SL-7725/24 I-7670/24

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

S-20019221624/2024. 361805

Certified that the document is admitted for Registration. The signature sheet/s and endorsement sheets attached with the document are the part of this documents

Sub-Registrar, Sadar

26 JUL 2024

OWNERS

1.

2.

DEVELOPERS "SANKALPA" represented by its partners

1.

2.

3. Topashi Bibi

4.

DEVELOPMENT AGREEMENT

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ক্রমিক নং 4165 তাং 26.06.24
নাম ..... সোমনাথ মন্ডল
ঠিকানা ..... কৃষ্ণনগর
কপি 5000

5000/- 5000/-

Prokash Bhowmik.
S/o. Bisumath Bhowmik

Addl. Dist. Sub-Registrar, Sadar
Krishnanagar, Nadia

26 JUL 2024

OWNERS

1. Sobers Das
2. Sabir Sekh

DEVELOPERS
"SANKALPA"
represented by its partners

1. Sobers Das
2. Sabir Sekh
3. Tapashi Bibi
4. Rafick Shaikh

THIS AGREEMENT OF DEVELOPMENT made this 26th day of July 2024.

BETWEEN

"SANKALPA" a partnership firm PAN-AFAFS7765P registered on 28-02-2024, at the office of the A.D.S.R., Krishnanagar, Nadia, vide deed no. 32/2024 being Volume no. 1302-2024, registered in book IV, being page no. 694-715, having its registerted office at Cinema House Lane, P.O.- Krishnagar, P.S.- Kotwali, Dist. Nadia, Pin.- 741101, represented by its partners being:-

1. SRI SOBERS DAS, S/O. LATE NIRMAL KUMAR DAS, EPIC NO-DMB1629591, PAN – AFKPD0862L, by Nationality Indian, by Religion-Hindu, by Profession - Business, Residing at- Talpukur Road, P.O.- Krishnagar, P.S.- Kotwali, Dist. Nadia, Pin.- 741101.

2. SABIR SEKH, S/O. BABLU SEKH, EPIC NO- DMB2836260, PAN – GCGPS8694E, by Nationality Indian, by Religion- Muslim, by Profession - Business, Residing at- Kurchipota Lane.O.- Krishnagar, P.S.- Kotwali, Dist. Nadia, Pin.- 741101.

3. TAPASHI BIBI, W/O. RAFICK SHAIKH,EPIC NO-DMB2116234, PAN – AGKPB3354Q, by Nationality Indian, by Religion- Muslim, by Profession - Business, Residing at- B.L. Chatterjee Road, Hatar Para, P.O.- Krishnagar, P.S.- Kotwali, Dist. Nadia, Pin.- 741101.

4. RAFICK SHAIKH, S/O. HABIBAR RAHAMAN SHAIKH, EPIC NO-WB/11/075/300017, PAN – AQZPS7350L, by Nationality Indian, by Religion- Muslim, by Profession - Business, Residing at- B.L. Chatterjee Road, Hatar Para, P.O.- Krishnagar, P.S.- Kotwali, Dist. Nadia, Pin.- 741101.

Here-in-after jointly referred to as the "THE PROMOTER/DEVELOPER/PARTNERS" (Which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or suc-

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Addl. Dist. Sub-Registrar, Sadar
Krishnanagar, Nadia

26 JUL 2024

OWNERS

1.

2.

DEVELOPERS
"SANKALPA"
represented by its partners

1.

2.

3.

4.

cessors-in-office and / or assigns) of the FIRST PART.

AND

1. SRI SOBERS DAS, S/O. LATE NIRMAL KUMAR DAS,EPIC NO-DMB1629591, PAN – AFKPD0862L, by Nationality Indian, by Religion-Hindu, by Profession - Business, Residing at- Talpukur Road, P.O.- Krishnagar, P.S.- Kotwali, Dist. Nadia, Pin.- 741101.

2. SABIR SEKH, S/O. BABLU SEKH, EPIC NO- DMB2836260, PAN – GCGPS8694E, by Nationality Indian, by Religion- Muslim, by Profession - Business, Residing at- Kurchipota Lane, P.O.- Krishnagar, P.S.- Kotwali, Dist. Nadia, Pin.- 741101.

Here-in-after referred to as the "OWNERS" (Which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its legal heir or heirs or successor(s) or successors-in-office and / or assigns) of the SECOND PART.

WHEREAS the Schedule I mentioned property admeasuring 5.55 decimals (a bit more or less) lying at L.R. Plot no. 5071 under the 92 Krishnanagar Mouza, originally belonged to one Sanat Goswami which he sold to Nirmal Kumar Das alias Nirmal Das, by virtue of a power of attorney in the name of Snigdha Das (being power of attorney deed no. 10490, registered dated 17-10-2012, A.D.S.R, Krishnagar, Nadia), on 22-03-2013 by virtue if a sale deed being no. 4596 registered at the office of the District Sub Registrar at Krishnanagar, Nadia.

ANDWHEREAS the remaining property admeasuring 2.94 decimals (a bit more or less)lying at L.R. Plot no. 5071 under the 92 Krishnanagar Mouza, originally belonged to one Sanat Goswami which he again sold to Nirmal Kumar Das alias Nirmal Das by virtue of a power of attorney in the name of

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Addl. Dist. Sub-Registrar, Sadar
Krishnanagar, Nadia

26 JUL 2024

OWNERS

1. Sobhan Das.
2.

DEVELOPERS
"SANKALPA"
represented by its partners

1. Sobhan Das.
2.
3. Tapashi Bibi
4.

Snigdha Das (being power of attorney deed no. 10490, registered dated 17-10-2012, A.D.S.R, Krishnagar, Nadia), on 02-04-2013 by virtue if a sale deed being no. 5026 registered at the office of the District Sub Registrar at Krishnanagar, Nadia.

ANDWHEREAS the property remaining property admeasuring 3.72 decimals (a bit more or less) lying at L.R. Plot no. 5071 under the 92 Krishnanagar Mouza, originally belonged to one Sanat Goswami which he again sold to Nirmal Kumar Das alias Nirmal Das, by virtue of a power of attorney in the name of Snigdha Das (being power of attorney deed no. 10490, registered dated 17-10-2012,A.D.S.R, Krishnagar, Nadia), on 24-03-2014 by virtue if a sale deed being no. 2323 registered at the office of the Addl. District Sub Registrar at Krishnanagar, Nadia.

ANDWHEREAS the property remaining property admeasuring 3.59 decimals (a bit more or less) lying at L.R. Plot no. 5071 under the 92 Krishnanagar Mouza, originally belonged to one Sanat Goswami which he again sold to Nirmal Kumar Das alias Nirmal Das, by virtue of a power of attorney in the name of Snigdha Das (being power of attorney deed no. 10490, registered dated 17-10-2012,A.D.S.R, Krishnagar, Nadia), on 18-08-2014 by virtue if a sale deed being no. 5755 registered at the office of the Addl. District Sub Registrar at Krishnanagar, Nadia.

ANDWHEREAS the property remaining property admeasuring 2.28 decimals (a bit more or less) lying at L.R. Plot no. 5071 under the 92 Krishnanagar Mouza, originally belonged to one Sanat Goswami which he again sold to Nirmal Kumar Das alias Nirmal Das, by virtue of a power of attorney in the name of Snigdha Das (being power of attorney deed no. 10490, registered dated 17-10-2012), on 30-06-2016 by virtue if a sale deed

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Addl. Dist. Sub Registrar, Sadar
Krishnanagar Nadia

26 JUL 2024

OWNERS

1. Sobars Das
2.

DEVELOPERS
"SANKALPA"
represented by its partners

1. Sobars Das
2.
3. Tapashi Bibi
4. Rajesh Bhowmik

being no. 5565 registered at the office of the District Sub Registrar at Krishnanagar, Nadia.

ANDWHEREAS said Nirmal Kumar Das alias Nirmal Das became the owner of 18.08 decimals of land, lying in L.R. plot no. 5071 under 92 no. Krishnanagar mouza, by way of purchase of from Sanat Goswami vide five (05) separate sale deeds (being deed no. 4596/2012 dated 22-03-2013, 5026/2013 dated 02-04-2013, 2323/2014 dated 24-03-2014, 5755/2014 dated 18-08-2014, 5565/2016 dated 30-06-2016). Thereafter said Nirmal Kumar Das alias Nirmal Das recorded his name in L.R.&R.O.R. and local municipal office and paid taxes to Government of West Bengal and local municipality and enjoyed his entire plot of land with right, title, interest and possession.

ANDWHEREAS said passed away leaving behind his wife – Snigdha Das, one daughter namely Riu Roy Das, one son namely Sobars Das who jointly inherited the entire 18.08 decimals of land, lying in L.R. plot no. 5071 under 92 no. Krishnanagar mouza in 1/3 share each.

ANDWHEREAS all the legal heirs of Nirmal Kumar Das alias Nirmal Das after inheriting the entire of 18.08 decimals plot of land recorded their respective shares in the plot of land being Snigdha Das L.R. khatian no. 57339, Riu Roy Das L.R. khatian no. 57341 and Sobars Das L.R. khatian no. 57340.

ANDWHERAS both Snigdha Das and Riu Roy Das gifted their respective inherited share in L.R. plot no. 5071 under 92 Kr ishnanagar mouza, which is equivalent to 12 decimals plot of land, to Sobars Das by way of gift vide gift deed no. 1074/2024 dated 01-02-2024 registered at A.D.S.R., Krishnanagar, Nadia being Book no I, volume no. 1302-2024, page being no. 51155 to 51171. Now Sobers Das is the owner of entire Schedule I mentioned

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Addl. Dist. Sub-Registrar, Sadar
Krishna, India

26 JUL 2024

OWNERS

1. Sobars Das
2. Sabir Sekh

DEVELOPERS
"SANKALPA"
represented by its partners

1. Sobars Das
2. Sabir Sekh
3. Topashi Bibi
4. (Rebeka Khatun)

property by virtue of inheritance (06 decimals of land) and by virtue of gift from Snigdha Das and Riu Roy Das (12 decimals of land) i.e. total 18 decimals of land.

ANDWHEREAS the Schedule II mentioned property admeasuring 1.88 decimals (a bit more or less) lying at L.R. Plot no. 5081 under the 92 Krishnanagar Mouza, originally belonged to Sahani Bibi which he gifted to her son namely Sabir Sekh, by virtue of a on 23-02-2024 by virtue if a gift deed being no. 1956/2024 registered at the office of the Additional District Sub Registrar at Krishnanagar, Nadia, and recorded his name in L.R R.O.R being L.R. Khatian No 61424 and mutated his name in Krishnagar Municipality.

ANDWHEREAS Sobers Das hereinafter referred as the Owner of Schedule I mentioned property and Sabir Sekh hereinafter referred to as the owner of Scheduled II mentioned property, and both Sobars Das and Sabir Sekh are separately enjoying their respective plot of lands with right, title, interest and possession and had been paying rent to Government of West Bengal and local municipality.

ANDWHEREAS the First party being intended to start a partnership business jointly entered into a partnership firm business and has duly executed a registered partnership deed, to start business in the name and style of SANKALPA.

ANDWHEREAS the second part owners being desirous to develop a G+4 building construction in the Schedule I & II properties jointly gave an open declaration voluntarily desirous to develop the constructed building agreed to enter into a development agreement with the second part / owners. ANDWHEREAS the first part promoters/developers/partners

AND WHEREAS the Second Part /Owners, allocation in the said con-

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Addl. Dist. Sub-Registrar, Sadar
Kaila

2 6 JUL 2024

OWNERS

1. Sobers Das.
2.

DEVELOPERS
"SANKALPA"
represented by its partners

1. Sobers Das.
2.
3. Tapashi Bibi
4.

structed building alongwith right in the rooftop of the Said Property as described in the Schedule III as written here-in-after, has agreed to receive a net share Owners allocation, specifically described in Schedule III, of proposed constructive area of the constructed building that will pertain to Spaces & Apartments, proportionate land and whatsoever in the Building proposed to be developed and constructed by the Developer as per the Plan duly to be sanctioned by the concerned Local Municipal Authority. Therefore, share of first part / developers / promoters of the proposed constructed building the with regard to construction of apartment / units or the area shares in respect of the Said Property and / or in the Building / Buildings is specifically mentioned in the Schedule IV of this Development Agreement.

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

DEFINITION:

In these presents unless contrary hereto or repugnant thereto the following expressions shall have the following meanings:

(i) SECOND PART / OWNERS shall collectively mean:-

SRI SOBERS DAS, S/O. LATE NIRMAL KUMAR DAS, EPIC NO- DMB1629591, PAN – AFKPD0862L, by Nationality Indian, by Religion- Hindu, by Profession - Business, Residing at- Talpukur Road, P.O.- Krishnagar, P.S.- Kotwali, Dist. Nadia, Pin.- 741101.

2. SABIR SEKH, S/O. BABLU SEKH, EPIC NO- DMB2836260, PAN – GCGPS8694E, by Nationality Indian, by Religion- Muslim, by Profession - Business, Residing at- Kurchipota, P.O.- Krishnagar, P.S.- Kotwali, Dist. Nadia, Pin.- 741101.

(ii) DEVELOPER shall mean "SANKALPA" a partnership firm PAN-

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Addl. Dist. Sub-Registrar, Sadar
Ka[illegible]hadia

2 6 JUL 2024

OWNERS

1. Sobers Das.
2. Sabir Sekh

DEVELOPERS
"SANKALPA"
represented by its partners

1. Sobers Das.
2. Sabir Sekh
3. Tapashi Bibi
4. Rafick Shaikh

AFAFS7765P registered on 28-02-2024, at the office of the A.D.S.R., Krishnanagar, Nadia, vide deed no. 32/2024 being Volume no. 1302-2024, registered in book IV, being page no. 694-715, having its registerted office at Cinema House Lane, P.O.- Krishnagar, P.S.- Kotwali, Dist. Nadia, Pin.- 741101, represented by its partners being:-

1. SRI SOBERS DAS, S/O. LATE NIRMAL DAS, EPIC NO- DMB1629591, PAN – AFKPD0862L, by Nationality Indian, by Religion- Hindu, by Profession - Business, Residing at- Talpukur Road, P.O.- Krishnagar, P.S.- Kotwali, Dist. Nadia, Pin.- 741101.

2. SABIR SEKH, S/O. BABLU SEKH, EPIC NO- DMB2836260, PAN – GCGPS8694E, by Nationality Indian, by Religion- Muslim, by Profession - Business, Residing at- Kurchipota Lane, P.O.- Krishnagar, P.S.- Kotwali, Dist. Nadia, Pin.- 741101.

3. TAPASHI BIBI, W/O. RAFICK SHAIKH,EPIC NO-DMB2116234, PAN – AGKPB3354Q, by Nationality Indian, by Religion- Muslim, by Profession - Business, Residing at- B.L. Chatterjee Road, Hatar Para, P.O.- Krishnagar, P.S.- Kotwali, Dist. Nadia, Pin.- 741101.

4. RAFICK SHAIKH, S/O. HABIBAR RAHAMAN SHAIKH, EPIC NO- WB/11/075/300017, PAN – AQZPS7350L, by Nationality Indian, by Religion- Muslim, by Profession - Business, Residing at- B.L. Chatterjee Road, Hatar Para, P.O.- Krishnagar, P.S.- Kotwali, Dist. Nadia, Pin.- 741101.

iii) SAID PROPERTY shall mean piece and parcel of Portion of the land under Krishnagar Municipal, Holding No. 63/B & 51/7 within the limits of Ward No. 19 site at B.L. Chatterjee Lane & Cinema House Lane under Krishnanagar Municipal Authority containing Plot Nos. L.R. 5071& 5081,

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Addl. Dist. Sub-Registrar, Sadar
Krishnanagar, Nadia

26 JUL 2024

OWNERS

1. Sobun Dan.
2.

DEVELOPERS
"SANKALPA"
represented by its partners

1. Sobun Dan.
2.
3. Tapashi Bibi
4.

R.S. 3323 & 3327 Khatian No. R.S. 7715 & 2798, L.R. 57340,57339, 57341, 61424, J.L. No. 92, Mauza- Krishnanagar under P.S. Kotwali, admeasuring an area of 19.88 Decimals of land more fully and particularly described in the SCHEDULE - I & II written hereunder;

(iv) THE BUILDING PLAN shall mean and include necessary maps or plans drawn and prepared by the Developer's architect(s) and to be sanctioned by the competent authorities of Krishnagar Municipality with such alteration or modification as may be made by the Developer for the construction of a Said Building at the Said property, more fully described in the Schedule – I , Schedule – II hereunder;

(v) COMMON AREAS FACILITIES AND AMENITIES shall mean the boundary wall and include corridors, two staircases, lifts, passages, other open spaces, and facilities required for enjoyment, maintenance and/or management of the new building/buildings complex to be constructed on the land of the Said property;

(vi) ALLOCATED SPACE shall mean the space/apartments/units in the proposed and/or new building complex available for independent use and occupation along with the proportionate share of land common areas and facilities of the building/building complex, more specifically described in Schedule III & IV.

(vii) OWNER'S ALLOCATION shall mean receiving 40% of the total constructed area (except common staircase and common lift) alongwith the proportionate share in the plot of land as per the law of the land.

(viii) DEVELOPER'S ALLOCATION shall mean 60% of the total constructed area (except common staircase and common lift) alongwith the proportionate share in the plot of land as per the law of the land.

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Addl. Dist. Sub-Registrar, Sadar
Krishnanagar, Nadia

26 JUL 2024

OWNERS

1. Sabyasachi
2. [signature]

DEVELOPERS
SANKALPA
represented by its partners

1. Sabyasachi
2. [signature]
3. Tapashi Bibi
4. [signature]

(i) THE ARCHITECT shall mean such person or persons/ organization who may be by appointed by the Developer for designing and planning of the building proposed to be constructed upon the Said Land.

(ii) ADVOCATE shall mean such persons/organization who may be by appointed by the Developer and/or Second Part/Owners.

(iii) TRANSFER with its grammatical variations shall include transfer of possession and by and other means adopted for effecting transfer of space and/or property under the law Transfer Of Property Act, 1882 or any other Law.

(iv) BUYER/TRANSFERFE shall mean a person or persons to whom any space in the new building shall be transferred by the Developer and Second Part / Owners.

(v) WORDS IMPORTING SINGULAR shall mean plural and vice versa and masculine gender shall also include feminine and neuter gender.

REPRESENTATIONS

Prior to the execution of these presents, the Owners hereby represents to the Developer as follows;

1.(a) The Second Part / Owners is the absolute Owners of the Said Property free from all encumbrance/(s) ;

(b) The Owner has not entered into any agreement or agreements for sale or created any mortgage or encumbered with anybody in respect of the Said property;

(c) The Said Property is free from all encumbrances, charges, liens, suits, Lis Pendens, attachments, trust whatsoever;

(d) The Said Property is not affected by any attachments including attachments under any Certificate case or any proceedings started at the instance of

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Addl. Dist. Sub-Registrar, Sadar
Kanpur Nagar

26 JUL 2024

OWNERS

1. Sabyasachi Dey
2. [signature]

DEVELOPERS
"SANKALPA"
represented by its partners

1. Sabyasachi Dey
2. [signature]
3. Tapashi Bibi
4. [signature]

the Income Tax and Wealth Tax Authorities or Government Authorities under the Public Demand Recovery Act or otherwise whatsoever;

(e) There are no Certificate Case or proceedings pending against the Owner for realization of arrears of Income Tax or other taxes or otherwise under the Public Demand Recovery Act or any other Act for the time being in force;

(f) The Said Property is not affected by any notice or scheme of local authority or any other authority, Metropolitan Development Authority or the Government or any other public body or bodies,

(g) No Declaration has been made or published for the acquisition of the Said Property or any part thereof under the Land Acquisition Act for the time being in force for the acquisition of the Said Property,

(h) The Said Property or any portion thereof is not affected by any notice for acquisition or requisition under the Defence of India Act or Rules, framed there-under or any other acts or enactments whatsoever,

(i) There is no impediment under provisions or the Urban Land (Ceiling & Regulation) Act, 1976 or transferring and conveying the Said Property by the Owners and there is no excess vacant land in the hands of the Owners under the said Act,

(j) There are no other adjacent plot of owner/s or any other person/s having any pre-emptive right with respect to the Said Property,

2. The Second Part / Owners is absolutely seized and possessed of and/or sufficiently or otherwise well entitled to the Said property and the owners are fully aware that relying on such representation the Developer has agreed to enter into this agreement.

3. The Second Part / Owners hereby further represents to the Developer that at the time of construction they will fully co-operate for smooth construction

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Addl. Dist. Sub-Registrar, Sadar
Vidisha, Madhya

26 JUL 2024

OWNERS

1. Sobam Das
2.

DEVELOPERS
"SANKALPA"
represented by its partners

1. Sobam Das.
2.
3. Tapashi Bibi
4.

and/or carrying out management work for by the Developer.

4. The Second Part / Owners has a clear and marketable title in respect thereof.

5. The Second Part / Owners has full and absolute right to enter into this agreement.

6. There is no subsisting Agreement for Sale or Agreement for Development in respect of the Said Property.

The Developer on its part has conducted necessary searches in the office of the concerned department and upon being satisfied of the marketability of the title of the Said Property has agreed to develop and construct/cause to be constructed a residential-cum-commercial complex. However, if any Agreement/Deed/Document with regard to the Said Property comes to the knowledge of either the Owners or the Developer subsequent to the date execution of this Agreement, such agreement/deed/document shall be considered null and void and any person raising any claim or benefit accruing there from shall not be accepted .

THE BUILDING:

The Developer shall construct the Said Building/Complex comprising of front showroom/apartments/units etc. as per approval including common area on the ground floor, boundary wall, gate, lift, two stair case etc. at its own responsibility, cost and expenses on account of all the required labours, materials, equipments fixtures, fittings, utilities and other amenities/facilities strictly as per approved design and other amenities as the Specifications provided in this Agreement.

DECLARATION:

The Second Part / Owners undertakes and declare that the Said Property is

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Addl. Dist. Sub-Registrar, Sadar
Medinipur

26 JUL 2024

OWNERS

1. Sobam Das.
2. [signature]

DEVELOPERS
"SANKALPA"
represented by its partners

1. Sobam Das.
2. [signature]
3. Tapashi Bibi
4. [signature]

not mortgaged and/or hypothecated to any bank or financial authority and that the same is free from all encumbrances at time of signing of this Agreement .

STRUCTURAL DESIGN AND DRAWING:

The Developer shall, within 30(Thirty) days from the date of execution of the agreement of development along with the appointment of the Power of Attorney by the Second Part / Owners, prepare the complete architectural plan, structural drawing and design of the proposed building and submit to the Owners for approval. The Developer shall be responsible for the soundness of architectural, structural, electrical, plumbing and sanitary drawing and design as well as adequate natural calamity safety measures in the design & also the implementation of the same. The Developer shall bear the necessary cost for the said assignment.

COMMENCEMENT AND COMPLETION OF CONSTRUCTION:

The Developer shall commence construction of the complex within 30 (Thirty) days' from the date of sanction of the building plan or handing over the vacant possession of the Said Property to developer after vacating by the Owners of the persons using the said property on rent or occupies otherwise and demolition of the old structure by the Developer , whichever is later. The formalities for submissions of the building plan for the proposed building shall be completed by the Developer within 30 (Thirty) days' from the date of execution of this Agreement of Development with necessary Power of Attorney and the development of the Said Property shall be completed within 36 (Thirty Six) months from the date of commencement of construction. The period can be extended for a further period of 6 (Six) months' depending upon the situation and mutually agreed by both the parties and/or otherwise as

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Addl. Dist. Sub-Registrar, Sadar
Khammam Vs Madhu

2 6 JUL 2024

OWNERS

1. Sobarn Das
2.

DEVELOPERS
"SANKALPA"
represented by its partners

1. Sobarn Das
2.
3. Tapashi Bibi
4.

may be agreed upon by the Owners at their sole discretion.

POWER OF ATTORNEY

That the Second Part / Owners shall execute and register a Development Power Of Attorney for the Said Property corresponding to Develepor's allocation in favour of the Developer at the time of signing this Agreement with full power to do whatever is required and necessary so as to construct the proposed building complex and thereafter sell, contract, sub-let, lease, mortgage, gift etc of the apartments along with the proportionate share of land of the Developer in the property and 60% (Sixty) undivided share of Developer in the roof top in the Said Property to any the intending Buyer(s) and / or person as per Power of Attorney Act .

Both the Owner and the Developer agree that in the Building Complex, the parties shall be entitled to the following allocations of sale proceeds:

i. The Second Part / Owners shall have owners allocated shall be 40% (except common staircase and common lift)of the constructed building share as proportionate share of land in the property and 40% share of roof top in respect of total constructed undivided area/revenue share that will pertain to the front showroom/ apartments/units in the Said Building together with right to common passage, two lift, staircase, open space etc of the Said Property as agreed between the Second Part / Owners and Developer.

ii. The DEVELOPER shall Developer's allocated (except common staircase and common lift)of the constructed building share as well as proportionate share of land in the property and 60% share of roof top in respect of total constructed undivided area/revenue share that will pertain to the front showroom/ apartments/units in the Said Building together with right to common passage, two lift, staircase, open space etc of the Said Property as agreed

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Addl. Dist. & Sub-Registrar, Sadar
Nadia

2 6 JUL 2024

OWNERS

1. Sobam Das
2.

DEVELOPERS
"SANKALPA"
represented by its partners

1. Sobam Das
2.
3. Toparshi Bibi
4.

between the Second Part / Owners and Developer.

REALISATION And Application of Tax :-

1) Both the parties address the respective income tax liability separately.

2) The Developer may collect and deposit the Service Tax (as applicable) against the sale proceeds to the office of the concerned department and provide the duly signed receipts to which it may requisite.

CHARGES PRIOR TO CONSTRUCTION:-

That, in order to ensure the implementations of the un-hindered construction of the Project, the Second Part/Owners shall make payments of B.L.&L.R.O Tax (land revenue) and Local Municipal Tax up-to-date to the appropriate authorities on or before the day of signing this Agreement.

CHARGES DURING CONSTRUCTION:-

That, all applicable taxes, bills and charges of the Government and other concerned authorities (including Land Revenue Department) and any escalation thereof during the period from the date of taking-over possession of property (from the owners) till the date of handing over possession of all the apartments/units to the Owners/ prospective Buyers or the Owners, as the case may be, shall be borne by the Developer .

OWNER'S OBLIGATIONS:-

i) The Owners shall make out the marketable title to the Said Property free from all encumbrances and reasonable doubts.

ii) The Owners shall give an irrevocable right to the Developer to construct buildings along with right to sale, contract, sub-let, lease, mortgage, gift and rent etc the units amounting to Developer's allocated share, specifically mentioned in Schedule III, in the Said Building to the prospective purchasers and / or any other persons.

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Addl. Dist. Sub-Registrar, Sadar
Medinipur, Medinipur

2 6 JUL 2024

OWNERS

1. Sobarn Dan.
2.

DEVELOPERS
"SANKALPA"
represented by its partners

1. Sobarn Dan.
2.
3. Toparshi Bibi
4.

iii) It is specially agreed that the Owners shall through the Developer's Architects submit plans for sanctioning of lay out for construction of buildings and/or other structures on the Said Property or any part of portion thereof.

iv) The said plan/plans shall be prepared by the Architects of the Developer and at the costs of the Developer and the Owners shall submit only such plan/plans as are prepared by the Developer through their Architects and copy of the finally approved plan shall be given to the Owners.

v) The Owners shall allow free ingress to and egress from the Said Property to the Developer's servants, employees, sub-contractors and all other persons , who are necessary in connection with the carrying out of the works under this agreement.

vi) The Owners shall keep the Developer indemnified against all suits, proceedings, claims or demands, costs, charges and expences arising out of the Owners or relating the title of the Said Property, in any manner whatsoever or arising out of the Agreement.

vii) The Owners shall hand over all necessary documents of the said property in original to the Developer including the documents of Title Deed/(s), Link Deed/(s), Legal Heir Certificate duly signed by councilor and/or Chairman of the Krishnagar Municipality or through a Affidavit / Certificate of Assurance duly passed by any Executive Magistrate for showing off/produce of the same document/(s) for any legitimate cause of ground to any appropriate authority as to be requisite by the Developer.

DEVELOPER's RIGHTS:-

That in order to implement the project effectually and completely and facilitate the transfer of Developer's Allocation apartments/units/front showroom and proportionate shares in the Said Property, the Developer shall on and

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Addl. Dist. Sub-Registrar, Sadar
Krishnanagar, Nadia

26 JUL 2024

OWNERS

1.

2.

DEVELOPERS
"SANKALPA"
represented by its partners

1.

2.

3.

4.

from the date of execution and signing of this Agreement , be at liberty to do, execute and perform at its free will all that acts, deeds and things as may be found reasonable and expedient:

i) To prepare and publish prospectus, profile , forms, leaflets and brochures of or about the project and advertise / market and sale of the transferable land shares and the apartments/units and shop rooms.

ii) To receive advances against and/or payments in partial or full, as the case may be, of the value payable by the investors as price of the land shares and costs and charges for the complete construction of the apartments and shop room(s) allotted to them.

iii) To Cancel an allotment and rescind any agreement with any Allotee/ Buyer in case of his default in payment of the value or installment within the time specified for the same.

iv) To change, create mortgage the property and deposit original deeds, conveyances and related papers to the Banks , Financial Institutions, Body Or Bodies, Person or Persons as that case may be to raise fund as may be required for implementation of the Project.

v) To open one or more bank account in any nationalized or private bank and operate and transact the same as per the sole discretion of the Developer.

DEVELOPER'S OBILIGATIONS

i) The Developer shall at its own costs raise/ erect building/ building complex/proposed project as per the sanctioned building plan/s of the concerned authorities within 36 (Thirty-six) months from the date of sanction of the plan by the concerned authority/authorities, the Developer shall erect and complete the building in all respect in accordance with the direction of the Architect so appointed for the new construction of the said building so as to be fit

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Dist. Sub-Registrar, Sadar

2 6 JUL 2024

OWNERS

1.

2.

DEVELOPERS
"SANKALPA"
represented by its partners

1.

2.

3. Tapashi Bibi

4.

for occupation subject however to force majeure and/or provision extension of period. The period can be extended for a further period of 6 (Six) months.

ii) The Developer shall comply with all requirements for the concerned authorities and other local authorities relating to the construction of the Said Building on the said Property and shall obtain all necessary approvals from the developing and / or planning authorities as and when required at the at its own cost in the name and on behalf of the owners.

iii) All costs, charges and expenses from the date of execution of these presents including architects fees (appointed by the Developer) and costs charges and expenses which may have to be paid shall be paid met and discharged by the Developer and the Developer hereby agrees to keep the Owners indemnified against all actions, suits, proceedings, costs, charges and demand and claims in respect thereof.

iv) The Developer shall also install and provide such facilities that may be required to be provided according to the statutory bye laws and regulations of the concerned local authority and/or other competent authority.

v) The Developer shall be under obligation to apply for and obtain completion certificate and occupancy certificate from the concerned local authority and the Owners shall have no financial liability on such account .

vi) The Developer shall be authorized by the Owners to apply for and obtain temporary and/or permanent connection of water, electricity, gas and/ or other inputs and facilities required for the new building.

vii) For any addition, alteration, modification, change or deviation in the construction of the new building, approval of the concerned local authority and other authorities as the case may be has to be obtained by the Developer and it will be solely responsible for such regulation at its own costs provided

Contd page - 19

Sub-Registrar, Sadar
Malda

26 JUL 2024

OWNERS

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DEVELOPERS
"SANKALPA"
represented by its partners

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4.

however the Owners shall render all assistance (Except but & excluding any kind of financial/fiscal assistance in respect of any shorts of expense & liabilities) to the Developer in this regard as and when necessary for better development .

viii) The construction of the new building shall be made as per the specifications approved by the Architect.

ix) The Developer shall indemnify the OwnerS in respect of all claims, damages or expenses payable in consequence to any employee, workman, nominee, invitee while in or upon the said Property.

x) The Developer shall be sole responsible and/or liable in repayment of any loan and/or mortgage amount taken by them for the construction of the proposed building construction and the Owners in no case can be held liable for repayment of any loan and/or mortgage amount in case of default of repayment by Developers.

INDEMNITY BY DEVELOPER:-

The Developer hereby indemnifies and undertakes to keep the Owners unaffected ,harmless, non-liable, for whatsoever:

(a) That during the development and construction or in any span of time regarding the same said property & construction of the said project as agreed upon in transition with third party, allottees, prospective purchaser(s), unique space in the building proposed to be constructed.

(b) For all statutory liabilities, G.S.T., TDS, Levies, fees taxes as may be payable now or in future to be paid by the Developer exclusively.

(c) For any suit dispute payable to any third party including allottees, prospective purchasers, suppliers, contractors, consultant which will be settled by the Developer at its own cost without injuring the interest rightly with the

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Ex. Dist. Sub-Registrar, Sadar
Krishnanagar, Nadia

26 JUL 2024

OWNERS

1. Sobarn Dan
2.

DEVELOPERS
"SANKALPA"
represented by its partners

1. Sobarn Dan.
2.
3. Tapashi Bhi
4.

Owners in title of the property thereby.

(d) That it is further agreed that Developer shall stand responsible and liable for handing over peaceful vacant and fully habitability of the project and satisfying the realization of the front showroom/flats/apartments/ receivable by the Owners agreed upon here-in-above. But Developer may hand-over to the third party buyer(s) out of Developer's own allocation without consent of the Owners towards mobilization of funds for unhindered progress of the project.

NOTWITHSTANDING anything contained in the preceding clauses, it is specifically agreed by and between the parties hereto that, after execution hereof the Developer shall be entitled to put up fencing around the Said Property or any portion or portions thereof, for the purpose of preventing any possible encroachment and shall also be entitled to put up fencing around the portions of the property in occupation of the unauthorized occupation, if any, as and when it is found necessary.

The Developer shall also make arrangements for guarding the Said property and preventing any encumbrance or encroachment by trespassers or unauthorized persons upon the said Property or any part or portions thereof, as and when it is found necessary.

CONSTRUCTION PERIOD AND DELAY:-

The construction and development of the said Property shall be completed within 36 (Thirty-six) months from the date of commencement of construction. This period can be extended for a further period of 6 (Six) months subject to Force Majeure reasons. However, if the Developer still fails to complete the construction work within the stipulated period of 36 (Thirty-six) months plus 6 (Six) months, the Developer shall compensate the Owners as

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Registrar, Sadar
India

2 6 JUL 2024

OWNERS

1. Sobun Das
2.

DEVELOPERS
"SANKALPA"
represented by its partners

1. Sobun Das.
2.
3. Toposhi Bibi
4.

per mutual agreement between the contracting parties.

If at any time, after the execution of this Agreement, either party fails/neglects to carry out its obligations under this agreement, the other party shall become entitled to claim all losses and damages suffered by the defaulting party.

COMPLETION AND HANDING OVER

That after completion of construction of the building, the Developer shall invite the Owners or his authorized person in writing for a joint inspection on mutually convenient date(s). During such joint inspection, if there is any defect in the construction work, the Developer shall rectify, restore and repair such defective work at its cost within 60 (sixty) days. Thereafter if everything is found all right and the apartments are complete in all respect in habitable condition, the Owners or his authorized representative will take over the possession of his allocated portion within 30 (thirty) days from the date of receiving written notice from the Developer for taking over possession . During the construction work, the Owners or his authorized representative may visit the construction site to see the progress of construction work time to time, if he so desires.

AGREEMENT WITH TRANSFEREES/BUYERS

The Developer, both by the support of the "Agreement for Development" and " Development Power Of Attorney" shall have the right to negotiate, sell, resale, lease out, let out, mortgage, rent and enter into agreement. Out of the Developers Allocation more fully described in Schedule IV for the purpose of transferring and disposing of the Developer's allocation in the building/ apartments including flats spaces divided and demarcated proportionate area in and outside building common space and piece of land in the project on the basis of the plan as to be approved at a price to be determined & fixed by the

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Addl. Dist. Sub-Registrar, Sadar
Nadia

2 6 JUL 2024

OWNERS

1. Sobam Das
2.

DEVELOPERS
"SANKALPA"
represented by its partners

1. Sobam Das
2.
3. Tapashi Bibi
4.

authority of the local municipality and Developer may receive money from the prospective buyer and to acknowledge and give receipt.

FINAL DEED OF CONVEYANCE

The Final Deed of Conveyance to be entered into with all prospective Buyers by the Owners and the Developer independently as per their own choice. Let it be mentioned here that both the Owners and the Developer shall be at liberty to execute, Deeds, Agreements what-so-ever to all prospective buyers and/ or persons, at their own will without the interference of other Part.

COST OF TRANSFER OF DEVELOPER/TRANSFEROR'S APARTMENTS

The cost of stamp duty, transfer fee, registration fee and other miscellaneous expenses for transfer of the Said Property alongwith proportionate share of land to the Buyers shall be borne by the Buyers/Transferees.

INCLUSION/ADDITION OF TERMS AND CONDITION OF AGREEMENT

That any point omitted in his agreement may be included or added subsequently in this agreement only if agreed upon by mutual consent of both the Second Part / Owners and the Developer and the same will be in writing and it shall be treated as part of this agreement.

FORCE MAJEURE

If for any Force Majeure reason i.e. Acts of God, like natural calamity earthquake, flood, or civil unrest, famine, war, military operations of any nature blockade or damage, injury or loss due to fire, accident, mob violence attack, any other major disturbances or for reasons that are beyond control of the Developer, any difficulty arises, the parties shall mutually make such

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Addl. Dist. Sub-Registrar, Sadar
Midnapore Medin

2 6 JUL 2024

OWNERS

1. Sobam Das
2.

DEVELOPERS
"SANKALPA"
represented by its partners

1. Sobam Das
2.
3. Toposhi Bibi
4. Rajesh Shaikh

arrangement(s) that may be fair and just as per circumstances.

ASSIGNMENT

This Agreement cannot be assigned or transferred to any third party without the consent of the either party in writing.

ENTIRE AGREEMENT

The parties hereto acknowledge, declare and confirm that this Agreement represents the entire Agreement between them. Any alteration, addition, or modification hereto shall not be valid and binding, unless the same is in writing and signed by or on behalf of both the parties.

INDEMNITY BY DEVELOPER

The Developer hereby undertakes that during the development for any third party allottee(s) and all prospective purchaser unique space in the building proposed to be constructed as agreed hereinbefore, the Developer undertakes all statutory liability, Sales Tax, TDS, with the proportionate liability as may be required by the Second Part/Owners. It is further declared by the Developer if the Second Part/Owners are entitle with any person or party that shall be mutually settled and addressed suitably without effecting or injuring the interest with the Developer and/or the title of the property thereby. Herein above and payment to all receivables as above is being completed satisfactory and comprehensive

COPIES OF AGREEMENT

1(One) copy of this Agreement shall be executed which to be retained by the Developer and each party shall have the right to retain 1 (One) or more certified representative copy, all of which deemed & determined to be the good as the original copy.

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Addl. Dist. Sub-Registrar, Sadar
Krishnanagar, Nadia

26 JUL 2024

OWNERS

1. Sobers Das
2.

DEVELOPERS
"SANKALPA"
represented by its partners

1. Sobers Das
2.
3. Tapashi Bibi
4.

GOVERNING LAW

The right and obligations of the parties under or arising out of this Agreement shall be constructed and enforced in accordance with the laws of Union of Republic of Indian.

JURISDICTION

This Agreement shall be subject to the jurisdiction of the Learned Courts at Krishnanagar (alias Krishnagar) only.

THE SCHEDULE ABOVE REFERRED TO

SCHEDULE – I

ALL THAT ALL THAT piece and parcel of Portion of the land under Krishnagar Municipal, Holding No. 63/B within the limits of Ward No.19 site at B.L Chatterjee Road under Krishnanagar Municipal Authority containing Plot Nos. R.S. 3323, L.R. 5071, Khatian No. R.S. 7715, L.R. 57340,57339, 57341, J.L. No. 92, Mauza- Krishnanagar under P.S. Kotwali, admeasuring an area of 18 Decimals of land :-

Name Of Owner- Sobers Das

Plot No. L.R	Khatian No. L.R	Area	Classification
5071	57340,57339, 57341	18 Decimal Or 0.18 Acre	Bazar at Presant Vacant Land

ON THE North : House of Anil Kumar Dey & 03 ft Wide common Passage.

ON THE SOUTH : Property of Gurubachhan Biswas,Sabir Sekh, Rasid Sekh,Bapi Barua, Chabi Ghosh, Santosh Bagchi

ON THE EAST : House of Abanti Sarkar

ON THE WEST : 21 ft 05 inch Wide Municipal Passage.

SCHEDULE – II

ALL THAT ALL THAT piece and parcel of Portion of the land under

Contd page - 25

Addl. Dist. Sub-Registrar, Sadar
Krishnanagar, Nadia

2 6 JUL 2024

OWNERS

1. Sobars Das.
2.

DEVELOPERS
"SANKALPA"
represented by its partners

1. Sobars Das.
2.
3. Toposhi Bibi
4.

Krishnagar Municipal, Holding No. 51/7 within the limits of Ward No.19 site at Cinema House Lane under Krishnanagar Municipal Authority containing Plot Nos. R.S. 3327, L.R. 5081, Khatian No. R.S. 2798, L.R. 61424, J.L. No. 92, Mauza- Krishnanagar under P.S. Kotwali, admeasuring an area of 1.88 Decimals of land :-

Name Of Owner - Sabir Sekh

LR Plot No.	LR Khatian No.	Area	Classification
5081	61424	1.88 Decimal	Dokan at Presant
	——	Or 0.0188 Acre	Vacant Land

ON THE North : House of Sobars Das.

ON THE SOUTH : Municipal Road- Cinema House Lane (15 ft 03 inch Wide) & Dipak Biswas.

ON THE EAST : House of Rasid Sekh

ON THE WEST : House of Gurubachhan Biswas.

SCHEDULE – III

(OWNER'S ALLOCATION)

SECOND PART/ OWNER'S ALLOCATION shall mean receiving :-

40% area of the constructed Building alongwith right, title, interest, possession and / or 40% share out of total area on roof top of the Proposed Building. And proportionate share of land according to land Rules establish by Law in West Bengal and in India at large. Alongwith share of the common space in all constructed area in all the floors and / or open space within and outside the Said constructed Building and /or right to use common lifts, common staircase, toilet, sewage pipes, drains, water line, water tank within the proposed building of the Said Property.

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...el, Dist. Sub-Registrar, Sadar
Kalabhumbadir Wadia

2 6 JUL 2024

OWNERS

1. Sobam Dan
2.

DEVELOPERS
"SANKALPA"
represented by its partners

1. Sobam Dan
2.
3. Tapashi Bibi
4. Rajesh Shaikh

SCHEDULE – IV

(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION shall mean receiving:-

60% area of the constructed Building alongwith right, title, interest, possession and / or 60% share out of total area on roof top of the Proposed Building. And proportionate share of land according to land Rules establish by Law in West Bengal and in India at large. Alongwith share of the common space in all constructed area in all the floors and / or open space within and outside the Said constructed Building and /or right to use common lifts, common staircase, toilet, sewage pipes, drains, water line, water tank within the proposed building of the Said Property.

SPECIFICATION OF WORK

Foundation	: RCC Foundation and framed structure .
Brick Work	: Brick Work of 10``, 5`` and 3`` with Specified plaster .
Flooring	: Fooring of Vetrified Foor Tiles with 4"skirting on all sides.
Doors	: Wooden frams and flash door shutter.
Windows	: All windows will be made of Aluminum sliding shutters fitted with Glass panels and handles.
Kitchen	: Green Marble platform with a sink and one colour Glazed Titles Up to 2'-0" height above the platform .
Toilet	: One colour Glazed Tiles Dado Up to 5'-0" height, One Pan, and also one comode, one wash basin.
Water Supply	: 24 hours water supply will be provided by deep tube well with submersible pumps.
Interior Wall Coats	: All the interior walls will be finished with a coat of putty.

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Addl. Dist. Sub-Registrar, Sadar
Krishnanagar, Nadia

26 JUL 2024

OWNERS

1. Sobam Das
2.

DEVELOPERS
"SANKALPA"
represented by its partners

1. Sobam Das,
2.
3. Tuporshi Bibi
4.

Extra Works : Any extra work other than that standard specifications mention above shall bear charges extra and such amount shall be deposited before the execution of such work.

Electric Meter : Proportionate charges of procurement of the trans-former and Main Meter and only electric wiring ,ex-cept box switch & Light etc.

IN WITNESS WHEREOF, both the parties hereto have hereunto set and subscribed their respective hands and seals the day, month and year first above written.

The thumb impressions of ten fingers of the Land Owner and Developers along with their self attested photographs are attached here-with at the last page of this deed and will be treat as a part of this deed.

Drafted & Dictated by me
as per instruction of the Executants

Prasenjit Das
Prasenjit Das
(Adovcate)
District Judges' Court Nadia,
at Krishnagar
Enrollemnt No. - W.B. 2486/1999

Typed by me :
Akshay Adhikary
Akshay Adhikary, Krishnagar, Nadia.

WITNESS:

1) Prakash Bhowmik
S/o Basinath Bhowmik
Nagarbazar 5th Lane,
Krishnagar, Nadia,

2) Praseenjit Acharya
S/o Kaliprasad Acharya
At - Tanti para, P.O. - Krishnagar
Dist - Nadia

Contd P/28
Contd P/29

Addl. Dist. Sub-Registrar, Sadar
Kohima

26 JUL 2024

(০০৯৯২) দাতা/গ্রহীতা (সোবাস) (Sobas)

বাম হাত		ডান হাত
	বৃদ্ধাঙ্গুল	
	তর্জনী	
	মধ্যমা	
	অনামিকা	
	কনিষ্ঠা	

উক্ত দশ আঙ্গুলের টিপ ছাপ ও ছবি আমার দ্বারা প্রত্যায়িত হইল।

Sobas Day.

(০০৯৯২) দাতা/গ্রহীতা (সাবির) (Sabir)

বাম হাত		ডান হাত
	বৃদ্ধাঙ্গুল	
	তর্জনী	
	মধ্যমা	
	অনামিকা	
	কনিষ্ঠা	

উক্ত দশ আঙ্গুলের টিপ ছাপ ও ছবি আমার দ্বারা প্রত্যায়িত হইল।

Sabir

Cont P/29

Addl. Dist. Sub-Registrar, Sadar
Krishnanagar, Nadia

2 6 JUL 2024

'Developers' '29'-

Sobur Das.

ডান হাতের পাঁচ আঙ্গুলের টিপ (Sobur)

বৃদ্ধাঙ্গুল তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

বাম হাতের পাঁচ আঙ্গুলের টিপ

বৃদ্ধাঙ্গুল তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

উক্ত দশ আঙ্গুলের টিপ ছাপ ও ছবি প্রত্যায়িত হইল।

Sobur Das.

Developer: ডান হাতের পাঁচ আঙ্গুলের টিপ (Sabir)

বৃদ্ধাঙ্গুল তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

বাম হাতের পাঁচ আঙ্গুলের টিপ

বৃদ্ধাঙ্গুল তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

উক্ত দশ আঙ্গুলের টিপ ছাপ ও ছবি প্রত্যায়িত হইল।

Developer ডান হাতের পাঁচ আঙ্গুলের টিপ (Tapashi)

বৃদ্ধাঙ্গুল তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

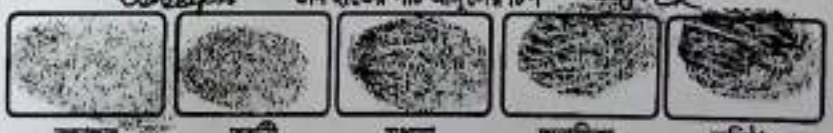
বাম হাতের পাঁচ আঙ্গুলের টিপ

বৃদ্ধাঙ্গুল তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

উক্ত দশ আঙ্গুলের টিপ ছাপ ও ছবি প্রত্যায়িত হইল।

Tapashi Bibi

Developer ডান হাতের পাঁচ আঙ্গুলের টিপ Rafick



বৃদ্ধাঙ্গুল তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

বাম হাতের পাঁচ আঙ্গুলের টিপ

বৃদ্ধাঙ্গুল তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

উক্ত দশ আঙ্গুলের টিপ ছাপ ও ছবি প্রত্যায়িত হইল।

Rafick Sharkar

Contd P/30

Addl. Dist. Sub-Registrar, Sadar
Krishnanagar, Nadia

2 6 JUL 2024

সনাক্তকারীর পরিচয় (Prakash C)

ভোটার নং- XZF 2454551

আধার নং- 6914 6813 3825

PAN No- OHZPB1787C

আমি অত্র সনাক্তকারী অত্র দলিলের দাতা/দাতাগণ, গ্রহীতা/গ্রহীতাগণ-কে চিনি ও জানি, এই মর্মে অত্র দলিলে সনাক্তকারী হিসাবে টিপছাপ ও ছবি সহ-সহি করিলাম।

Prakash Bhunia

সনাক্তকারীর সাক্ষর

সনাক্তকারীর নাম ঃ- Prakash Bhunia

পিতা/স্বামীর নাম ঃ- Besiwanath Bhunia

সাং ঃ- Nagar Bazar 5th Lane

পোষ্ট ঃ- Krishnagar, থানা ঃ- Kotwali

জেলা ঃ- Nadia, পিন নং ঃ- 741101

Addl. Dist. Sub-Registrar, Sadar
Kolaghat, Purba Medinipur

26 JUL 2024

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

192024250137835888

GRN Details

GRN:	192024250137835888	**Payment Mode:**	SBI Epay
GRN Date:	25/07/2024 21:50:56	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	5908135590945	**BRN Date:**	25/07/2024 21:51:07
Gateway Ref ID:	IGARPFRGW3	**Method:**	State Bank of India NB
GRIPS Payment ID:	250720242013783587	**Payment Init. Date:**	25/07/2024 21:50:56
Payment Status:	Successful	**Payment Ref. No:**	2001922162/3/2024 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Shri Sobers Das
Address:	Krishnagar
Mobile:	8641816674
Period From (dd/mm/yyyy):	25/07/2024
Period To (dd/mm/yyyy):	25/07/2024
Payment Ref ID:	2001922162/3/2024
Dept Ref ID/DRN:	2001922162/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001922162/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	70000
2	2001922162/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	7
			Total	**70007**

IN WORDS: SEVENTY THOUSAND SEVEN ONLY.

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

250720242013783587

GRIPS Payment Detail

GRIPS Payment ID:	250720242013783587	**Payment Init. Date:**	25/07/2024 21:50:56
Total Amount:	70007	**No of GRN:**	1
Bank/Gateway:	SBI EPay	**Payment Mode:**	SBI Epay
BRN:	5908135590945	**BRN Date:**	25/07/2024 21:51:07
Payment Status:	Successful	**Payment Init. From:**	Department Portal

Depositor Details

Depositor's Name:	Shri Sobers Das
Mobile:	8641816674

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250137835888	Directorate of Registration & Stamp Revenue	70007
		Total	**70007**

IN WORDS: **SEVENTY THOUSAND SEVEN ONLY.**

DISCLAIMER: **This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.**

Major Information of the Deed

Deed No :	I-1302-07670/2024	Date of Registration	26/07/2024
Query No / Year	1302-2001922162/2024	Office where deed is registered	
Query Date	19/07/2024 12:30:16 PM	A.D.S.R. KRISHNANAGAR, District: Nadia	
Applicant Name, Address & Other Details	Prasenjit Das Thana : Krishnanagar, District : Nadia, WEST BENGAL, PIN - 741101, Mobile No. : 8641816674, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value		Market Value	
Rs. 3,05,00,000/-		Rs. 3,54,48,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,000/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Nadia, P.S:- Krishnanagar, Municipality: KRISHNANAGAR, Road: B.L. Chatterjee Lane, Mouza: Krishnagar, , Ward No: 19, Holding No:63/B Jl No: 92, Pin Code : 741101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5071 (RS :-)	LR-57340	Vill	Bazar	6 Dec	90,00,000/-	1,05,00,000/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L2	LR-5071 (RS :-)	LR-57339	Vill	Bazar	6 Dec	90,00,000/-	1,05,00,000/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L3	LR-5071 (RS :-)	LR-57341	Vill	Bazar	6 Dec	90,00,000/-	1,05,00,000/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
		TOTAL :			18Dec	270,00,000 /-	315,00,000 /-	

District: Nadia, P.S:- Krishnanagar, Municipality: KRISHNANAGAR, Road: Cinema House Lane, Mouza: Krishnagar, , Ward No: 19, Holding No:51/7 Jl No: 92, Pin Code : 741101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4	LR-5081 (RS :-)	LR-61424	Vill	Dokan	1.88 Dec	35,00,000/-	39,48,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
	Grand Total :				19.88Dec	305,00,000 /-	354,48,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Shri Sobers Das Son of Late Nirmal Kumar Das Executed by: Self, Date of Execution: 26/07/2024 , Admitted by: Self, Date of Admission: 26/07/2024 ,Place : Office	 26/07/2024	Captured LTI 26/07/2024	26/07/2024
	Talpukur Road, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: AFxxxxxx2L, Aadhaar No: 67xxxxxxxx6075, Status :Individual, Executed by: Self, Date of Execution: 26/07/2024 , Admitted by: Self, Date of Admission: 26/07/2024 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Sabir Sekh Son of Bablu Sekh Executed by: Self, Date of Execution: 26/07/2024 , Admitted by: Self, Date of Admission: 26/07/2024 ,Place : Office	 26/07/2024	Captured LTI 26/07/2024	26/07/2024
	Kurchipota Lane, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: GCxxxxxx4E, Aadhaar No: 69xxxxxxxx1598, Status :Individual, Executed by: Self, Date of Execution: 26/07/2024 , Admitted by: Self, Date of Admission: 26/07/2024 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Sankalpa** Cinema House Lane, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:-Nadia, West Bengal, India, PIN:- 741101 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AFxxxxxx5P,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**
	Shri Sobers Das (Presentant) Son of Late Nirmal Kumar Das Date of Execution - 26/07/2024, , Admitted by: Self, Date of Admission: 26/07/2024, Place of Admission of Execution: Office	 Jul 26 2024 11:26 AM	Captured LTI 26/07/2024	26/07/2024
	Talpukur Road, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:-Nadia, West Bengal, India, PIN:- 741101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AFxxxxxx2L, Aadhaar No: 67xxxxxxxx6075 Status : Representative, Representative of : Sankalpa (as Partner)			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Sabir Sekh Son of Babu Sekh Date of Execution - 26/07/2024, , Admitted by: Self, Date of Admission: 26/07/2024, Place of Admission of Execution: Office	 Jul 26 2024 11:32 AM	Captured LTI 26/07/2024	26/07/2024
	Kurchipota Lane, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:-Nadia, West Bengal, India, PIN:- 741101, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: GCxxxxxx4E, Aadhaar No: 69xxxxxxxx1598 Status : Representative, Representative of : Sankalpa (as Partner)			
3	**Name**	**Photo**	**Finger Print**	**Signature**
	Tapashi Bibi Wife of Rafick Shaikh Date of Execution - 26/07/2024, , Admitted by: Self, Date of Admission: 26/07/2024, Place of Admission of Execution: Office	 Jul 26 2024 11:31 AM	Captured LTI 26/07/2024	26/07/2024
	B.L. Chatterjee Road, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:-Nadia, West Bengal, India, PIN:- 741101, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AGxxxxxx4Q, Aadhaar No: 20xxxxxxxx9441 Status : Representative, Representative of : Sankalpa (as Partner)			
4	**Name**	**Photo**	**Finger Print**	**Signature**
	Rafick Shaikh Son of Habibar Rahaman Shaikh Date of Execution - 26/07/2024, , Admitted by: Self, Date of Admission: 26/07/2024, Place of Admission of Execution: Office	 Jul 26 2024 11:33 AM	Captured LTI 26/07/2024	26/07/2024

	B.L. Chatterjee Road, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:-Nadia, West Bengal, India, PIN:- 741101, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AQxxxxxx0L, Aadhaar No: 32xxxxxxxx5971 Status : Representative, Representative of : Sankalpa (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Prakash Bhumali Son of Biswanath Bhumali Nagendranagar 5th Lane, City:- Krishnanagar, P.O:- Krishnagar, P.S:- Krishnanagar, District:-Nadia, West Bengal, India, PIN:- 741101		Captured	
	26/07/2024	26/07/2024	26/07/2024
Identifier Of Shri Sobers Das, Sabir Sekh, Shri Sobers Das, Sabir Sekh, Tapashi Bibi, Rafick Shaikh			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Sobers Das	Sankalpa-6 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Sobers Das	Sankalpa-6 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri Sobers Das	Sankalpa-6 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Sabir Sekh	Sankalpa-1.88 Dec

Land Details as per Land Record

District: Nadia, P.S:- Krishnanagar, Municipality: KRISHNANAGAR, Road: B.L. Chatterjee Lane, Mouza: Krishnagar, , Ward No: 19, Holding No:63/B Jl No: 92, Pin Code : 741101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 5071, LR Khatian No:- 57340	Owner:[illegible], Gurdian:[illegible] , Address:[illegible] , Classification:[illegible], Area:0.06000000 Acre,	Shri Sobers Das
L2	LR Plot No:- 5071, LR Khatian No:- 57339	Owner:[illegible], Gurdian:[illegible] , Address:[illegible] , Classification:[illegible], Area:0.06000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 5071, LR Khatian No:- 57341	Owner:[illegible], Gurdian:[illegible] , Address:[illegible] , Classification:[illegible], Area:0.06000000 Acre,	Seller is not the recorded Owner as per Applicant.

District: Nadia, P.S:- Krishnanagar, Municipality: KRISHNANAGAR, Road: Cinema House Lane, Mouza: Krishnagar, , Ward No: 19, Holding No:51/7 JL No: 92, Pin Code : 741101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L4	LR Plot No:- 5081, LR Khatian No:- 61424	Owner:শাহিন , Gurdian:আব্দুল , Address:নিজ , Classification:বাস্তু, Area:0.01880000 Acre,	Sabir Sekh

Endorsement For Deed Number : I - 130207670 / 2024

On 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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11.22 hrs on 26-07-2024, at the Office of the A.D.S.R. KRISHNANAGAR by Shri Sobers Das ,.

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 3,54,48,000/-

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

Execution is admitted on 26/07/2024 by 1. Shri Sobers Das, Son of Late Nirmal Kumar Das, Talpukur Road, P.O: Krishnagar, Thana: Krishnanagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Business, 2. Sabir Sekh, Son of Bablu Sekh, Kurchipota Lane, P.O: Krishnagar, Thana: Krishnanagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Muslim, by Profession Business

Indetified by Shri Prakash Bhumali, , , Son of Biswanath Bhumali, Nagendranagar 5th Lane, P.O: Krishnagar, Thana: Krishnanagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by profession Business

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

Execution is admitted on 26-07-2024 by Shri Sobers Das, Partner, Sankalpa (Partnership Firm), Cinema House Lane, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:-Nadia, West Bengal, India, PIN:- 741101

Indetified by Shri Prakash Bhumali, , , Son of Biswanath Bhumali, Nagendranagar 5th Lane, P.O: Krishnagar, Thana: Krishnanagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by profession Business

Execution is admitted on 26-07-2024 by Sabir Sekh, Partner, Sankalpa (Partnership Firm), Cinema House Lane, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:-Nadia, West Bengal, India, PIN:- 741101

Indetified by Shri Prakash Bhumali, , , Son of Biswanath Bhumali, Nagendranagar 5th Lane, P.O: Krishnagar, Thana: Krishnanagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by profession Business

Execution is admitted on 26-07-2024 by Tapashi Bibi, Partner, Sankalpa (Partnership Firm), Cinema House Lane, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:-Nadia, West Bengal, India, PIN:- 741101

Indetified by Shri Prakash Bhumali, , , Son of Biswanath Bhumali, Nagendranagar 5th Lane, P.O: Krishnagar, Thana: Krishnanagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by profession Business

Execution is admitted on 26-07-2024 by Rafick Shaikh, Partner, Sankalpa (Partnership Firm), Cinema House Lane, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:-Nadia, West Bengal, India, PIN:- 741101

Indetified by Shri Prakash Bhumali, , , Son of Biswanath Bhumali, Nagendranagar 5th Lane, P.O: Krishnagar, Thana: Krishnanagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/07/2024 9:51PM with Govt. Ref. No: 192024250137835888 on 25-07-2024, Amount Rs: 7/-, Bank: SBI EPay (SBIePay), Ref. No. 5908135590945 on 25-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,000/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 70,000/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 4165, Amount: Rs.5,000.00/-, Date of Purchase: 26/06/2024, Vendor name: B PRAMANICK

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/07/2024 9:51PM with Govt. Ref. No: 192024250137835888 on 25-07-2024, Amount Rs: 70,000/-, Bank: SBI EPay (SBIePay), Ref. No. 5908135590945 on 25-07-2024, Head of Account 0030-02-103-003-02

Sisir Kumar Bera
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KRISHNANAGAR
Nadia, West Bengal

icate of Registration under section 60 and Rule 69.

gistered in Book - I

Volume number 1302-2024, Page from 248253 to 248292

being No 130207670 for the year 2024.

Seal of the Additional District Sub Registrar, Krishnanagar, District Nadia

Digitally signed by Sisir Kumar Bera
Date: 2024.07.26 13:33:26 +05:30
Reason: Digital Signing of Deed.

(Sisir Kumar Bera) 26/07/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KRISHNANAGAR
West Bengal.