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

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Additional District Sub-Registrar
 BURDWAN

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07 MAY 2024

DEVELOPMENT AGREEMENT WITH POWER

THIS DEVELOPMENT AGREEMENT WITH POWER OF ATTORNEY is made this 11th day of March, 2024 BETWEEN

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क्रि. नं. 22240 तारीख 07. 3. 28

कंपनी Krishna Constructors

पतेचा Burhan

दस्तावेजाचा क्र. 2000F

वर्तमान ठेकेदारी 1248 दस्तावेजाचा क्र. 07-MAR 2024

दस्तावेजाचा क्र. 1/2708-08

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क्रि. नं. 22240



Additional District Sub-Registrar,
BURHAN

12 MAR 2024

(1) **SRI SUBHASH CHANDRA GHOSH, @ SUBHASH GHOSH, PAN: CURPG6768C** son of Late Sarat Kumar Ghosh, by Caste - Hindu, by Nationality - Indian, by Occupation Cultivation, resident of Vill. & P.O. Sunur, P.S. Bhatar, District Purba Bardhaman, West Bengal, PIN - 713125. (2) **SRI ASIM KUMAR GHOSH, PAN: CWAPG7832E** son of Late Sarat Kumar Ghosh, by Caste- Hindu, by Nationality - Indian, by Occupation - Cultivation, resident of Vill. & P.O. Sunur, P.S. Bhatar, District Purba Bardhaman, West Bengal, PIN - 713125, at present resident of R.C. Das Road, Ranisayar East, P.O. & P.S.- Burdwan, Dist. - Purba Bardhaman, West Bengal, Pin.- 713101.

(3) **SRI PRASHANTA KUMAR GHOSH, @ PRASHANTA GHOSH PAN: COOPG6590R** son of Late Sarat Kumar Ghosh, by Caste Hindu, by Nationality - Indian, by Occupation Cultivation, resident of Vill. & P.O. Sunur, P.S. Bhatar, District - Purba Bardhaman, West Bengal, PIN- 713125, hereinafter called as the "OWNERS" (Which expression shall unless excluded by or repugnant to the context to be deemed to mean and include their legal heirs, executors, successors, administrators, assigns, and legal representatives) of the **FIRST PART**

AND

M/S. KRISHNA CONSTRUCTION, PAN: AAVFK1964E a partnership firm, having its registered office at Garh Talit, Nababhat, P.O. Fagupur, P.S. Burdwan Sadar, District - Purba Bardhaman (W.B.), PIN - 713104, represented by its partners : (1) **Sri Madanlal Dey, S/o - Late Bholanath Dey, by faith - Hindu, by occupation - Business, PAN - ADGPD8764R.** (2) **Smt. Krishna Dey, W/O - Sri Madanlal Dey, by faith - Hindu, by occupation - Business PAN - ACRPD1233F,** both are residing at Natunganj, P.S. - Burdwan, Dist - Purba Bardhaman - 713102, (3) **Sri Surajit Dutta, S/O - Late Lal Bihari Dutta, by faith - Hindu, by occupation - Business, PAN. ADWPD0353N.** (4) **Smt. Krishna Rani Dutta, W/O - Sri Surajit Dutta, by faith - Hindu, by occupation - Business, PAN - AVWPD9589J,** both are residing at Tikarhat, P.O.- Natunganj, P.S. - Burdwan, Dist - Purba Bardhaman -713102, hereinafter referred to as **CONSTITUTED ATTORNEY** as well as **DEVELOPERS** (which expression shall unless excluded by or repugnant to the context to be deemed to mean and include their



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legal heirs, executors, successors, administrators, assigns, and legal representatives) of the **SECOND PART**

WHEREAS the property original belonged to one Rahamatulla Karim while he had right, title, interest and possession over the 'A' Schedule property, he mutated his name in the R.S. & R.O.R. and on payment of Govt. etc. had been possession the same with absolute ownership in the property. Thereafter Rahamatulla Karim, while he had right title interest and possession over the property he hereby transferred his the property in favour of Smt Hemprobha Ghosh, W/O - Dr. Sunil Kumar Ghosh by dint of register Deed of sale vide Redg. Sale Deed No. 1887 dt 20/03/1957 registered before Burdwan District Sub-Registrar and after becoming owner of said Hemprobha Ghosh, she mutated her name in the L.R. & R.O.R. and on payment Govt. Rent and Municipal tax etc. had been possessing the same with absolute ownership in the property. Then Hemprobha Ghosh while she had/have right, title, interest and possession over the property she transferred her property by dint of three registered Deeds of Gift being No. - 6758/1983, 6759/1983 and 6760/1983 in favour of Sri Asim Kumar Ghosh, Sri Prasanta Kumar Ghosh and Sri Subhas Chandra Ghosh respectively and after becoming owners in the property they on payment of Govt. rent etc. and they also hereby mutated their names in the present L.R. & R.O.R. and they acquired marketable title in the property.

AND WHEREAS the party of the **FIRST PART** i.e. (I) Sri Subhash Chandra Ghosh, (II) Sri Asim Kumar Ghosh & (III) Sri Prashanta Kumar Ghosh, all sons of Late Sarat Kumar Ghosh are the absolute recorded owners and possessors of ALL THAT the piece and parcel of the landed property contained in J.L. No. 39, Mouza Radhanagar being C.S. Plot No. - 42, R.S. Plot No. 42/736, LR. Plot No. 347, appertaining to C.S. Khatian No.- 785, R.S. Khatian No. 1513, L.R. Khatian No. 5236, 43 and 2775 respectively, Class- Bastu, total measuring about 5 (Five) Katha equal to 081/3 (Eight and one third) cents/8.2454 decimals equal to 3589 sq.Ft. within the territorial jurisdiction of Burdwan Municipality, P.S. Burdwan Sadar, District Purba Bardhaman - 713101 who have got the same by virtue of three separate registered Deed of Gift executed on 14th day of November, and registered on 23/11/1983 being Deed No. 6758, 6759, 6760 for the year 1983

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registered in the office of the Joint Sub-Registrar, Burdwan in Book No. 1, Volume No. 84 at pages from 107 to 113, Book No. 1, Volume No. 84 at Pages from 114 to 120 and Book No. 1, Volume No. 84 at pages from 121 to 127 respectively.

AND WHEREAS the said Owners are desirous of constructing multi-storied building consisting of several flats/units and car parking spaces on the portion of their aforesaid landed property and they moved jointly before Burdwan municipality for obtaining plan and the Burdwan Municipal Authority hereby duly sanctioned G+3 building plan being No- 637-VII-4 dated 04/10/2018 in their favour but for want of finance, technical know-how, skills and other abilities and facilities they could not afford to materialize the said project alone and have approached the Developers herein to get their said property developed and to get residential building(s) to be constructed thereon at the Developers' costs and expenses on agreed terms and conditions.

AND WHEREAS in order to avoid future disputes, disagreements, legal hurdles and/or other discrepancies relating to the said project the parties hereto execute these presents on agreed terms and conditions, which are mentioned herein below.

NOW THIS AGREEMENT WITNESSETH as follows:

1. DEFINITIONS.

1.1. OWNER(S): Shall mean and include the party of the FIRST PART as more fully described in the first paragraph above written.

1.2. DEVELOPER(S): shall mean and include the parties of the SECOND PART as more fully described in the second paragraph above Written.

1.3. THE SAID PROPERTY: shall mean and include the property of the party of the First Part i.e. (I) Sri Subhash Chandra Ghosh, (II) Sri Asim Kumar Ghosh & (III) Sri Prashanta Kumar Ghosh, all sons of Late Sarat Kumar Ghosh who are the absolute recorded owners and possessors of ALL THAT the piece and parcel of the landed property contained in J.L. No. 39, Mouza Radhanagar



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being C.S.Plot No.- 42, R.S. Plot No. 42/ 736, L.R. Plot No. 347, appertaining to C.S. Khatian No.- 785, R.S. Khatian No. 1513, L.R. Khatian No. 5236, 43 and 2775 respectively Class Bastu, total measuring about 5 (Five) Katha equal to $08 \frac{1}{3}$ (Eight and one third) cents/8.2454 decimals equal to 3589 sq.ft. within the territorial jurisdiction of Burdwan Municipality, P.S. Burdwan Sadar, District Purba Bardhaman - 713101 who have got the same by virtue of three separate registered Deed of Gift executed on 14th day of November, 1983 and registered on 23/11/1983 being Deed No. 6758, 6759, 6760 for the year 1983 registered in the office of the Joint Sub-Registrar, Burdwan in Book No. I, Volume No. 84 at pages from 107 to 113, Book No. 1, Volume No. 84 at Pages from 114 to 120 and Book No. I, Volume No. 84 at pages from 121 to 127 respectively, which is more fully describe in the schedule 'A' below.

1.4. BUILDING(S): Shall mean and include residential building consisting of several flats/ units together with car parking spaces and other common amenities and facilities to be constructed as per the building plan(s) sanctioned and/or to be sanctioned by the competent authority/authorities on the said property.

1.5. COMMON FACILITIES: Shall mean and include corridors, stairs, roofs, ways, passages, driveways if any common lavatories, transformers, electric meters if provided by the Developers, water pump and water supply, lift, generator sets and other facilities, which will be provided by the Developers (equal to all) in the new building(s).

1.6. OWNERS' ALLOCATION: (Consideration of this Agreement)

1.6. (a) The Owners' Allocation shall mean and include 42% (Forty Two Per Cent) of the Total flat area and / or floor area and 30% (Thirty Per Cent) of the total car parking space area / passage and as sanctioned by the Municipality of Burdwan / competent authority / authorities together with proportionate undivided impartible share and / or interest in land, common area and facilities and amenities incidental to the proposed building(s)

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1.6. (b) That the Owners altogether will take 3 (three) numbers of flats / units for individual out of their allocated 42% (Forty Two Per Cent) flat area/ floor area **out of which** they shall have to take ONE Flat Unit in the 1st Floor and one Flat Unit in the 2nd Floor and one Flat Unit in the 3rd Floor receptively but above mentioned three Flat units shall be deducted or adjusted from 42% of Owners' allocation and rest share of the owners' allocation shall be enjoyed as proportionate basis without impediment of the Developer but all the measurement of the three flat units shall be decided at the final stage or as per plan. No monetary transaction has taken place in between the land Owners and the Developers except the above mentioned allocation share.

1.6. (c) It is also agreed by the parties that after completion of the building, the Developers shall handed over the Owners' allocated portion to the Owners with completion certificate from the appropriate authority of Burdwan Municipality/ Competent Authority/Authorities and thereafter the Developers shall be entitled to handover to other prospective buyers against their allocated portion and subsequently the Developers have the liberty to execute and registered the proper Deed of conveyance in favour of intending purchaser (s).

1.6. (d) The Owners shall not be entitled to claim any other portion or portions except their allocated agreed portion of the constructed and covered areas of the proposed multi-storied building. Furthermore the Owners shall not be entitled to claim any further amount of sale proceeds which received by the Developers from the intending respective purchaser(s) of the different other portions areas flats including proportionate share of the land belongs to the Developers.

1.7. DEVELOPERS' ALLOCATION: (Consideration of this Agreement)

1.7. (a) The Developers Allocation shall mean and include 58% (Fifty Eight Per Cent) of the Total flat area and / or floor area and 70% (Seventy Per Cent)

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of the total car parking space area / passage and as sanctioned by the Municipality of Burdwan / competent authority / authorities together with proportionate undivided importable share and / or interest in the land, common area and facilities and amenities incidental to the proposed building(s).

1.7. (b). That if any further extension of plan after G+3 i.e. additional floor i.e. either G+4 or G+5 be sanctioned by the competent authority extended of municipality in that case the Owners allocation shall be in their allocation 30% (Thirty Percent) and the Developers shall be in their allocation 70% (Seventy Per Cent) of the allocation in the event of the extended floor sanctioned by the appropriate authority.

1.7. (c) It is agreed by the parties that the Developers shall be entitled to enter into any agreement for sale in respect of their allocated portion to different prospective buyers and simultaneously to sale out those portions either in a manner of flats or covered areas to different buyers against such monetary consideration which the Owners shall not be entitled to interfere in any manner whatsoever.

1.7. (d) It is agreed by the parties that from their allocated portion, the Developers shall be entitled to sell out, transfer, convey, lease, license the same to different buyers and for that purpose the Developers shall also be entitled to get undivided proportionate rights, title and interest on all common areas and facilities of the building which will be constructed by the Developers at their own costs and expenses.

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1.7. (e) It is also agreed by the parties that after completion of the building the Developers shall handover the Owners' allocated portion to the Owners first and thereafter the Developers shall be entitled to hand over to other prospective buyers against their allocated portion and subsequently the Developers have the liberty to execute and registered the proper Deed of conveyance in favour of them.



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1.8. BUILDING PLAN: Shall mean such Plan or Plans to be prepared by the Owners'/Developers' architect for the construction of the new building(s) and that also to be sanctioned by the Burdwan Municipality /Burdwan Development Authority and/or any other competent authority as the case may be with such other variation or modification and/or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned.

1.9. POWER OF ATTORNEY:

Now the entire property scheduled above is being enjoyed all First part owners and they executed of this agreement and the Owners shall execute a registered Power of Attorney" in favour of the Developers herein or any other nominated person/persons of the Developers in accordance with law so that the Developers can proceed for the purpose and development and transfer the allocated portion of the Developers which will be executed and registered by the Owners in favour of the Developers in accordance with this agreement. This General Power of Attorney will be treated as a part of this Development Agreement and to act for us and manage and look after our affairs which the Attorney have consented to do and our true and lawful Attorney with full power and authority to do and execute all acts, deeds, and things as hereinafter mentioned.

Adv To contract with any person for leasing for such period at such rent subject to such conditions as the attorney shall see fit, all or any of the said premises and any such person, to let into possession thereof and to accept surrenders of leases and for that purpose to make and execute any lease or grant or other lawful deed or instrument whatsoever which shall be necessary or proper in that behalf.

To pay or allow all taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or to become due and payable for or on account of our said lands, estates and premises.



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To enter into and upon our lands and buildings and structures whatsoever and to view the state and defects for the reparation thereof and forthwith to give proper notices and directions for repairing the same and to let manage and Improve the same to the best advantage and to make or repair drains and roads thereon.

To sell (either by public auction or private treaty) or exchange and convey transfer and assign any of our allocation and buildings/ Flat Units and for such consideration and subject to such covenants as the Attorney may think fit and to give receipts for all or any part of the purchase or other consideration money and the same or any of them with like power, to mortgage charge or encumber and also to deal with any part thereof as the Attorney may think fit for the purpose of paying off reducing consolidating, or making substitution for any existing or future mortgage, charge, encumbrance, hypothecation or pledge of the same or any part thereof as the Attorney shall think fit and in general to sanction any scheme for dealing with mortgages, charges hypothecations or pledges of any property or any part thereof as fully and effectually as I myself could have done.

To receive cheques on our behalf and to deposit the same in my Bank Account maintained in any Nationalised Bank.

To sign and get all kinds of deeds and documents, regarding the said property and to do all other acts, deeds and things which are necessary for obtaining permissions and for the completion of the same.

To appear and act on my/our behalf and to represent us in all the offices of Govt. Authorities, Municipalities or Local Bodies or any allied offices in respect of all the matters of the Said Property.

To file affidavits or reply to any letters or notices issued by the appropriate authorities in respect of the said property.

To apply for and get the electric, water, power and sewerage connections and other services in the said property, from the authorities concerned.

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To sell the said property with the lease-hold rights of the land underneath to any person(s), to execute and sign proper sale deed(s), to present the same for registration before the Sub-Register or Register to admit the execution thereof, to receive the consideration amount or earnest money and to hand over the possession to the intending purchaser(s) and to mutate the same in the relevant records.

To apply and get freehold certificate of the said property from the concerned authority and for the purpose to make any application, affidavit, undertaking, indemnity bond, declaration etc. And execute the conveyance deed before, competent authority and pay the required fee/charges; if any.

To apply and to get all kind of sale permissions, No Objection Certificate and other connected permission for the transfer of the said property from the office of the appropriate authorities.

To continue and /or to open accounts in our names with any Banks or Bankers and also to draw cheques and otherwise to operate upon any such accounts.

of Adv. To engage, employ and dismiss any agents, clerks, servants or other persons in and about the performance of the purposes of these presents as the Attorney shall think fit.

To settle any account or reckoning whatsoever wherein we the First part now are or at any time hereafter shall be in anywise interested or concerned with any person whomsoever and to pay or receive the balance thereof as the case may require.

To defend any suit or legal proceedings taken against us in any court of law and to do all acts and things as are mentioned above.



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To accept service of any writ of summons or other legal processes or notice in any suit or legal proceedings and any person to represent us i.e. first part any court of law in or revenue court or tribunal or before any officer or other Tribunal whatsoever.

And also to appear before the Registrar or Sub – Registrar of any District or Sub-District appointed or to be appointed under any Act or law for the time being in force or otherwise for the registration of deeds, assurances, contracts or other Instruments and then and there or at any time thereafter to present and register or cause to be registered any deeds, assurances, contracts or other instruments in which we are or may be by the Attorney deemed to be Interested and to pay such fees as shall be necessary for the registration.

To enter into, make, sign, seal, execute, deliver, acknowledge, perform all engagements, contracts, agreements, deeds declarations, bonds, assurances and other documents, papers, writings and things that may be necessary or proper to be entered into, made signed, executed, delivered, acknowledged and performed for any of the purposes of these presents or to or in which we are or may be party or in any way Interested. Developer/ Second part will enter into any sort of Development Agreement of the property,

In general to do all other acts, deeds, matters and things whatsoever in or about our estate, property and affairs or concur with persons jointly interested with ourselves therein in doing all acts, deeds, matters and things herein either particularly or generally described as amply and effectually to all intents and purpose as we could do in our own proper person if these presents had not been made.

1.10. TRANSFER: With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in multi-storied building to the purchaser thereof although the same may not amount to a transfer in law without causing in any manner any inconvenience or disturbance to the Owners.



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1.11. TRANSFEREE: Shall mean person/ persons. Firm, limited company, and association of persons to whom any space in the building may be transferred.

1.12. FORCE MAJEURE: Means and includes natural calamities, floods, and earthquakes and any other untoward event or events beyond the control of the Developers.

1.13. WORDS: Importing singular shall include plural and vice-versa and the words importing masculine gender shall include feminine and vice-versa and similarly words importing neuter gender shall include masculine and feminine genders, as applicable.

2. COMMENCEMENT & TIME LIMIT:

This agreement shall be deemed to have commenced with effect from the date of execution of this agreement; and the time limit for completion of the said project in terms of this agreement shall be three years from the date of the agreement for the project, which shall be relax able for a further period of six months subject to force majeure or upon mutual consent.

3. OWNERS' RIGHTS AND REPRESENTATIONS:

3.1. The Owners hereby declare that they are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.

3.2. The Owners hereby declare that there is/are no other Owner or Owners or any other lawful claimants in respect of the said property, and in future if any person or persons happens to claim his/her/their shares or interests in the said property in that case the Owners herein shall be liable for that which shall be adjusted from the present Owners' allocation.

3.3. The Owners shall co-operate with the Developers in every possible manner and do all such things as and when required for furtherance and successful completion of the said project including rendering of full assistance and co-operation to the Developers in obtaining sanction/

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revision of the site plan as well as building plans, Personal loans for the said project from any financial or banking institutions etc. at the Developers' costs.

3.4. The Owners hereby agree and covenant with the Developers that after the completion of the proposed multi-storied building, if further sanction of building plan is obtainable on the said property, the Developers shall have the preferential right to undertake such future project and only in case of their refusal, the Owners shall be entitled to deal with other prospective parties.

3.5. The Owners or their constituted attorney shall be liable to execute such deeds of conveyance and documents in favour of the intending purchaser/s and/or transferee/s as are required to be made at the instance of the Developers for effective transfer of any flat/unit/space in the building(s) in respect of the said property.

3.6. The Owners hereby agree and covenant with the Developers not to cause any interference or hindrance in the construction of the building(s) on the said property by any way if the proposed project is otherwise undertaken and/or carried on by the Developers in accordance with law.

 **3.7.** The Owners hereby agree and covenant with the Developers not to do any act or deed or thing whereby the Developers may be prevented from selling, assigning and/ or disposing of their allocated portion or portions of the flat/unit/ space in the proposed building(s) or of the said property. The Developers shall be entitled to deal with sale transfer, grant leases and/or in any way to dispose of their entire allocated flats /units/ spaces and to receive, realise and collect all sale proceeds, rents, issues and profits arising there from and for which no further consent of the Owners shall be required.

3.8. The Owners hereby agree and covenant with the Developers not to let out, grant, transfer, assign, lease, mortgage and/or create charges in any portion or portions of the space in the proposed building (s) or of the said



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property by their own way save and except at the instance of the Developers and shall co-operate in all respect with the Developers in disposing of any portion or portions of the flat/unit area and space in the proposed building(s) or of the said property.

3.9. The Developers shall not be at liberty to take financial assistance from any Nationalised Bank or any Private Bank or any other financial institution(s) or person(s) at their discretion, to mortgage on the relevant project over the schedule mentioned property and the Owners shall not put their signatures as a token of consent.

3.10. The Owners shall supply the original papers/ documents to the Developers in respect of the said property as and when required for successful implementation of the project and they reluctantly put their signatures where necessary.

3.11. The Owners shall vacate the said property for development in favour of the parties to the Second Part free from all encumbrances immediately on the date of execution of these presents and shall allow the parties to the Second part to demolish the entire existing building/structure standing there on the schedule plot of land if any in furtherance of the developmental project strictly in accordance with law without raising any objection or creating any hindrance therefor.

 **3.12.** It is agreed that the Owners whenever it become lawfully necessary shall bound to sign on papers and execute documents in connection with obtaining of sanctioned plan or any modification thereof during the course of construction period of the proposed multi-storied building(s) till completion of the total constructional work of the building or for disposal and sale of any and or all portions of the Developers' allocation without raising any objection thereto in any manner whatsoever.

4. DEVELOPERS' RIGHTS AND REPRESENTATIONS:

4.1. The Owners hereby grant, subject to what have been hereunder or herein before provided, exclusive right to the Developers to build




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upon and to exploit residentially over the schedule plot of land and to construct new buildings thereon in accordance with the plan sanctioned by the competent statutory authorities with or without any amendment and/or modification thereto made or caused to be made by the parties hereto. The Developers reserve the right to demolish the entire building standing if any over the schedule plot of land in furtherance of the developmental project strictly in accordance with law at their own costs and all incidental expenditure and realisation towards such demolition will be the subject matter of the Developers' exclusive rights and liabilities.

4.2. All applications, plans and other papers and documents as may be required for the purpose of obtaining necessary sanctions/ permissions from the appropriate authorities shall be prepared and/or submitted by the Developers on behalf of the Owners at the Developers' costs and expenses and the Developers shall incur all expenditures of and/or incidental to the said project and shall pay all charges and bear all fees and remunerations including that of architect, chartered accountant and lawyer, which are required to be paid for effective exploitation of the said property; provided however, that the Developers shall be exclusively entitled to get refunds, if any or all payments and/ or deposits that are being made by the Developers.

 **4.3.** Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said premises or any part thereof to the promoter or as creating any right, title or interests in respect of the Developers other than an exclusive right and interests of the Developers to residentially exploit the same in terms hereto and to deal with the project in the manner herein stated.

5. CONSIDERATION:

5.1. In consideration as aforesaid the Owners have agreed to permit the Developers to construct, erect and build new building(s) in accordance with sanctioned plan in and over the said plot of land for



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residential exploitation of the same upon demolition of the entire existing building standing there on the schedule plot of land if any.

5.2. The Developers shall construct and complete the residential flats/units/spaces in accordance with the plan sanctioned by the competent authority/authorities and shall make them fit for occupation with proportionate rights in all common portions of the said new building(s).

6. POSSESSION & DEMOLITION:

Immediately on or upon execution of these presents the Owners shall give quiet, peaceful, vacant and unencumbered possession of the scheduled land to the Developers AND with the execution of this agreement the Developers shall acquire right to survey the entire premises and for making soil testing and preparation for construction of the proposed building(s) as would be necessary, subject however to the conditions mentioned herein above.

7. COMMON LIABILITIES AND FACILITIES:

7.1. The Developers shall be exclusively responsible for payment of all municipal and property taxes, rates, duties and other public outgoings and impositions whatsoever in respect of the said property which are accruing due as and from the date of execution of these presents and handing over vacant and peaceful possession of the said property to the Developers till the date of actual transfer of the same to the transferees AND if there be any dues of such rate/s which have accrued before the date of execution of these presents and handing over of the said property to the Developers, that would be borne by the Owners exclusively.

7.2. If any such above rates, taxes, and/or fees are paid by either of the parties without actually and/or properly ascertaining their mutual liabilities and obligations as determined hereinabove, they shall be reimbursed by either of the parties as the case may be.



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7.3. It is agreed that upon the completion of the proposed multistore buildings, the taxes of the constructed area of the Owners' allocation shall be borne by the Owners and Developers and or their nominees will also pay the maintenance charges proportionate against their allocated portion/portions which to be determined by the apartment /Flat Owners Associations and the Burdwan Municipality.

7.4. The Owners shall not do any act, deed or thing whereby the Developers are prevented from doing construction of the proposed building(s) and/or are prevented from successfully doing the proposed construction of the said building(s).

8. COMMON RESTRICTION:

Both the parties shall be guided by all Laws, bye-laws, rules and regulations of the Government, local bodies and associations when formed in future, as the case may be, without invading the mutual rights and obligations of the parties.

9. OWNERS' INDEMNITY:

The Owners hereby undertake that the Developers shall be entitled to construct the said proposed buildings and shall residentially exploit the same in terms hereto without any interference and/or disturbance by the Owners but strictly subject to the terms and conditions mentioned herein these presents.

10. DEVELOPERS' INDEMNITY:

The Developers hereby undertake to keep the Owners indemnified against all third party claims and actions arising out of any sort of act or commission or omission of the Developers or in relation to the construction of the said new building(s) strictly in terms of the plan sanctioned by the competent authority subject to the terms and conditions mentioned herein these presents.

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11. MISCELLANEOUS:

11.1. Nothing in these presents shall be construed as a demise or assignment or conveyance by the Owners of the said property or any part thereof to the Developers creating thereby any right, title and interest in respect thereof in the Developers other than an exclusive right to exploit the same in terms hereof, provided however, the Developers shall be entitled to borrow money or secure loan from any financial Institutions, Bank or Banks by creating a charge/mortgage or other financial liability in the scheduled property or affecting the said property.

11.2. Any notice required to be given by the Developers shall without prejudice to any other mode of service available be deemed to have been served upon the Owners if sent to their under registered /speed post with acknowledgement due at the address given in this agreement.

11.3. That the Owners hereby fully agree and consent that the Developers shall have the right to advertise, fix hoardings or sign boards of any kind relating to the publicity and for the benefit or residential exploitation of the new buildings pertaining to the said project at their own costs and risks from the date of execution of this agreement, and upon completion of such buildings and constructions or earlier, all such advertisements and hoard rigs shall be cleared of by the Developers at their own costs.

12. FORCE MAJEURE:

 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by any force majeure and this contract shall remain suspended during the subsistence of such force majeure, if any.

13. JOINT OBLIGATION:

The Developers shall develop and construct multi-storied building(s) on the said property after utilizing the available Floor Area Ratio as per the existent rules and regulations under the law of the land. The Owners shall lend their names and signatures in all papers, plans, documents



**Additional District Sub-Registrar
BURDWAN**

12 MAR 2024

and deeds (if required) which may come in the way of the development and for successful implementation of the project since the project will be that of the Developers in the name of the Owners.

14. It is agreed by the parties that the Developers will have the right to amalgamate the adjacent plot or plots for construction of multi-storied building(s) in a complex for better rehabilitation.

15. Both the parties hereto agreed that the terms and conditions contained in that agreement and in that schedule annexed with this agreement shall be adhered to the most cordial and friendly manner, if any complication beyond the agreed terms and conditions incorporated in this agreement both parties shall try to settle the said dispute at bi-parties level.

16. All disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability shall only be referred to the arbitration in terms of the Arbitration and Conciliation Act, 1996, and the parties shall not be entitled to resort to any other legal remedies bypassing the same.

JURISDICTION: Appropriate Courts at Burdwan, District- Purba Bardhaman shall have the territorial jurisdiction to entertain all disputes and actions between the parties herein

 **SCHEDULE 'A' REFERRED TO**

ALL THAT piece and parcel of land measuring 05(Five) Katha equal to 08 1/3 cents / 8.24(Eight Point Two Four) decimals equal to 3589 sq.ft.(Three Thousand Five Hundred Eighty Nine) Land situated over C.S. Plot No. - 42, R.S. Plot No. 42/736, LR. Plot No. 347, appertaining to C.S. Khatian No.- 785, R.S. Khatian No. 1513 & L.R. Khatian No. 5236, 43 & 2775 respectively, Class Bastu, J.L. No. 39, Mouza Radhanagar, P.S. Burdwan Sadar, District - Purba Bardhaman, District Joint Sub-Registrar, Burdwan within the territorial jurisdiction of Burdwan Municipality.



[Handwritten signature]

**Additional District Sub-Registrar
BURDWAN**

12 MAR 2024

Project category ground floor with G+III OR G+IV as the case may be residential Flat Building at Mouza - Radhanagar, Mahalla R.C. Das Road, of ward No.- 30, under Burdwan Municipality and construction over this land with sanctioned plan by the Burdwan Municipality defined and demarcated in the sanctioned plan TOGETHER WITH all liabilities, privileges and easement common facilities and amenities appurtenant there to over and beneath the road / common passage and TOGETHER WITH all rights, title, interest and possession of the Owners by Registered Deed of Gift. The property is butted and bounded by:

ON THE NORTH: House of Jayanta Hore.

ON THE SOUTH: Vacant Land of Md. Karim.

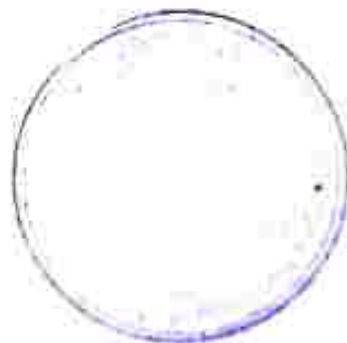
ON THE EAST : 12 ft. wide adjustment metal Road.

ON THE WEST : 21 ft. wide R.C. Das Road.

THE SCHEDULE "B"

BUILDING MATERIALS AND OTHERS MATERIALS

- (1) Foundation : R.C.C. Foundation, Flat 2 Ft. from plinth Level.
- (2) Floor : Vitrify Tiles.
- (3) Walls : Outside well 8" Flat to flat partition, Partition 5". Room and other wall not less than 5" stair Case wall 5".
- (4) Door : Inside Main Door - Panel (Made by wood), inside doors will be flash doors (Made of wood).
- (5) Kitchen : Black Stone Cooking Salve. 2' Ft. Height Glaze Tiles above Black Stone with 1 Taps, (one) Sink (Black Stone) one Exhaust Fan Hole.
- (6) Toilet : Grey Cement Mosaic Flooring, Glazed tiles up to 5', 2 Taps, one shower.
- (7) Window : Aluminium Channel Frame Glass fitting window.



4

Additional District Sub-Registrar
M U D W A B

12 MAR 2024

- (8) Plumbing : Outside pipe P.V.C., Conceal pipe P.V.C. (Water connection pipe), P.V.C. shower (Bathroom), Deep Tube well connected to overhead water tank (for water supply to each flat) S.W. Line with P.V.C. main hole, septic tank R.C.C easting.
- (9) Sanitary : 1 pan in each toilet.
- (10) Electricity : Total conceal wiring P.V.C Electricity Board with switch D.P. Box (one P.V.C main with indicators) Ground one iron main switch. The owners will also pay the cost of installation charges of transformer by WBSUEDCL for separate Electric Meter.
- (11) Interior Wall : Plaster of Paris.
- (12) Balcony : Vitrify Tiles.
- (13) Electricity Point : 20 Electric point in each Flat
- (14) External : Boundary Wall with gate, Boundary wall will Covered total area with 2 Gates.
- (15) Road Inside the Complex : Net Cement.
- (16) Stair : Net Marble finishing.
- (17) Lift : Lift Facility.
- (18) Roof Treatment will be properly done.
- (19) Water supply and drainage with septic tank/ soak pits

Adv



A

Additional District Sub-Registrar
BURDWAN

12 MAR 2024

IN WITNESS where of the parties hereto have set and subscribed their respective hands and seals on the present day, month and year first above written.

Signed, sealed & delivered
At Burdwan In presence of
WITNESSES

1. Haseebur Rahman
S/O Basmat & N
Dist Judges Court
Burdwan 713107

2. Mashab K. Ganguly
S/O Akabari K. Ganguly
Rajepootapur
Burdwan
21/3/01

Subhash Ghosh @
1. Subhash Chandra Ghosh
2. Asim Kumar Ghosh.
3. Prashanta Kumar Ghosh - @
Prashanta Ghosh.

SIGNATURE OF THE OWNERS' /FRIST PARTY

1. Habibul Day
2. Krishna Day
3. Smith Dutta

4. Krishna Rani Dutta

SIGNATURE OF THE DEVELOPER/SECOND PARTY

Drafted by me & typed in my office
Babulal Turi
BABULAL TURI,
(Advocate)
ENROLLMENT NO-WB/560/2012
Burdwan District Judges court, Burdwan.













↙

Additional District Sub-Registrar
UNDWAM











12 MAR 2024

Finger Print

Left Hand					
	Thumb	Index	Middle	Ring	Little
Right Hand					



Signature Subhash Chandra Ghosh

Left Hand					
	Thumb	Index	Middle	Ring	Little
Right Hand					











Signature Ashis Kumar Ghosh

Left Hand					
	Thumb	Index	Middle	Ring	Little
Right Hand					



Signature Prashanta Kumar Ghosh

Left Hand					
	Thumb	Index	Middle	Ring	Little
Right Hand					



Signature Madan Lal Dey

12/2/24

12/2/24











12/2/24



Additional District Sub-Registrar
BURDWAN











12 MAR 2024

Finger Print

Left Hand					
	Thumb	Index	Middle	Ring	Little
Right Hand					







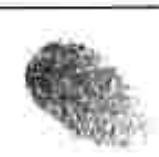





Signature *Krishna Dey*

Left Hand					
	Thumb	Index	Middle	Ring	Little
Right Hand					



Signature *Sumit Dutta*

Left Hand					
	Thumb	Index	Middle	Ring	Little
Right Hand					



Signature *Kishna Rani Dutta*

Left Hand					
	Thumb	Index	Middle	Ring	Little
Right Hand					



Signature

075



[Handwritten mark]

**Additional District Sub-Registrar
BURDWAN**

12 MAR 2024



Susmita Datta

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

आयकर सेवा संख्या कार्ड
 Permanent Account Number Card
ADGPD8764R



महानंद देव
MADANLAL DEY

पिता का नाम / Father's Name
झोलमथ देव
ZHOLAMATH DEY

जारी की तिथि
 Date of Issue
18/01/1965

महानंद देव
 Signature

भारत सरकार
GOVT OF INDIA

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सूचित करें :
आयकर सेवा सेवाएँ/यूनिट - CIT/ITSL
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई - 400 614

आयकर सेवा संख्या कार्ड
 Permanent Account Number
ADGPD8764R

Madan Lal Dey

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

भारतीय लेखा संख्या कार्ड
Permanent Account Number Card

ACRPO1233F



नाम / Name
KRISHNA DEY

पिता का नाम / Father's Name
LALBHARI DUTTA

जन्म तिथि / Date of Birth
06/09/1972

क्रियाशील / Valid

Krishna Dey

आयकर विभाग
INCOME TAX DEPARTMENT
SURAJIT DUTTA
LALBEHARI DUTTA
01/01/1970
 Permanent Account Number
ADWPD0353N

 Signature

भारत सरकार
GOVT. OF INDIA





Surajit Dutta

यदि कार्ड के लोहे/पाने पर कृपया सुनिश्चित करें/सूचित करें:
 आयकर विभाग द्वारा, इस कार्ड की कृपया
 3 वीं तहसील, नवी दिल्ली,
 प्लॉट नं. 341, सर्वे नं. 997/B,
 मॉडल कॉलोनी, दिस मंगला 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, NSUN,
 5th Floor, Mansarovar Building,
 Plot No. 341, Survey No. 997/B,
 Model Colony, Near Durgam Chawl,
 Pune - 411 016.
 Tel: 02-29-221 5010, Fax: 02-20-7721 8081
 e-mail: nsun@nsun.com

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KRISHNA RANI DUTTA
RABINDRANATH PANJA
05/08/1978

Permanent Account Number
AVWPD9589J

Krishna Rani Dutta
Signature



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस :-
आयकर पैन सेवा यूनिट, UTIISEL
प्लॉट नं. ३, सेक्टर ११, सी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.

Krishna Rani Dutta



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



192023240419926748

GRN Details

GRN:	192023240419926748	Payment Mode:	SBI Epay
GRN Date:	12/03/2024 13:09:57	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1405996703417	BRN Date:	12/03/2024 13:10:33
Gateway Ref ID:	IGAQZFLHF3	Method:	State Bank of India NE
GRIPS Payment ID:	120320242041992673	Payment Init. Date:	12/03/2024 13:09:57
Payment Status:	Successful	Payment Ref. No:	2000622844/2/2024
			[Query No*/Query Year]

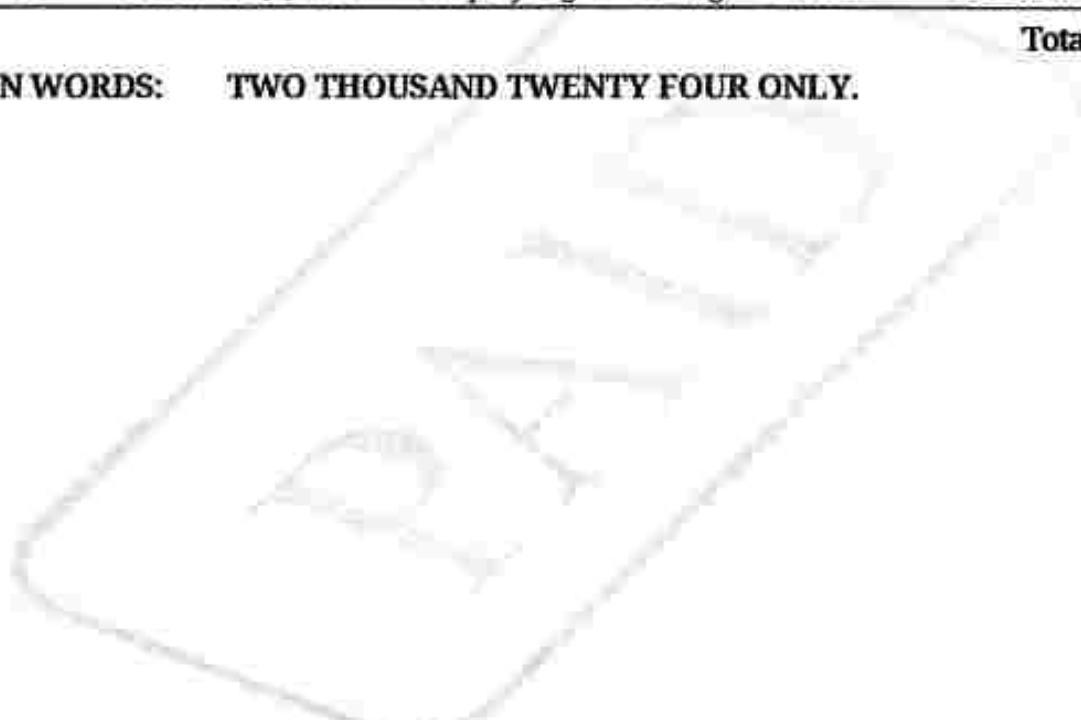
Depositor Details

Depositor's Name:	Mr BABULAL TURI
Address:	207 BHADRAPALLY KALNAGATE BURDWAN
Mobile:	9475358711
Period From (dd/mm/yyyy):	12/03/2024
Period To (dd/mm/yyyy):	12/03/2024
Payment Ref ID:	2000622844/2/2024
Dept Ref ID/DRN:	2000622844/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000622844/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	2010
2	2000622844/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	14
		Total		2024

IN WORDS: TWO THOUSAND TWENTY FOUR ONLY.



आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

आयकर सेवा संख्या कार्ड
 Permanent Account Number Card
CWA907832E



आयकर सेवा संख्या कार्ड
ADAM KUMAR GHOSH
 पितृ नाम / Father's Name
SABA KUMAR GHOSH
 जन्म तिथि / Date of Birth
22/07/1961
 आयकर सेवा संख्या कार्ड
ADAM KUMAR GHOSH
 हस्ताक्षर / SIGNATURE



If you lose this card or find it, kindly inform / return to :
 Director, The PAN Services Unit, UTTECH
 Plot No. 7, Sector 11, CBD Belapur,
 New Bhopal - 460 614.

आयकर सेवा संख्या कार्ड खोना / खोजा :
 भारत सरकार, नई दिल्ली
 आयकर सेवा संख्या कार्ड
 नया भोपाल - 460 614

Aaykar Sampark Kendra
 For Income Tax Related
 Queries Call Toll Free Nos.
 1961
 or
 18001801901

ADAM KUMAR GHOSH.

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
COOPG8590R

नाम / Name
PRASHANTA GHOSH

पिता का नाम / Father's Name
SARAT GHOSH

जन्म तिथि / Date of Birth
01/01/1975





इस कार्ड के खोले/पाने पर कृपया सूचित करें/नोट करें:
 आयकर पैन सेवा इकाई, नव मंजरी रोड
 5 वीं फ्लोर, मास्त्री स्टर्लिंग,
 प्लॉट नं. 341, सर्वे नं. 997/8,
 मंडल कॉलोनी, 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,
 5th Floor, Maestri Sterling,
 Plot No. 341, Survey No. 997/8,
 Mandel Colony, Near Deep Bungalow Chowk,
 Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
 e-mail: unit6@nsdl.co.in

Prashanta Kaman Ghosh.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CURPG6788C



14122918

नाम / Name
SARBASH GHOSH

पिता का नाम / Father's Name
SARAT GHOSH

जन्म की तिथि /
Date of Birth
01/01/1945

SARAT Signature

यदि कार्ड के खोले/पलने पर कृपया सूचित करें/संकेत दें:
असफल पिन सेवा इत्यादि, एन एन डी एन
बोधी प्रक्रिया, योपी प्रक्रिया,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़र डीप इंगलवु चोव्स,
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, Mansi Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8000, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



Surbash Chandra Ghosh

भारतीय निर्वाचन आयोग
भारत
ELECTION COMMISSION OF INDIA
IDENTITY CARD
EWN1734102



निर्वाचक का नाम : हसिबुर रहमान
Elector's Name : Hasibur Rahman
पिता का नाम : बरकत सेख
Father's Name : Barakat Sekh
लिंग / Sex : पुरु / M
जन्म तिथि / Date of Birth : 05/03/1981

Hasibur Rahman

EWN1734102

पता:
जामता हॉस्पिटलपारा, अमरगढ़, बर्धमान-2, बिहार,
पिनकोड-713155

Address:
Jamta Hospitalpara, Amrargah,
Bhalki, Aushgram-2 Burdwan. 713155

Date: 23/07/2007
267-आउग्राम (SC) निर्वाचन क्षेत्र
निर्वाचन आयोग अधिकारी का दफ्तर
Facsimile Signature of the Electoral
Registration Officer for
267-Aushgram (SC) Constituency

निर्वाचन आयोग द्वारा जारी की जा रही है।
यदि पता बदलता है तो निर्वाचन आयोग को सूचित करना।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Major Information of the Deed



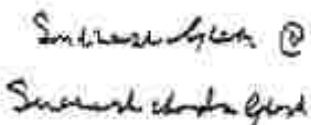
Deed No :	I-0203-02885/2024	Date of Registration	07/05/2024
Query No / Year	0203-2000622844/2024	Office where deed is registered	
Query Date	05/03/2024 4:57:49 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	Babulal Turi Burdwan District Judges Court, Thana : Bardhaman District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No : 9933732256, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 67,29,386/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,060/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :


District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: UMR W30, Mouza: Radhanagar ,
 Ward No: 30 JI No: 39, Pin Code : 713101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-347 (RS -)	LR-5236	Bastu	Bastu	3589 Sq Ft	1/-	67,29,386/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road,
Grand Total :					8.2248Dec	1 /-	67,29,386 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SUBHASH GHOSH, (Alias: Mr SUBHAS CHANDRA GHOSH) (Presentant) Son of Late SARAT KUMAR GHOSH Executed by: Self, Date of Execution: 11/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Office	 <small>12/03/2024</small>	 Captured <small>L1 12/03/2024</small>	 <small>12/03/2024</small>

SUNUR, City:- Not Specified, P.O:- BURDWAN, P.S:-Bhatar, District:-Purba Bardhaman, West Bengal, India, PIN:- 713125 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No :: CUxxxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/03/2024, Admitted by: Self, Date of Admission: 12/03/2024,Place : Office

2	Name	Photo	Finger Print	Signature
	Shri ASIM KUMAR GHOSH Son of Late SARAT KUMAR GHOSH Executed by: Self, Date of Execution: 11/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Office	 <small>12/03/2024</small>	 <small>LTI</small> <small>12/03/2024</small>	 <small>12/03/2024</small>

R C DAS ROAD RANISAYAR EAST, City:- Not Specified, P.O:- BURDWAN, P.S:-Bardhaman, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: CWxxxxxx2E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/03/2024, Admitted by: Self, Date of Admission: 12/03/2024,Place : Office










3	Name	Photo	Finger Print	Signature
	Shri PRASHANTA GHOSH, (Alias: Mr PRASHANTA KUMAR GHOSH) Son of Late SARAT KUMAR GHOSH Executed by: Self, Date of Execution: 11/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Office	 <small>12/03/2024</small>	 <small>LTI</small> <small>12/03/2024</small>	 <small>12/03/2024</small>

SUNUR, City:- Not Specified, P.O:- BHATAR, P.S:-Bhatar, District:-Purba Bardhaman, West Bengal, India, PIN:- 713125 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: COxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/03/2024, Admitted by: Self, Date of Admission: 12/03/2024,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	KRISHNA CONSTRUCTION GARH TALIT NABABHAT, City:- Not Specified, P.O:- FAGUPUR, P.S:-Bardhaman, District:-Purba Bardhaman, West Bengal, India, PIN:- 713104, PAN No.:: AAxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri MADANLAL DEY Son of Late BHOLANATH DEY Date of Execution - 11/03/2024, Admitted by: Self, Date of Admission: 12/03/2024, Place of Admission of Execution: Office	 Mar 12 2024 2:08PM	 Captured LTI 12/03/2024	 12/03/2024
	TIKARHAT, City:- Not Specified, P.O:- NUTANGANJ, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxx4R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KRISHNA CONSTRUCTION (as PARTNER)			
	2	Name Smt KRISHNA DEY Wife of Shri MADANLAL DEY Date of Execution - 11/03/2024, Admitted by: Self, Date of Admission: 12/03/2024, Place of Admission of Execution: Office	 Mar 12 2024 2:08PM	 Captured LTI 12/03/2024
City:- Not Specified, P.O:- NUTANGANJ, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxx3F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KRISHNA CONSTRUCTION (as PARTNER)				
3		Name Shri SURAJIT DUTTA Son of Late LAL BIHARI DUTTA Date of Execution - 11/03/2024, Admitted by: Self, Date of Admission: 12/03/2024, Place of Admission of Execution: Office	 Mar 12 2024 3:00PM	 Captured LTI 12/03/2024
	TIKARHAT, City:- Not Specified, P.O:- NUTANGANJ, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxx3N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KRISHNA CONSTRUCTION (as PARTNER)			
	4	Name Smt KRISHNA RANI DUTTA Wife of Shri SURAJIT DUTTA Date of Execution - 11/03/2024, Admitted by: Self, Date of Admission: 12/03/2024, Place of Admission of Execution: Office	 Mar 12 2024 3:00PM	 Captured LTI 12/03/2024

TIKARHAT, City:- Not Specified, P.O:- NUTANGANJ, P.S:-Bardhaman
 , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102, Sex: Female, By Caste: Hindu,
 Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx9J,Aadhaar No Not Provided by UIDAI
 Status : Representative, Representative of : KRISHNA CONSTRUCTION (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr HASIBUR RAHAMAN Son of Late BARKAT SAIKH BURDWAN, City - Not Specified, P.O:- BURDWAN, P.S.-Bardhaman . District:-Purba Bardhaman, West Bengal, India, PIN:- 713101		 Captured	
	12/03/2024	12/03/2024	12/03/2024
Identifier Of Shri SUBHASH GHOSH, Shri ASIM KUMAR GHOSH, Shri PRASHANTA GHOSH, Shri MADANLAL DEY, Smt KRISHNA DEY, Shri SURAJIT DUTTA, Smt KRISHNA RANI DUTTA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri SUBHASH GHOSH	KRISHNA CONSTRUCTION-2.7416 Dec
2	Shri ASIM KUMAR GHOSH	KRISHNA CONSTRUCTION-2.7416 Dec
3	Shri PRASHANTA GHOSH	KRISHNA CONSTRUCTION-2.7416 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: UMR W30, Mouza: Radhanagar, ,
 Ward No: 30 JI No: 39, Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 347, LR Khatian No:- 5236	Owner:গুরদান দেব, Gurdian:গুরদান দেব. Address:কালী বাসার পূর্বদিক Classification:বঙ্গ, Area:0.02600000 Acre,	Shri SUBHASH GHOSH

On 12-03-2024

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

Presented for registration at 13:57 hrs on 12-03-2024, at the Office of the A.D S R. Bardhaman by Shri SUBHASH GHOSH Alias Mr SUBHAS CHANDRA GHOSH, 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 67,29,386/-

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

Execution is admitted on 12/03/2024 by 1. Shri SUBHASH GHOSH, Alias Mr SUBHAS CHANDRA GHOSH, Son of Late SARAT KUMAR GHOSH, SUNUR, P.O: BURDWAN, Thana: Bhatar, , Purba Bardhaman, WEST BENGAL, India, PIN - 713125, by caste Hindu, by Profession Cultivation, 2. Shri ASIM KUMAR GHOSH, Son of Late SARAT KUMAR GHOSH, R C DAS ROAD RANISAYAR EAST, P.O: BURDWAN, Thana: Bardhaman

, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Cultivation, 3. Shri PRASHANTA GHOSH, Alias Mr PRASHANTA KUMAR GHOSH, Son of Late SARAT KUMAR GHOSH, SUNUR, P.O: BHATAR, Thana: Bhatar, , Purba Bardhaman, WEST BENGAL, India, PIN - 713125, by caste Hindu, by Profession Cultivation

Identified by Mr HASIBUR RAHAMAN, , Son of Late BARKAT SAIKH, BURDWAN, P.O: BURDWAN, Thana: Bardhaman

, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 12-03-2024 by Shri MADANLAL DEY, PARTNER, KRISHNA CONSTRUCTION (Others), GARH TALIT NABABHAT, City:- Not Specified, P.O:- FAGUPUR, P.S:-Bardhaman

, District-Purba Bardhaman, West Bengal, India, PIN:- 713104

Identified by Mr HASIBUR RAHAMAN, , Son of Late BARKAT SAIKH, BURDWAN, P.O: BURDWAN, Thana: Bardhaman

, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession Law Clerk

Execution is admitted on 12-03-2024 by Smt KRISHNA DEY, PARTNER, KRISHNA CONSTRUCTION (Others), GARH TALIT NABABHAT, City:- Not Specified, P.O:- FAGUPUR, P.S:-Bardhaman

, District-Purba Bardhaman, West Bengal, India, PIN:- 713104

Identified by Mr HASIBUR RAHAMAN, , Son of Late BARKAT SAIKH, BURDWAN, P.O: BURDWAN, Thana: Bardhaman

, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession Law Clerk

Execution is admitted on 12-03-2024 by Shri SURAJIT DUTTA, PARTNER, KRISHNA CONSTRUCTION (Others), GARH TALIT NABABHAT, City:- Not Specified, P.O:- FAGUPUR, P.S:-Bardhaman

, District-Purba Bardhaman, West Bengal, India, PIN:- 713104

Identified by Mr HASIBUR RAHAMAN, , Son of Late BARKAT SAIKH, BURDWAN, P.O: BURDWAN, Thana: Bardhaman

, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession Law Clerk

Execution is admitted on 12-03-2024 by Smt KRISHNA RANI DUTTA, PARTNER, KRISHNA CONSTRUCTION (Others), GARH TALIT NABABHAT, City:- Not Specified, P.O:- FAGUPUR, P.S:-Bardhaman

, District-Purba Bardhaman, West Bengal, India, PIN:- 713104

Identified by Mr HASIBUR RAHAMAN, , Son of Late BARKAT SAIKH, BURDWAN, P.O: BURDWAN, Thana: Bardhaman

, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

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

Online on 12/03/2024 1:10PM with Govt. Ref. No: 192023240419928748 on 12-03-2024, Amount Rs: 14/-, Bank: SBI EPay (SBiePay), Ref. No. 1405988703417 on 12-03-2024, Head of Account 0030-03-104-001-16

Online on 12/03/2024 3:04PM with Govt. Ref. No: 192023240420323418 on 12-03-2024, Amount Rs: 7/-, Bank: SBI EPay (SBiePay), Ref. No. 8451355003833 on 12-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,060/- and Stamp Duty paid by Stamp Rs. 5,000.00/-, by online = Rs 5,060/-

Description of Stamp

1 Stamp, Type: impressed, Serial no 22269, Amount: Rs.5,000.00/-, Date of Purchase: 07/03/2024, Vendor name: Sanjay Acharyya

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/03/2024 1:10PM with Govt. Ref. No. 192023240419926748 on 12-03-2024, Amount Rs. 2,010/-, Bank SBI EPay (SBiePay), Ref. No. 1405996703417 on 12-03-2024, Head of Account 0030-02-103-003-02
Online on 12/03/2024 3:04PM with Govt. Ref. No. 192023240420323418 on 12-03-2024, Amount Rs. 3,050/-, Bank SBI EPay (SBiePay), Ref. No. 8451355003633 on 12-03-2024, Head of Account 0030-02-103-003-02



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

On 07-05-2024

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

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



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2024, Page from 72579 to 72620

being No 020302885 for the year 2024.



Digitally signed by SANJIT SARDAR
Date: 2024.05.10 11:16:20 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 10/05/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.