendor name: Sanjay Acharyya

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2024 10:57AM with Govt. Ref. No: 192024250138338448 on 26-07-2024, Amount Rs: 14,000/-, Bank: SBI EPay ( SBlePay), Ref. No. 6083938660339 on 26-07-2024, 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 124538 to 124573

being No 020305033 for the year 2024.



*Sanjit*

Digitally signed by SANJIT SARDAR  
Date: 2024.07.29 16:55:43 +05:30  
Reason: Digital Signing of Deed.

(Sanjit Sardar) 29/07/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.