3157/23 A- 4408

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

W 453495

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

Additional District Sub-Registrar BURDWAN

05 JUN 2023

Pradip Kr. Chandra

Shyamal Chandra

JAI MATA DI CONSTRUCTION
Partner

DEVELOPMENT OR CONSTRUCTION AGREEMENT

THIS DEVELOPMENT OR CONSTRUCTION AGREEMENT is made on this the **28th day of April, 2023,**

BETWEEN

(1) **MR. PRADIP KUMAR CHANDRA [PAN: ACLPC0977F],** son of Late Balaram Chandra Chandra, Nationality Indian, by faith Hindu, by occupation Medical Practitioner, resident of Village – Kanknayle , P.O. – Chatni, P.S. – Purbasthali, District – Purba Bardhaman and presently residing at Baranilpur Road, P.O. – Sripally, P.S. Burdwan Sadar, District Purba Bardhaman, PIN - 713103 (W.B.) &

Contd. next page

ক্রমিক নং 2656 তারিখ 29.4.23

ক্রেতা Pradip Kumar Chandra & Ors.

সুকিয়া Burdwan

ষ্ট্যাম্পের মূল্য 1000/-

বর্ধমান ট্রেজারী ১নং ষ্ট্যাম্প বহিন তারিখ 20 APR 2023

ষ্ট্যাম্প ভেন্ডার সঞ্জয় আচার্য্য

জেলা জজ আদালত (বর্ধমান)

লাইসেন্স নং- ১/২০০৪-০৫

Additional District Sub-Registrar
BURDWAN

28 APR 2023

Pradip Kr. Chandra

Shyama Chandra

JAI MATA DI CONSTRUCTION
Biswajit Sarkar
Biswajit Ghosh Dastidar
Sanat Kumar Sarkar
PARTNER

(2) **MRS. SHYAMA CHANDRA [PAN: AGLPC1674M],** wife of Mr. Pradip Kumar Chandra, Nationality Indian, by faith Hindu, by occupation Enjoyment of Usufructs from properties, resident of Village – Kanknayle , P.O. – Chatni, P.S. – Purbasthali, District – Purba Bardhaman and presently residing at Baranilpur Road, P.O. – Sripally, P.S. Burdwan Sadar, District Purba Bardhaman, PIN - 713103 (W.B.), hereinafter referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her/their respective 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 Lane, Ward No. 9 of the Burdwan Municipality, P.O.- Burdwan, P.S. – Burdwan Sadar, District – Purba Bardhaman, Pin – 713101, (W.B.), also Enlisted as Developer & Builder with the Burdwan Municipality, having Certificate No. 0917P132522227017 dated 18.06.2022, 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

Contd. next page

Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

4

Additional District Sub-Registrar
BURDWAN

28 APR 2023

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 occupation 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 occupation Business, resident of Bohilapara, P.O.- Burdwan, P.S. – Burdwan Sadar, District – Purba Bardhaman (W.B.), Pin – 713101 (W.B.) and presently residing at Kalibazar West Lane, 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**

JAI MATA DI CONSTRUCTION
Proprietor
Suvajit Ghosh Dastidar
Amit Kumar Sonkar
PARTNER

Pradip Kr. Chandra
Shyama chandra

Contd. next page

Seal of the Additional District Sub Registrar, Burdwan, Bardhaman

Additional District Sub-Registrar
BURDWAN

28 APR 2023

Pradip Kr. Chandra

Shyama chandra

JAI MATA DI CONSTRUCTION
PARTNER

WHEREAS the landed property measuring an area of **3600 Sq.Ft.** (more or less) more particularly described under the **Schedule** herein below, also being the piece and parcel of "Bastu" class of land (immoveable property) appertaining to the **R.S. Plot No. 618, under R.S. Khatian No. 176, Corresponding to the L.R. Plot No. 1206, Under present L.R. Khatian No. 3293 & 3294** of **Mouza – Balidanga**, J.L. No. 35, P.S. – Burdwan Sadar, District - Purba Bardhaman, was lawfully owned & possessed by one **Monoranjan Das** , another **Gopal Chandra Das** , both sons of Late Atul Chandra Das, and **Saroj Das**, **Anil Kumar Das** & **Nemai Chandra Das,** all sons of Late Kumud Kanta Das and the aforesaid **R.S. Plot No. 618** stands recorded in the names of the said persons in the R.S. Record of Rights under R.S. Khatian No. 176 **AND WHEREAS** aforesaid Monoranjan Das & others while were in lawful ownership & possession of the said **R.S. Plot No. 618**, together proclaimed sell of the same, the Vendors of the Owners herein namely **Mr. Dilip Kumar Simlai**, for his every interest lawfully purchased the same from them in lieu of valid consideration money, Vide a Registered Deed Of Sale dated 28.01.1975 , being **Deed No. 525 for the year 1975** of the District S.R.O., Burdwan **AND** since such purchase while said Mr. Dilip Kumar Simlai was in lawful & uninterrupted ownership and possession also caused to get his name recorded in the L.R.R.O.R. under **L.R. Khatian No. 989** in respect of the same **AND WHEREAS** said **Mr. Dilip Kumar Simlai,** the vendor of the

Contd. next page

Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

Additional District Sub-Registrar
BURDWAN

28 APR 2023

Pradip Pro. Chandra

Shyama chandra

JAI MATA DI CONSTRUCTION
PARTNER

Owners herein also thereafter of his own accord lawfully constructed there upon his said purchased plot of land, a two storied residential building and while was in lawful occupation of the same as for his need made a proclamation of sell of the said land & building, more also particularly described under the **Schedule** herein below, the **Owner No. 1** herein, in lieu of valid consideration money purchased a defined & demarcated **1930.5 Sq.Ft**. of the said land together with the portion of the two storied building there on of it , vide a Registered Deed Of Sale being executed on 02.05.2001, being **Deed No. 3240 for the year 2001** of A.D.S.R. Burdwan, entered in Book No. 1, Volume No. 101, in pages from No. 51 to No. 57 of that office and the **Owner No. 2** herein, in lieu of valid consideration money purchased a defined & demarcated **1669 Sq.Ft**. of the said land together with the portion of the two storied building there on of it, vide a Registered Deed Of Sale being executed on 02.05.2001, being **Deed No. 3239 for the year 2001** of A.D.S.R. Burdwan, entered in Book No. 1, Volume No. 101, in pages from No. 41 to No. 50 of that office **AND** since purchase the OWNERS herein also caused to get their respective names recorded in the L.R.R.O.R. in respect of their said purchased properties under L.R. Khatian Nos. 3293 & 3294 **AND** the Scheduled property as bearing **Holding No. 134** at C.N.P. West Para Mahalla of Ward No. 14 of the Burdwan Municipality, also stand recorded in the names of the OWNERS and the owners till date in amalgamation of their purchased portions as aforesaid

Contd. next page

Additional District Sub-Registrar
BURDWAN

28 APR 2023

Pradip Kr Chandra

Shyama Chandra

JAI MATA DI CONSTRUCTION
PARTNER

are in joint ownership & possession of the **SCHEDULE** mentioned property.

AND WHEREAS the Owners of the First Part with an intent to construct a **G+4 storied Residential Flat Building** thereon their said landed property (upon demolition of the existing structures there on), the said land more particularly described under the **SCHEDULE** here in below, availed and/or got sanction of a Building Plan from the Burdwan Municipality Vide **Burdwan Municipality Office Memo No. 846/E/VII – 4 dated 22.10.2018** and even thereafter availed permission for extension of the period of the proposed construction Vide **Burdwan Municipality Office Memo No. 26/E/VII-4 dated 12.04.2023** (the validity of the said building plan being extended till **21.10.2024** there in). But due to paucity of fund, the OWNERS herein failed either to demolish their said existing structures or to start construction of the proposed G+4 Storied Residential Flat Building in accordance with the said sanctions.

AND WHEREAS the **OWNERS** herein even now jointly with an intent thus to develop (by building a G+4 flat building) their said plot of land (also more particularly described under the **Schedule** herein below) , also on demolition of the existing structures there on, together desired to give an effect to their said willingness, being agreed to develop through the **Developer** herein of their schedule property, approached the **Developer** herein for

Contd. next page

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

Additional District Sub-Registrar
BURDWAN

28 APR 2023

Pradip Kr. Chandra

Shyama Chandra

JAI MATA DI CONSTRUCTION
PARTNER

developing their Scheduled property (by building a G+4 flat building there upon) 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 building on the **SCHEDULE** property and to construct several storied building (G+4) in accordance with the plan so sanctioned by the Burdwan Municipality in that behalf and as also aforesaid.

2. The **OWNERS** jointly shall be exclusively entitled to have 37% **(Thirty Seven percent)** Super built up area **of the said Building to be constructed, including the parking space in the Ground Floor,** 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.

3. Further as it is agreed amongst the parties herein, as a token of consideration the **DEVELOPER** on or before execution of these presents in two phases paid unto the **OWNERS** a total sum of **Rs. 3,00,000./-** (Rupees Three

Contd. next page

Additional District Sub-Registrar
BURDWAN

28 APR 2023

Pradip Kr. Chandra

Shyama chandra

JAI MATA DI CONSTRUCTION
PARTNER

Lakh) only , the receipts of which is acknowledged by the Owners. The said amount of **Rs. 3,00,000./-** (Rupees Three Lakh) only shall be retained by the OWNERS as interest free refundable security deposit and the same shall be returned and/or refunded to the Developer by the Owners, upon completion of the over all project & also after delivery of possession of the Owners' allocation, as agreed here in.

4. The Developer shall be exclusively entitled to the rest of the building i.e. to say all the other **63% (Sixty three percent)** Super built up area **of the said Building to be constructed, including the parking space in the Ground Floor,** 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 it is also agreed that after handing over vacant possession of the Scheduled property by the Owners to the Developer , also upon demolition of the existing structures there upon by the Owners, in pursuance of the terms & conditions of these presents, the parties herein shall execute & also shall get Registered of a "**Supplementary Agreement**" with regard to the specific allocations of the Owners in accordance to their above share **(of 37%)**

Contd. next page

Additional District Sub-Registrar
BURDWAN

28 APR 2023

Pradip Kr Chandra Shyama Chandra JAI MATA DI CONSTRUCTION Bireswar Sarkar Sunjit Ghosh Subidar PARTNER

and the specific allocations of the Developer in accordance to its above share **(of 63%)** shall also be engrossed in the said Supplementary Agreement, also in accordance with the said sanctioned building plan by the Burdwan Municipality.

5. 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 **OWNERS** and for which the **OWNERS** 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 **OWNERS** hereby also undertake if necessary to sign any such Building Plan/Additional Plan 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 (in conformity with the Owners' 37% share & the Developer's 63% share), 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

Contd. next page

Additional District Sub-Registrar
BURDWAN

28 APR 2023

Pradip Kr. Chandra

Shyama chandra

JAI MATA DI CONSTRUCTION
PARTNER

in favour of the Developer or in favour of any intending purchaser/s nominated for the purpose by the Developer.

6. 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 said building plan so sanctioned in the names of the Owners. 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 owners shall not be responsible for the same and all such liabilities will caste upon the Developer.

7. 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 (so sanctioned 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 owners shall not be liable in any way and all such liabilities shall caste upon only the Developer. However, the Developer

Contd. next page

Additional District Sub-Registrar
BURDWAN

28 APR 2023

shall be transparent about the quality of the materials to the Owners.

8. That the Developer shall be authorized in the names of the owners in so far as is necessary to apply for and obtain sanctioned building plan / addition or alteration plan/s 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 OWNERS shall execute in favour of the Developer a Development/General Power of Attorney and other authorities as shall be required by the Developer.

9. That the Developer shall at its/his/their own costs and expenses and without creating any financial or other liability upon the owners, construct and complete the said newly several storied (G+4) building.

10. That all costs, charges and expenses for the purpose shall be discharges by the Developer and the OWNERS 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).

11. That the Developer shall be at liberty to engage any workers VIZ. Masons, Carpenters, Electricians, Plumbers and

JAI MATA DI CONSTRUCTION
PARTNER

Contd. next page

Additional District Sub-Registrar
BURDWAN

28 APR 2023

Pradip Kr. Chandra

Shyama Chandra

JAI MATA DI CONSTRUCTION
PARTNER

Engineer/s, Advocate/s, which it/he shall think deem fit and proper with a view to complete the several storied (G+4) building & for any legal necessity for the overall project.

12. That the OWNERS shall handover the vacant possession entirely of the SCHEDULE property after demolition of the existing structures there on 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, 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 Owners shall be bound to refund the amount if any so paid to them by the Developer & that of all the amount as described above and which the Owners if receive from the Developer by dint of this agreement with lawful interest there upon, within five days of such termination.

13. That the **OWNERS** shall hand over vacant & clear possession of the Scheduled Plot of land to the Developer within 45 (forty five0 days from execution of these presents, also after demolition of the existing masonry structures there upon, for the purpose.

Contd. next page

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

Additional District Sub-Registrar
BURDWAN

28 APR 2023

Pradip Kr. Chandra

Shyama chandra

JAI MATA DI CONSTRUCTION
PARTNER

14. That the OWNERS 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.

15. That the OWNERS 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.

16. 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.

17. That for the purpose the Developer, shall install a lift and/ or shall keep necessary provision for the same.

18. 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 its/his/their full discretion & it/he/they shall be entitled to such.

19. That it is agreed in between the parties that the Developer for the purpose shall always be at liberty to borrow loan

Contd. next page

Additional District Sub-Registrar
BURDWAN

28 APR 2023

Pradip Kr Chandra

Shyama Chandra

JAI MATA DI CONSTRUCTION
PARTNER

from any Bank or financial institution at its/his/their own risk and liabilities and in such case the OWNERS shall always give their full consent and if required for the purpose shall execute bond/s to that effect and the Developer shall only be liable for such financial transactions / advances. However, the Schedule property shall not be given for mortgage for such advances.

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 63% allocation) of the flats including parking/ garage spaces/units 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 (including the Owners) and the Developer shall be entitled for fixing the same.

Contd. next page

Additional District Sub-Registrar
BURDWAN

28 APR 2023

Pradip Kr Chandra

Shyama chandra

JAI MATA DI CONSTRUCTION
PARTNER

22. That it is hereby declared by the OWNERS that the OWNERS are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the SCHEDULE property & none other than the OWNERS has any right, title, interest, claim and/or demand over and in respect of the same.

23. That it is also declared by the OWNERS that the SCHEDULE property is free from all encumbrances, charges, liens, attachments, trusts, acquisitions, requisitions whatsoever or howsoever. Moreover, the OWNERS hereby undertake to compensate the DEVELOPER for any future complication, if arises in respect of their title, possessions, Record of Rights, in respect of the Schedule property.

24. That the Developer with its/his/their every endeavour shall try to complete the overall project within 24 (Twenty Four) English Calendar Months from the date of execution of these presents & subject to handing over vacant possession of the Schedule property by the Owners to the Developer. But, if it is prevented to do so for the Act of God or for 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 Owners 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

Contd. next page

Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

Additional District Sub-Registrar
BURDWAN

28 APR 2023

Pradip Kr. Chandra

Shyama chandra

JAI MATA DI CONSTRUCTION
PARTNER

the said project within the stipulated time, the Developer shall be liable to compensate the Owners lawfully.

25. That it is also agreed that the Developer may enter into any agreement and/or agreement for sale with the intending purchaser/s for their allocation/s in the newly constructed flat building and/or for their allocation/s in the flat building to be constructed on the Schedule property. But, the Developer shall not transfer their allocation/s to any intending purchaser before handing over possession of the Owners' Allocation/s in the said building as agreed.

26. 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 entire proposed G+4 Flat 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 **3600 (Three Thousand Six Hundred) Sq.Ft.** (more or less) lying and situated within the Burdwan Municipality, bearing **Holding**

Contd. next page

Additional District Sub-Registrar
BURDWAN

28 APR 2023

Pradip Kr. Chandra

Shyama Chandra

JAI MATA DI CONSTRUCTION
PARTNER

No. 134 of **Ward No. 14,** Mohalla – C.N.P. West Para, also appertaining to the **R.S. Plot No. 618** , under **R.S. Khatian No. 176,** corresponding to the **L.R. Plot No. 1206 (One Thousand Two Hundred Six)** under present **L.R. Khatian No. 3293 & 3294** of **Mouza – Balidanga**, J.L. No. 35, P.S. – Burdwan Sadar, District - Purba Bardhaman .

Butted and bounded :

To the **North** : by about 12'-0" wide Metal Road (UMR14);

To the **South** : by Open Land of Friends' Club,

To the **East** : by house of others,

To the **West** : by house of others.

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.

2. BRICK WORK : 1st class or burnt clay bricks / fire clay bricks will be used for 8" , 5" and 3" brick work, Motor ratio will be as per IS code.

Contd. next page

Additional District Sub-Registrar
BURDWAN

28 APR 2023

Pradip Mr. Chandra

Shyama chandra

JAI MATA DI CONSTRUCTION
PARTNER

3. PLASTER WORK	:	All wall plaster (inside or outside) 6:1 and all ceiling plaster will be irrespective of only 5:1 Ratio, Ceiling will be 5:1ratio.
4. FLOOR WORK	:	All flooring work by Vitrified Tiles 2'/2', 2'/3' (save and except the stairs, which shall be marble finishing) .
5. SKIRTING	:	6"x4" Skirting will be provided.
6. DOOR FRAME	:	Good quality wooden frames (Malaysian Sal wood) according to the door size will be provided.
7. DOORS	:	All will be flash doors with necessary fittings.
8. WINDOWS	:	Aluminum Sliding Windows fitted with 3mm thick glass with necessary fittings.
9. SANITARY & PLUMBING	:	Septic Tank will be as per the C.C, Specification connected to the main Sewerage line of the BMC as and when this system is introduced. All the sewerage pipes of 4" Dia G.I. Pipes, properly mounted, on the wall and connected to the septic Tank.
10. BATHROOM	:	Western Commode/ Indian Pan (as per choice) with low level plastic cistern, 02

Contd. next page

Additional District Sub-Registrar
BURDWAN

28 APR 2023

Pradip Kr. Chandra

Shyama chandra

JAI MATA DI CONSTRUCTION
PARTNER

		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.
11. BASIN	:	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.
12. WALLS	:	Internal portion will be finished by plaster or Paris/putty,
13. PAINTING	:	External portion of the building will be finished with water proof cement based Paint.
14. STAIRCATE	:	By plaster of Paris/Putty.
15. MAIN GATE	:	Made by M.S, Patti Rod, designed with locking arrangement.
16. KITCHEN	:	Flooring by glazed tiles on the wall with height of 3'x5" over the Cooking platform, Kitchen Sink made of black Stone and Granite will be provided. One drinking water point and 01 Tap Water point on the Sink will be provided.

Contd. next page

Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

Additional District Sub-Registrar
BURDWAN

28 APR 2023

Pradip Kr. Chandra

Shyama chandra

JAI MATA DI CONSTRUCTION
Bunglow Chowk Bodhan
PARTNER

17. ELECTRICAL POINTS :

a) COMMON POINTS	:	For Common Passage, Stairs, Main gate, Roof, Pump Room and Meter room.
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.

Contd. next page

Additional District Sub-Registrar
BURDWAN

28 APR 2023

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

Witnesses :

1) Dilipendra Bhumali
S/o Dilip Bhumali
Tehabad, Burdwan.

2) Ashok Saha
S/o Adhir Saha
Burdwan Court
Burdwan

3) Biplab Bhattacharya
S/o Lt. Mahadev Bhattacharya
Bahir Sarbamangala Para,
Burdwan.

Pradip Kr. Chandra

Shyama chandra

Signatures of the parties of the FIRST PART/ OWNERS

JAI MATA DI CONSTRUCTION
Biswajit Sarkar
Swarajit Ghosh Dastidar
Amit Kumar Sarkar
PARTNER

Signature of the party of the SECOND PART/DEVELOPER

Drafted by me & typed in my office : –

Saurav Roy
(Saurav Roy)
Advocate
District Judges' Court, Purba Bardhaman
Enrolment No. : WB/369 of 1998

Computerised typed by : –

(Sri Sandip Roy)
Bardhaman
Judge Court Compound (South)
Dist. & District - Burdwan-I

Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

Additional District Sub-Registrar
BURDWAN

28 APR 2023

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

Pradip Kr. Chandra

SIGNATURE Pradip Kr. Chandra

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

Shyamachandra

SIGNATURE Shyama chandra

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

Burwejit Barkar

SIGNATURE Burwejit Barkar

Additional District Sub-Registrar
BURDWAN

28 APR 2023

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

SIGNATURE Suvojit Ghosh Dastidar

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

SIGNATURE Amit Kumar Sarkar

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

SIGNATURE Debjyoti Bhowmik

Additional District Sub-Registrar
BURDWAN

28 APR 2023

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

07072022

निगमन / गठन की तारीख
Date of Incorporation / Formation
09/06/2022

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें:
आयकर पैन सेवा इकाई, एन एस डी एल
चौथी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tinfo@nsdl.co.in

भारत सरकार

JAI MATA DI CONSTRUCTION
Buswaj Sarkar
Amit Kumar Sarkar
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

हस्ताक्षर / Signature

04012020

Biswajit Sarkar

ভারত সরকার

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1058/20114/15220

To
বিশ্বজিত সরকার
Biswajit Sarkar
S/O: Hiren Sarkar
CHOTONILLPUR
CHOTOBALIDANGA
Burdwan - I
Sripalli
Burdwan - I Bardhaman
West Bengal 713103

01/10/2013

48562763

MN485627633FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

3543 3493 3600

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

বিশ্বজিত সরকার
Biswajit Sarkar
জন্মতারিখ / DOB : 27/08/1977
পুরুষ / Male

3543 3493 3600

আধার – সাধারণ মানুষের অধিকার

Biswajit Sarkar


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SUVAJIT GHOSHDASTIDAR
SANKAR GHOSH DASTIDAR
29/08/1990
Permanent Account Number
BPPPD0285R
Signature

Suvajit Ghosh Dastidar

Government of India

Suvajit Ghosh Dastidar

DOB: 02 09 1990

MALE

9778 2104 7900

VID : 9157 7325 8752 7515

আমার আধার, আমার পরিচয়

Download Date: 23/03/2021

Issue Date: 18/03/2021

Unique Identification Authority of India

713103

Address:
C/O Sankar Ghosh Dastidar, Baranilpur Govt Colony, Near Jagarani Sangha Club, Barddhaman (m), Barddhaman, West Bengal - 713103 ,

9778 2104 7900

VID : 9157 7325 8752 7515

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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

Signature

4000
41
UPC2718

Amit Kumar Sonkar

भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No. : 1058/20750/53005

To

Amit Kumar Sonkar

05/09/2015

BOHILA PARA
BARDDHAMAN
Barddhaman (m)
Burdwan,Barddhaman
West Bengal - 713101

KH548952707FT

54895270

आपका आधार क्रमांक / Your Aadhaar No. :

7443 4272 5447

आधार - आम आदमी का अधिकार

भारत सरकार

Government of India

Amit Kumar Sonkar

DOB: 25/01/1984

Male

7443 4272 5447

आधार - आम आदमी का अधिकार

Amit Kumar Sonkar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHYAMA CHANDRA

ANANDA DAS

17/05/1978

Permanent Account Number

AGLPC1674M

Shyama chandra

Signature

Shyama chandra

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1058/78966/03200

To

শ্যামা চন্দ্র

Shyama Chandra

W/O: Pradip Kumar Chandra

BARONILPUR ROAD

Burdwan - I

Sripalli

Burdwan - I Bardhaman

West Bengal 713103

15/10/2013

52760301

MN527603017FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

5536 9682 1174

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

শ্যামা চন্দ্র

Shyama Chandra

পিতা : আনন্দ দাস

Father : ANANDA DAS

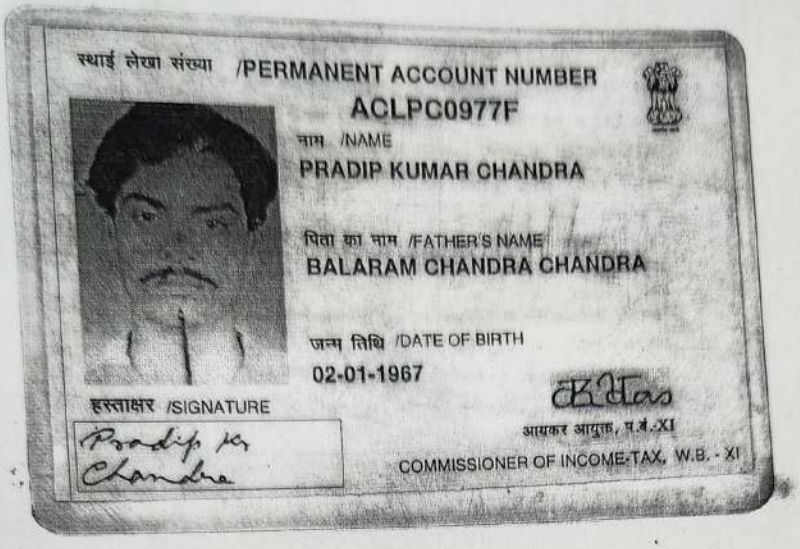
জন্মতারিখ / DOB : 17/05/1978

মহিলা / Female

5536 9682 1174

আধার – সাধারণ মানুষের অধিকার

Shyama chandra



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACLPC0977F

नाम /NAME

PRADIP KUMAR CHANDRA

पिता का नाम /FATHER'S NAME

BALARAM CHANDRA CHANDRA

जन्म तिथि /DATE OF BIRTH

02-01-1967

हस्ताक्षर /SIGNATURE

Pradip Kr Chandra

आयकर आयुक्त, प.बं.-XI

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

Pradip Kr. Chandra

भारत सरकार

आधार

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1058/78966/03198

To
প্রদীপ কুমার চন্দ্র
Pradip Kumar Chandra
S/O: Balaram Chandra Chandra
BARONILPUR ROAD
Burdwan - I
Sripalli
Burdwan - I Bardhaman
West Bengal 713103

13/11/2013

79845100

MN798451006FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

2312 7767 7396

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

প্রদীপ কুমার চন্দ্র
Pradip Kumar Chandra
জন্মতারিখ / DOB : 02/01/1967
পুরুষ / Male

2312 7767 7396

আধার – সাধারণ মানুষের অধিকার

Pradip Kr. Chandra

भारत सरकार
Government of India

आधार

Dibendu Bhunmali
Date of Birth/DOB: 20/04/1990
Male/ MALE

Issue Date: 26/11/2016

6706 0426 2593
VID : 9109 2883 5583 6777

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

AADHAAR

Address:
S/O: Dilip Bhunmali, hanchari road, khudiram pally, Barddhaman (m), Barddhaman, West Bengal - 713103

6706 0426 2593
VID : 9109 2883 5583 6777

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Dibendu Bhunmali

Major Information of the Deed

Deed No :	I-0203-04408/2023		
Query No / Year	0203-2001070116/2023	Date of Registration	05/06/2023
Query Date	28/04/2023 6:40:42 AM	Office where deed is registered	
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	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Transaction			
[0110] Sale, Development Agreement or Construction agreement		Additional Transaction	
		[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]	
Set Forth value			
Rs. 38,00,000/-		Market Value	
Stampduty Paid(SD)		Rs. 42,75,009/-	
Rs. 7,011/- (Article:48(g))		Registration Fee Paid	
Remarks		Rs. 3,014/- (Article:E, E, B)	
	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W14, Mouza: Balidanga, , Ward No: 14, Holding No:134 Jl No: 35, , CNP WEST PARA Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1206 (RS :-618)	LR-3293	Bastu	Bastu	1887.12 Sq Ft	20,00,000/-	22,40,959/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-1206 (RS :-618)	LR-3294	Bastu	Bastu	1712.88 Sq Ft	18,00,000/-	20,34,050/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
		TOTAL :			8.25Dec	38,00,000 /-	42,75,009 /-	
	Grand Total :				8.25Dec	38,00,000 /-	42,75,009 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr PRADIP KUMAR CHANDRA (Presentant) Son of Late BALARAM CHANDRA CHANDRA Executed by: Self, Date of Execution: 28/04/2023 , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Office	 28/04/2023	 LTI 28/04/2023	Pradip Kr. Chandra 28/04/2023
	BARANILPUR ROAD, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ACxxxxxx7F, Aadhaar No: 23xxxxxxxx7396, Status :Individual, Executed by: Self, Date of Execution: 28/04/2023 , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mrs SHYAMA CHANDRA Wife of Mr PRADIP KUMAR CHANDRA Executed by: Self, Date of Execution: 28/04/2023 , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Office	 28/04/2023	 LTI 28/04/2023	Shyama chandra 28/04/2023
	BARANILPUR ROAD, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AGxxxxxx4M, Aadhaar No: 55xxxxxxxx1174, Status :Individual, Executed by: Self, Date of Execution: 28/04/2023 , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Office			

Developer Details :

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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BISWAJIT SARKAR Son of Late HIREN SARKAR Date of Execution - 28/04/2023, , Admitted by: Self, Date of Admission: 28/04/2023, Place of Admission of Execution: Office	 Apr 28 2023 3:23PM	 LTI 28/04/2023	28/04/2023
	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)			
2	Name	Photo	Finger Print	Signature
	Mr SUVAJIT GHOSH DASTIDAR Son of Mr SANKAR GHOSH DASTIDAR Date of Execution - 28/04/2023, , Admitted by: Self, Date of Admission: 28/04/2023, Place of Admission of Execution: Office	 Apr 28 2023 3:23PM	 LTI 28/04/2023	28/04/2023
	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.:: BPxxxxxx5R, Aadhaar No: 97xxxxxxxx7900 Status : Representative, Representative of : JAI MATA DI CONSTRUCTION (as PARTNER)			
3	Name	Photo	Finger Print	Signature
	Mr AMIT KUMAR SONKAR Son of Mr DILIP KUMAR SONKAR Date of Execution - 28/04/2023, , Admitted by: Self, Date of Admission: 28/04/2023, Place of Admission of Execution: Office	 Apr 28 2023 3:25PM	 LTI 28/04/2023	28/04/2023
	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.:: AXxxxxxx2D, Aadhaar No: 74xxxxxxxx5447 Stat Representative, Representative of : JAI MATA DI CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DIBYENDU BHUIMALI Son of Mr DILIP BHUIMALI CHHLABAD, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713103			
	28/04/2023	28/04/2023	28/04/2023

Identifier Of Mr PRADIP KUMAR CHANDRA, Mrs SHYAMA CHANDRA, 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	Mrs SHYAMA CHANDRA	JAI MATA DI CONSTRUCTION-4.32466 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr PRADIP KUMAR CHANDRA	JAI MATA DI CONSTRUCTION-3.92536 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W14, Mouza: Balidanga, , Ward No: 14, Holding No:134 Jl No: 35, , CNP WEST PARA Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1206, LR Khatian No:- 3293	Owner:শ্যামা চন্দ্র, Gurdian:প্রদীপ কুমার চন্দ্র, Address:নিজ , Classification:বাস্তু, Area:0.04200000 Acre,	Mrs SHYAMA CHANDRA
L2	LR Plot No:- 1206, LR Khatian No:- 3294	Owner:প্রদীপ কুমার চন্দ্র, Gurdian:বলরাম চন্দ্র চন্দ্র, Address:নিজ , Classification:বাস্তু, Area:0.03800000 Acre,	Mr PRADIP KUMAR CHANDRA

Endorsement For Deed Number : I - 020304408 / 2023

On 28-04-2023

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

Presented for registration at 13:57 hrs on 28-04-2023, at the Office of the A.D.S.R. Bardhaman by Mr PRADIP KUMAR CHANDRA , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 42,75,009/-

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

Execution is admitted on 28/04/2023 by 1. Mr PRADIP KUMAR CHANDRA, Son of Late BALARAM CHANDRA CHANDRA, BARANILPUR ROAD, P.O: SRIPALLY, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Professionals, 2. Mrs SHYAMA CHANDRA, Wife of Mr PRADIP KUMAR CHANDRA, BARANILPUR ROAD, P.O: SRIPALLY, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Others

Indetified by Mr DIBYENDU BHUIMALI, , , Son of Mr DILIP BHUIMALI, ICHHLABAD, 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 28-04-2023 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

Indetified by Mr DIBYENDU BHUIMALI, , , Son of Mr DILIP BHUIMALI, ICHHLABAD, 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 28-04-2023 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

Indetified by Mr DIBYENDU BHUIMALI, , , Son of Mr DILIP BHUIMALI, ICHHLABAD, 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 28-04-2023 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

Indetified by Mr DIBYENDU BHUIMALI, , , Son of Mr DILIP BHUIMALI, ICHHLABAD, 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 3,014.00/- (B = Rs 3,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 3,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/04/2023 11:38AM with Govt. Ref. No: 192023240032827171 on 28-04-2023, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CFKOJI9 on 28-04-2023, Head of Account 0030-03-104-001-16
Online on 28/04/2023 2:30PM with Govt. Ref. No: 192023240033372141 on 28-04-2023, Amount Rs: 3,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CFKYWW6 on 28-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 6,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2656, Amount: Rs.1,000.00/-, Date of Purchase: 24/04/2023, Vendor name: Sanjay Acharyya

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

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

Online on 28/04/2023 11:38AM with Govt. Ref. No: 192023240032827171 on 28-04-2023, Amount Rs: 6,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CFKOJI9 on 28-04-2023, Head of Account 0030-02-103-003-02

Online on 28/04/2023 2:30PM with Govt. Ref. No: 192023240033372141 on 28-04-2023, Amount Rs: 1/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CFKYWW6 on 28-04-2023, Head of Account 0030-02-103-003-02

Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

On 05-06-2023

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.

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 0203-2023, Page from 116109 to 116151

being No 020304408 for the year 2023.

Additional District Sub Registrar, Bardhaman, District Bardhaman

Digitally signed by SANJIT SARDAR
Date: 2023.06.15 12:33:57 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 2023/06/15 12:33:57 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.

(This document is digitally signed.)