

2375/2021

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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9-1311020/(2)
8/8/21 @
1:12 pm

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

Addl. Dist. Sub-Registrar
Kulti, Paschim Bardhaman

Ashis Ray

Sarwat Ray

मनरि रय

Mohammad Saif
Md. Rezaee Rahman

BRICKS PROPERTIES
Ankit Tiagi
Proprietor

Rs. 0 / RTI
Rs. 10 / Rs. 20

0.6 AUG 2021

CF-01-

QUERY NO: -2001311020/2021

GRN No: 192021220042776741

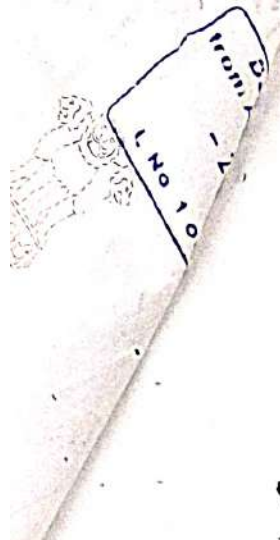
DEVELOPERS AGREEMENT

THIS DEVELOPERS AGREEMENT is made and entered into this 06th day of August 2021 at Kulti, West Bengal by and BETWEEN: -

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CS Shams
Advocate

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Ashis Roy
Saswat Ray
MANORAMA RAY

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Mohammad Muslim
Md. Rezaur Rahman

BRICKS PROPERTIES
Anil T. D.
Proprietor

1. **ASHIS ROY**, son of Shree Ganesh Roy, by nationality India, by occupation Business, and resident of Birja Pally, G.T Road, Sanyasi Tala, Kulti, Paschim Burdwan, West Bengal, Pin: 713343; **Pan no: BUHPR8442K**, **Aadhar no: 4969 5224 3203**; **Mobile No. 9732180000** which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors and assigns hereinafter referred to as the **LAND OWNER No 1**;
2. **SASWAT RAY**, son of Shree Ganesh Ray, by nationality India, by occupation Business, and resident of Birja Pally, G.T Road, Sanyasi Tala, Kulti, Paschim Burdwan, West Bengal, Pin: 713343; **Pan no: AOAPR7374C**, **Aadhar no: 7093 6976 1066**; **Mobile No. 7001806002** which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors and assigns hereinafter referred to as the **LAND OWNER No 2**;
3. **MANORAMA RAY**, D/o. Bhim Ray, wife of Ganesh Ray, by nationality India, by occupation Business, and resident of Birja Pally, G.T Road, Sanyasi Tala, Kulti, Paschim Burdwan, West Bengal, Pin: 713343; **Pan no: AFZPR4169P**, **Aadhar no: 3538 8578 5283**; **Mobile No. 9732080000** which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors and assigns hereinafter referred to as the **LAND OWNER No 3**;
4. **MOHAMMAD MUSLIM**, son of Mohammed Siddique, by nationality India, by occupation Business, and resident of 2B/H/1, Chatu Babu Lane, Intally S.O, Entally, Kolkata, West Bengal, Pin: 700014 ; **Pan no: ADLPM0182H**, **Aadhar no: 4676 4013 3863**; **Mobile No. 9433043443**, which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors and assigns hereinafter referred to as the **LAND OWNER No 4**;
5. **MD REZAUR RAHMAN**, son of Khalilur Rahman, by nationality India, by occupation Business, and resident of Akhtari Manzil, Jamtara Road, Near Petrol Pump, Mihijam, Jamtara, Jharkhand, Pin: 815354; **Pan no: ACGPR8605J**, **Aadhar no: 8116 5239 4635**; **Mobile No. 9931310373** which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors and assigns hereinafter referred to as the **LAND OWNER No 5**;

LAND OWNER No 1, LAND OWNER No 2, LAND OWNER No 3, LAND OWNER No 4, LAND OWNER No 5, hereinafter jointly collectively referred to as the "LAND OWNER" or the FIRST PART.

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CS Shermas
Advocate

Ashis Ray

Saswat Ray

MD MUSLIM

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AND

Md. Rezaur Rahman

Md. Rezaur Rahman

BRICKS PROPERTIES

Arijit Maji
Proprietor

M/s: BRICKS PROPERTIES, a proprietorship firm, represented by Proprietor: **Mr. AVIJIT MAJI, PAN- (BVQPM0775A)** son of Nemai Maji, residing at :2B/2, Street no:-2, Behind Mission Hospital, Vivekananda Park, Arra, Durgapur, Paschim Burdwan, West Bengal, Pin: 713212. Aadhar no:- 4814 4509 4020, Mobile No. 7699991135 having office at 2B/2, Street no:-2, Behind Mission Hospital, Vivekananda Park, Arra, Durgapur, Paschim Burdwan, West Bengal, Pin: 713212, which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, administrators and legal representatives hereinafter referred to as the "DEVELOPER" of the **SECOND PART**.

"Land owner" or the "Developer" individually referred to as "Party" collectively referred to as "Parties".

Whereas the Property as described is owned and possessed by:

1. Sri Ashis Ray by virtue of registered deed of sale being No: 022401497 dated 4th May, 2016.
2. Sri Saswat Ray by virtue of registered deed of sale being No: 022401500 dated 4th May, 2016.
3. Smt Manorama Ray by virtue of registered deed of sale being No: I-002401503/16 dated 4th May, 2016.
4. Md Muslim by virtue of registered deed of sale being No: I-022401635/16 dated: 17th May, 2016.
5. Md Rezaur Rahman by virtue of registered deed of sale being No: I-478 dated 13th March, 2014.

LAND OWNERS who were the recorded owner of the schedule mentioned landed property and their

J.L No	R.S & L.R Plot No:	R.S & L.R Khatian No	MOUZA	BLOCK	Share (Acre)	Shareholder	Class
29	135	352	RAIDI	KULTI	1.56	ASHIS ROY	Baid
29	135	355	RAIDI	KULTI	0.97	SASWAT RAY	Baid
29	135	356	RAIDI	KULTI	1.55	MANORAMA RAY	Baid
29	135	362	RAIDI	KULTI	0.28	MD MUSLIM	Baid
29	135	402	RAIDI	KULTI	0.56	MD REZAUR RAHMAN	Baid

names have been duly and correctly recorded in L.R. record of rights as undermentioned.

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essham
Advocate

Ashu Ray
Saswat Ray
ASHISH RAY

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Mohammad Tuli
Md. Rezaul Karim

BRICKS PROPERTIES
Anil H. G.
Proprietor

- A. Originally the property situated at **Block- Kulti, Mouja- Raidi, J.L No: 29, R.S & L.R Dag No: 135 , L.R Khatian No: 352**, measuring 1.56 acre, baid land belonged to 1) Ibrahim Golaria son of Abdul Sukur Golaria and 2) Dabir Golaria son of Abdul Sukur Golaria who jointly on 24th November, 2011 transferred their rights, title, interest and possession of the aforesaid property in favour of Smt Shakuntala Kumari, wife of Ananda Gorai by executing and registering a deed of sale for a valuable consideration which was registered in the office of Additional District Sub-registrar at Asansol and recorded in Book No:1, Volume no:31, Pages: 6333 to 6347, Being No: 10921 for the year 2011. The Said Smt Shakuntala Kumari wife of Ananda Gorai further on 4th May ,2016 transferred her rights, title, interest and possession of the aforesaid property in favour of **Shri ASHISH RAY, (LAND OWNER No 1) PAN No: (BHUPR8442K)** son of Shree Ganesh Roy by executing and registering a deed of sale for a valuable consideration which was registered in the office of Additional District Sub-registrar at Kulti and recorded in Book No:1, Volume no: 0224-2016, Page no: 26416 to 26433, Being No: 022401497 for the year 2016.
- B. Originally the property situated at **Block- Kulti, Mouja- Raidi, J.L No: 29, R.S & L.R Dag No: 135 , L.R Khatian No: 355**, measuring 0.97 acre, baid land belonged to 1) Ibrahim Golaria son of Abdul Sukur Golaria and 2) Dabir Golaria son of Abdul Sukur Golaria who jointly on 24th November, 2011 transferred their rights, title, interest and possession of the aforesaid property in favour of Smt Binita Gorai Alias Rakshit wife of Shri Aniruddha Rakshit by executing and registering a deed of sale for a valuable consideration which was registered in the office of Additional District Sub-registrar at Asansol with Being No: I-10916 for the year 2011 **AND** in favour of Smt Dipali Rakshit wife of Shri Ashok Kumar Rakshit by executing and registering a deed of sale for a valuable consideration which was registered in the office of Additional District Sub-registrar at Asansol and recorded in Book No:1, Volume no: 31, Page no: 6183 to 6197, Being No: 10913 for the year 2011. The Said Smt Binita Gorai Alias Rakshit wife of Shri Aniruddha Rakshit **JOINTLY** with Smt Dipali Rakshit wife of Shri Ashok Kumar Rakshit further on 4th May ,2016 transferred their rights, title, interest and possession of the aforesaid property in favor of **Shri SASWAT RAY, (LAND OWNER No 2) PAN No:(AOAPR7374C)** son of Shree Ganesh Ray by executing and registering a deed of sale for a valuable consideration which was registered in the office of Additional District Sub-registrar at Kulti and recorded in Book No:1, Volume no: 0224-2016, Page no: 26467 to 26486, Being No: 022401500 for the year 2016.
- C. Originally the property situated at **Block- Kulti, Mouja- Raidi, J.L No: 29, R.S & L.R Dag No: 135 , L.R Khatian No: 356**, measuring 1.55 acre, baid land belonged to 1) Ibrahim Golaria son of Abdul Sukur Golaria and 2) Dabir Golaria son of Abdul Sukur Golaria who jointly on 24th November, 2011 transferred their rights, title, interest and possession of the aforesaid property in favour of Smt Binita Gorai Alias Rakshit wife of Shri Aniruddha

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escharms
Advocate

Ashis Ray

Soumit Ray

MANORAMA RAY

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Mohammad Sult.
Md. Rezaul Karim

BRICKS PROPERTIES

Anil H. G.
Proprietor

Rakshit by executing and registering a deed of sale for a valuable consideration which was registered in the office of Additional District Sub-registrar at Asansol with Being No: I-10916 for the year 2011 AND in favour of Smt Shakuntala Kumari wife of Shri Ananda Gorai by executing and registering a deed of sale for a valuable consideration which was registered in the office of Additional District Sub-registrar at Asansol and recorded in Book No:1, Volume no: 31, Page no: 6333 to 6347, Being No: 10921 for the year 2011. The Said Smt Binita Gorai Alias Rakshit wife of Shri Aniruddha Rakshit JOINTLY with Smt Shakuntala Kumari wife of Shri Ananda Gorai further on 4th May ,2016 transferred their rights, title, interest and possession of the aforesaid property in favour of Smt MANORAMA RAY, (LAND OWNER No 3) PAN No:(AFZPR4169P) D/o. Bhim Ray, wife of Shree Ganesh Ray by executing and registering a deed of sale for a valuable consideration which was registered in the office of Additional District Sub-registrar at Kulti and recorded in Book No:1, Volume no: 0224-2016, Page no: 26521 to 26540, Being No: 022401503 for the year 2016.

D. Originally the property situated at **Block- Kulti, Mouja- Raidi, J.L No: 29, R.S & L.R Dag No: 135 , L.R Khatian No: 362**, measuring 0.28 acre, baid land belonged to Sri Suresh Yadav, Son of Late Ramdular Yadav who on 6th January, 2010 transferred his rights, title, interest and possession of the aforesaid property in favour of Smt Shakuntala Kumari wife of Shri Ananda Gorai by executing and registering a deed of sale for a valuable consideration which was registered in the office of Additional District Sub-registrar at Asansol and recorded in Book No:1, Volume no: 1, Page no: 1791 to 1806, Being No: 00110 for the year 2010. The Said Smt Shakuntala Kumari wife of Shri Ananda Gorai further on 17th May, 2016 transferred her rights, title, interest and possession of the aforesaid property in favour of MOHAMMAD MUSLIM, (LAND OWNER No 4) PAN No:(ADLPM0182H) son of MD Siddique by executing and registering a deed of sale for a valuable consideration which was registered in the office of Additional District Sub-registrar at Kulti and recorded in Book No:1, Volume no: 0224-2016, Page no: 28835 to 28851, Being No: 022401635 for the year 2016.

E. Originally the property situated at **Block- Kulti, Mouja- Raidi, J.L No: 29, R.S & L.R Dag No: 135 , L.R Khatian No: 402**, measuring 0.56 acre, baid land belonged to Shaktipada Mondal, Son of Late Banku Bihari Mondal who in the year 1970 transferred his rights, title, interest and possession of the aforesaid property in favour of 1) Smt Purnia Goalini Yadav (since deceased) wife of Soba Yadav and 2) Soba Yadav (since deceased) son of Late Golak Yadav by executing and registering a deed of sale for a valuable consideration which was registered in the office of Sub Registry Office Asansol being deed No: 4056 for the year 1970.

WHEREAS while owning and possessing the said land aforesaid 1) Smt Purnia Goalini Yadav and 2) Soba Yadav died leaving their only son Ram Dular Yadav (since deceased) as their only legal heir who inherited the said land more fully mentioned in the clause.

AND WHEREAS since such acquired said Ram Dular Yadav while owing and possessing the said land died leaving his two sons namely 1) Suresh Yadav and 2) Naresh Yadav herein as his only legal heirs who inherited the said land left by deceased Ram Dular Yadav and have become lawful and rightful owners of the said lands more fully mentioned in the clause.

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CS. Selam
Advocate

Ashis Roy

Saswat Ray

MD REZAUR RAHMAN

Mohammed Muslim
Md. Rezaur Rahman

BRICKS PROPERTIES

Avijit Maji
Proprietor

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The Said Suresh Yadav and Naresh Yadav son of Late Ram Dular Yadav further on 13th March, 2014 **JOINTLY** transferred their rights, title, interest and possession of the aforesaid property in favour of **MD REZAUR RAHMAN, (LAND OWNER No 5) PAN No:(ACGPR8605J)** son of MD Khalilur Rahaman by executing and registering a deed of sale for a valuable consideration which was registered in the office of District Subregistrar at Kulti being deed No: I-00478 of 2014.

- F. The **LAND OWNER** herein jointly decided and expressed an interest to provide only 2.3 Bigha of the said property as mentioned in "The **FIRST SCHEDULE DESCRIPTION OF PROPERTY**" to develop for business; and having come to know the desire of the Owners, the **DEVELOPER** herein accepted the proposal of the **LAND OWNER**.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreeing upon by and between the parties hereto on the following terms and conditions.

ARTICLE 1: DEFINITIONS AND INTERPRETATION

1.1 **LAND OWNER(S)**: shall mean the aforesaid as

1. **ASHIS ROY**, son of Shree Ganesh Roy, by nationality India, by occupation Business, and resident of Birja Pally, G.T Road, Sanyasi Tala, Kulti, Paschim Burdwan, West Bengal, Pin: 713343; Pan no: BUHPR8442K, Aadhar no: 4969 5224 3203.
2. **SASWAT RAY**, son of Shree Ganesh Ray, by nationality India, by occupation Business, and resident of Birja Pally, G.T Road, Sanyasi Tala, Kulti, Paschim Burdwan, West Bengal, Pin: 713343; Pan no: AOAPR7374C, Aadhar no: 7093 6976 1066.
3. **MANORAMA RAY**, D/o. Bhim Ray, wife of Ganesh Ray, by nationality India, by occupation Business, and resident of Birja Pally, G.T Road, Sanyasi Tala, Kulti, Paschim Burdwan, West Bengal, Pin: 713343; Pan no: AFZPR4169P, Aadhar no: 3538 8578 5283.
4. **MOHAMMAD MUSLIM**, son of Mohammed Siddique, by nationality India, by occupation Business, and resident of 2B/H/1, Chatu Babu Lane, Intally S.O, Entally, Kolkata, West Bengal, Pin: 700014; Pan no: ADLPM0182H, Aadhar no: 4676 4013 3863.
5. **MD REZAUR RAHMAN**, son of Khalilur Rahman, by nationality India, by occupation Business, and resident of Akhtari Manzil, Jamtara Road, Near Petrol Pump, Mihijam, Jamtara, Jharkhand, Pin: 815354; Pan no: ACGPR8605J, Aadhar no: 8116 5239 4635.

1.2 **DEVELOPER**: shall mean M/s: **BRICKS PROPERTIES**, a proprietorship firm, represented by Proprietor: **Mr. AVIJIT MAJI, PAN- (BVQPM0775A)** son of Nemai Maji, residing at :2B/2, Street no:-2, Behind Mission Hospital, Vivekananda Park, Arra, Durgapur, Paschim

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CS Sharan
Advocate

Abhis Roy

Saswat Roy

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Mohammad Saikat

Md. Rezaul Karim

BRICKS PROPERTIES

Anis Hossain
Proprietor

Burdwan, West Bengal, Pin: 713212. Aadhar no:-4814 4509 4020, having office at 2B/2, Street no:-2, Behind Mission Hospital, Vivekananda Park, Arra, Durgapur, Paschim Burdwan, West Bengal, Pin: 713212

- 1.3 TITLE DEEDS:** shall mean all the documents of title relating to the said land and premises, which shall be provided over in original via landowner's representative to the Developer as and when required for perusal only and take back the same in their custody.
- 1.4 PREMISES/PROPERTY:** shall mean ALL THAT piece and parcel of land as described in the "FIRST" schedule of this deed described herein below.
- 1.5 BUILDING:** shall mean the Multistoried Building (G+ upper-storied) as per available sanctioned area, to be constructed, erected, promoted, developed and built which is to be constructed over the said premises by the DEVELOPER.
- 1.6 COMMON AREA FACILITIES AND AMENITIES:** shall mean and include, corridors stair ways, passage ways, drive ways, Common lavatories, tube well, overhead water tank, water pump and motor, roof and all other facilities which is to be attached with the proposed Building for better enjoyment as Apartment Land ownership Act or mutually agreed by and between the Land owners and the Developer.
- 1.7 COVERED AREA:** shall mean the area covered with outer wall and constructed for the unit including fifty Percent area covered by the common partition wall between two units, and cent percent area covered by the individual wall for the unit plus proportionate area share of stair/lobby/other facilities etc. It is applicable for individual unit.
- 1.8 SALEABLE SPACE:** shall mean the flat/units/Garage/space in the building available for independent use and occupation of the self-contained flat after making due provision for common amenities and facilities for better enjoyment against consideration.
- 1.9 SUPER BUILT UP AREA OF THE FLAT/UNIT/SPACE/GARAGE:** shall mean and include the actual constructed area over the aforesaid property.
- 1.10 BUILDING PLAN:** shall mean such plan to be prepared by the Architect/ Engineer/Approved Planner for the construction of the building and to be sanctioned by Asansol Municipal corporation or ADDA as per compliance and state rules. Be it mentioned here that the Building Plan will be sanctioned in the name of the Land owners at the cost of the Developer with such addition, alteration or modification as prescribed and/or made afterwards by the Developer from time to time through the Land owners or by themselves.

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Chharmas
Advocate

Ahio Ray

Sawant Ray

HARSHI RAY

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Mohammed Hussain
Md. Rezaur Rahman

BRICKS PROPERTIES

Anjita Hosi
Proprietor

1.11 LAND OWNERS' ALLOCATION shall be 32 % of the actual constructed in each and every floor with an initial receipt money of Rs 8,00,000/- (Rupees Eight Lakh) as Down Payment/ Advance/Earnest Money while executing this Agreement i.e. "Developers Agreement" and Rs 2,00,000/- (Rupees Two Lakh) while executing "Developers Power of Attorney" to be adjusted later on or the Land Owner shall refund the Advance/Earnest Money to the Developers after the completion of the Project without any interest thereon.

All the Flats & infrastructures shall have the undivided proportionate share or interest of underneath land along with proportionate rights on all common areas and facilities of the proposed building, within their respective Blocks, which is constructed and/or to be constructed as per Building Plan and/or its added and/or Revised Plan, which was be duly sanctioned by the concerned Authority.

1.12 DEVELOPER'S ALLOCATION: shall mean the remaining constructed area after providing the Land owners' allocation i.e. 68 % in the proposed building & infrastructure to be constructed on the said premises including proportionate share of the common facilities and amenities.

1.13 TRANSFER: shall mean and included transfer by delivered of possession as per present customs or by any other means adopted by the Developer for effecting transfer of the proposed building or flat to the intending purchasers thereof against valuable consideration.

ARTICLE - II: COMMENCEMENT & DURATION

This agreement shall be deemed to have commenced on and from the date of execution of this Agreement and thereafter sale out of all the flat/units/Garage/space/infrastructures to the intending purchasers and also after delivery of possession to the Land owners against their respective allocations, and after formation of the flat/unit Land owners' Association, if required, this Development Agreement will come to an end, and the duration of this Agreement is 48 (Forty Eight) months from the date of Execution of this Agreement.

ARTICLE - III: LAND OWNER'S DECLARATION, RIGHTS AND RESPONSIBILITIES

3.1 The Land owner (s) hereby declare that he/she/they is/are the single / joint and absolute Land owner (s) of the scheduled property and now seized and possessed of or otherwise well and sufficient entitled thereto without any disturbance hindrance in any manner whatsoever and the said property is free from all encumbrance's charges, attachments, acquisition or requisition whatsoever or howsoever and the Land owners have good and marketable title over the said land.

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eslamms
Advocate

Ashis Ray

Sasmit Ray

11/12/2011

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Mohammad ~~←~~ Husni
Md. Rezaul Karim

BRICKS PROPERTIES

Ayij H. G.
Proprietor

3.2 That the Land owner (s) hereby agreed that he /she/they will not grant lease, mortgage, charge or encumber the scheduled property in any manner whatsoever during the existing/ substance of this agreement as well as during the construction of the building without prior written consent of the Developer and also undertakes that for the betterment of the Project shall acquire and to produce all the relevant papers documents and copy of the order if any from the competent Court Authority Concern.

3.3. That the Land owner (s) hereby agree to sign, execute Registered Development Power of Attorney and also all the petitions, Affidavit, Deeds, Plaints, written objection, proposed site plan, Building plan, Completion Plan, Declaration of Amalgamation, Deed of Amalgamation, Agreement for Sale and all other necessary Documents in favor of the Developer or its Nominated person or persons for betterment of the construction over the schedule land and adjacent land and betterment of project and also for the betterment of title over the Schedule property and the Land owner (s) also agreed to pay all the costs and expenses of the documents in up-to-date condition and for betterment of Title of the property of the Land owner (s) herein.

3.4. That the Land owner(s) shall be liable and responsible for litigation, if any arose due to defects on their part or with regard to title in respect of the land or any boundary dispute and if any restraining order comes into force due to act of any third party or contagious LAND owners, then the Developer(s) will be entitled to get cost of litigation from the Land owner(s), which will be incurred by the developer(s) during such litigation. Be it mentioned that if there any type of litigation is found or arose due to any order of the competent Court Authority concern or any other competent authority concern, then the delay in respect of delivery of possession of the Land owners' allocation shall not be considered the delay on the part of the Developer(s).

3.5. That the Land owner(s) hereby undertake(s) to deliver and/or handover all the Photostat copy and/or Original of all the Deeds and documents to the Developer(s) at the time of execution of this Agreement and if the Original documents is not delivered in favour of the Developer(s), then produce all the Original documents, whenever called for production of the same by the Developer(s).

3.6 That the Land owner(s) hereby giving exclusive license to the Developer(s) to commercially exploit the same as per terms and condition contained in this Agreement and hereby authorized the Developer(s) to enter into agreement for sale, lease, transfer, mortgage and to dispose of the Developer's Allocation together with right to assignment of all the rights title interest of this agreement to any third party and the Land owner(s) will give necessary consent for betterment of this project without raising any objection to that effect save and expect the Land owners' allocation as mentioned.

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CB Sharma
Advocate

Ashu Roy

Sarwat Roy

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Mohammad Akmal

Md. Rezaul Karim

BRICKS PROPERTIES

Aijaz Hossain
Proprietor

3.7 The Land owner(s) hereby agree to execute a Registered Development Power of Attorney in favour of the Developer(s) or its nominated person/s in respect of the Developer's Allocation and also for the purpose of addition, alteration, revision of the sanctioned building plan, Completion Plan for construction and completion of the work as per Agreement and also to sign on the Deed on or behalf of the Land owner and to present the same before the District Registrar, Addl. District Sub-Registrar or other Registrars, who has authority to register the Deed of transfer and other documents and if required Land owners will put their signature on the Agreement for Sale, Deed of conveyance after delivery of possession of the Land owner's allocation. It is also further agreed that for the purpose of betterment of the intending purchasers, if required, the Land owner (s) herein will join in the Deed of Conveyance as Land owners for Transfer the Flat to the intending purchaser(s).

3.8 The Land owner(s) hereby undertake(s) not to do any act, deeds or things by which the Developer(s) may prevent from executing any Deed of Conveyance in favour of the intending purchaser or Purchasers of the Developer's Allocation. If the Developer(s) fail(s) to deliver possession of the Land owners' Allocation within the stipulated period, then the Land owner(s) will be entitled to get compensation/damages from the Developer(s) as deemed fit by the Developer(s). Be it mentioned here that the Time will be essence of the contract.

3.9 That the Land owner(s) hereto without being influenced or provoked by anybody do hereby categorically declared that the Developer(s) shall continue to construct the building exclusively in the name of the Developer(s)/Development Firm and also by taking partner in the Firm at its own cost, arrangement and expenses as well as the Land owner(s) shall have no financial participation and or involvement. The Developer(s) shall handover the complete habitable peaceful vacant possession of the Land owner's Allocation within **30 months** from the date of execution and registration of this Agreement, which is later and the time is the essence of this Contract and such time shall be enhanced and/or extended for another **12 months** for any force-majeure, acts of God and/or other reasons which is or are or shall be beyond control of the Developer(s) and if the Developer(s) will fail or neglect to handover the possession of Land owners' Allocation within the said stipulated **30 months** from the date of obtaining the Sanctioned Building Plan, then in that case the Land owner(s) shall have every right to take legal steps with due process of law.

ARTICLE – IV: DEVELOPER'S RIGHTS, OBLIGATION AND DECLARATION

4.1 The Developer(s) hereby agreed to complete the Multistoried Building (G+ upper-storied) over the property as per plan that would be sanctioned by Asansol Municipal corporation or ADDA authorities concern with due modification or amendment of the sanction plan as made or caused to be made by the Architect /Engineer/Planner of the Developer.

4.2 The Developer(s) hereby declares to take care of the local hazards or accident during the continuation of construction and the Land owners shall have no liability to that effect.

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CS. BeharMis
Advocate

Arshad Ray

Sawwat Ray

HARIRI

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Mohammad Saad
Md. Rezaul Karim

BRICKS PROPERTIES

Angi H. H. H.
Proprietor

4.3 All applications plans papers and documents as may be required by the developer(s) for the purpose of sanction of Plan, Revised plan, Addition/ Alteration of the building plan shall be submitted by the developer(s) with due signature of the Land owner(s) or on behalf of the Land owners as may be required and all costs expenses and charges be paid by the developer(s) and also for construction of the building thereon and the Developer(s) will pay all the payments and expenses required for clearance of the occupier thereof, either in cash or in area or in any other lawful manner.

4.4 The Developer(s) hereby agreed to deliver possession of the Land owners' allocation in the proposed new building/infrastructure **within aforesaid stipulated months** from the date of execution and Registration of this Agreement, and if required, the Land owner(s) will further allow aforesaid stipulated months for delivery of possession of the Land owners' allocation without claiming any damages. **It is also agreed that the delivery of possession of the Land owners' allocation will be made first and after that the Developer(s) will be entitled to handover possession of the Developer's Allocation** and if required benefits of the parties hereto before or after completion of the building necessary supplementary Agreement will be executed. Be it pertinent to mention here that **the Developer(s) will obtain Completion Certificate (C.C.) at its/his/her/their own cost expenses** and Xerox copy of the same will be given to all the Land owner(s)/occupier(s) of the units of the newly constructed building.

4.5 That the notice for delivery of possession of the Land owners' Allocation shall be delivered by the developer(s) in writing or through the Advocate of the Developer(s) either by Registered post or courier service or under certificate of posting or hand delivery with acknowledgement due card and the Land owner(s) are bound to take possession within **60 days** from the date of service of this letter. If the Land owner(s) fail(s) to take delivery of possession or neglected to do so, then it will be deemed that the Land owner's allocation already delivered and the Developer(s) shall be entitled to transfer the Developer's Allocation without any further notice.

4.6 That the Land owners shall have to clear all the dues if any due is caused due to extra work other than the specification of flat as mentioned in the schedule as mentioned below.

4.7 That the Developer(s) shall have every responsibility for the incidents occurred during the course of construction and the Land owner(s) shall have no responsibility for the same, Land owner (s) should not interfere during the construction and after completion of the building and handover the same to the Land owner(s) and Intending Purchaser(s), the Developer(s) shall have no liability for any incident occurred in the said Building.

ARTICLE – V. CONSIDERATION & PROCEDURE

5.1 In consideration of the construction of the Land owners' allocation in the building and other consideration of any mentioned in the Land owners' allocation, the Developer(s) is/are entitled to get remaining constructed area of the building and proportionate share of the land as Developer's allocation.

Contd...P/12

CS Shams
Advocate

Ashiq Raza
Sawad Raza
Raza Raza

::12::

Mohammad Zubin
Md. Rezaul Karim

BRICKS PROPERTIES
Proprietor

5.2 That if the Developer(s) fail(s) to complete the construction work in respect of the Land owner's allocation within the stipulated period as stated above, and then the Land owner(s) shall have liberty to rescind this Agreement on repayment of the cost and expenses as well as the consideration money paid by the Developer(s) as per mutual calculation of the parties. Be it mentioned here that time will be essence of the contract.

ARTICLE – VI. DEALINGS OF SPACE IN THE BUILDING

6.1 The Developer(s) shall on completion of the building put the Land owner(s) in undisputed possession in respect of the Land owners' allocation together with the right to enjoy the common facilities and amenities attached thereto with other of the units/shops etc.

6.2 The Developer(s) being the party of the Second part shall be at liberty with exclusive rights and authority to negotiate for the sale of the flats/ units/unit/ space together with right to proportionate share of land excluding the space/units/flat provided under the Developer's Allocation in the premises to any prospective buyer/s before, after or in course of the construction work of the said building at such consideration and on such terms and conditions as the Developer(s) shall think fit and proper.

6.3 The Developer(s) shall at /his/her/their/its own costs, construct and complete the building at the said premises strictly in accordance with the sanctioned plan and due modification if any with such material and with such specification as are to be mentioned in the sanctioned plan of the building hereunder written and as may be recommended by the Architect/Engineer from time to time. **The Developer(s) shall on completion of the building shall obtain Completion Certificate from the Appropriate Authority concern at its own costs and expenses.**

6.4 That the developer(s) shall install erect and shall provide standard pump set, overhead and underground reservoirs, electric wiring, sanitary fittings, and other facilities as are required to be provided in respect of building having self-contained apartment and constructed for sale of flats/shops/garages on Land ownership basis and as mutually agreed.

Be it mentioned that the security money deposit for the new electric meter connection shall be paid by the Developer for their respective meters in the individual name(s) of the Land owner(s). It is also mentioned that the Developer will fix the sale rate for flat/garages etc. for Developer's allocation without consultation of the Land owner(s).

ARTICLE – VII. COMMON FACILITIES

7.1 The Developer(s) shall pay and bear all property taxes and other dues and outgoing in respect of the building accruing due on and from the date of execution of the agreement or before and after handing over the possession of the flats all the flats Land owner(s) will pay due according to his/her/their shares.

EB Shams
Advocate

Ashis Ray
Sawant Ray
Sawant Ray

::13::

Mohammad Saad
Md. Rezaul Rahman.

BRICKS PROPERTIES

Aug 17 10:10
Proprietor

7.2 As soon as the respective self-contained flat is completed the developer(s) shall give written notice to the Land owner(s) requiring the Land owner(s) to take possession of the Land owner's allocation in the newly constructed building and after 7 days from the date of service of such notice and at all times, thereafter the Land owner(s) shall be exclusively responsible for payment of municipal and property taxes rates duties dues electric installation charges electric charges bill and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the Land owners' allocation the said rates to be apportioned pro rata with reference to the saleable space in the building if any are levied on the building as whole.

7.3 The Land owner(s) and Developer(s) shall punctually and regularly pay for their respective allocation the said rates and taxes (including service taxes and other taxes) to the concerned authorities as levied by the Central or State Govt. or other Appropriate Authorities or otherwise as may be mutually agreed upon between the Land owner(s) and the Developer(s). The Land owner(s) hereby agreed that he/she/they shall keep each other indemnified against all claims actions demands, costs, charges and expenses and proceeding instituted by any third party or against the Land owner(s) for the same the developer(s) will be entitled to get damages.

7.4 The Land owner(s) or his/her/their agents or representatives or any third party of the Land owners' behalf shall not do any act deed or things wherein the developer(s) shall be prevented from construction and completing of the said building or to sale out the flat/units to the intending purchaser/purchasers. If the developer(s) is prevented by the Land owner(s) without any reasonable and/or justified reason, then the Land owner(s) or his/her/ their legal representative(s) shall pay bound to indemnify the loss and pay cost with interest in accordance with law and such delay will not be calculated within the stipulated time.

ARTICLE – VIII. COMMON RESTRICTIONS

BUILDING SHALL BE SUBJECT TO THE SAME RESTRICTION AND USE AS IT IS APPLICABLE TO THE DEVELOPER'S ALLOCATION THE LAND OWNERS' ALLOCATION AFTER POSSESSION IN THE PROPOSED RESPECTIVE POSSESSION IN THE BUILDING WHICH ARE FOLLOWS: -

8.1. Neither party shall use or permit to the use of the respective allocation in the building or any portion thereto for carrying on any obnoxious illegal and immoral trade or activities nor use thereto for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.

8.2. Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural addition or alteration therein without previous written consent from the Land owner, developer or from the competent authority concern in this behalf.

CS Sharm
Advocate

Contd..P/14

Ashraf Khan
Sawwat Ray
H-11 R-21 RTU

Mohammad Asif
Md. Razaat Rehman

BRICKS PROPERTIES

Anis M. Khan
Proprietor

::14::

- 8.3. Both parties shall abide by all laws, bye laws rules and regulations of the Government Statutory bodies and/or local bodies as the case may and shall be responsible for any deviation and/or breach of any of the said laws and regulations.
- 8.4. The respective allottee or their transferees shall keep the interior walls, sewers, drains pipe and other fitting and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particulars so as not to cause any damage to the building or any other of them and/or the occupiers of the building indemnified from the against the consequence of any breach.
- 8.5. No goods or other items shall be kept by either party or their transferees for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free movement of user in the corridors and other places of common use in the building.
- 8.6. Neither party nor their transferees shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about be building or in the compound's corridors or any other portion or portions of the building.
- 8.7. Neither the parties or their transferees shall permit other agent with or without workmen and other at all reasonable times to enter into and upon each party's allocation and each part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing maintaining rebuilding and/or for the purpose of repairing maintaining rebuilding cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down, maintaining, repairing and testing drains and water pipes and electric wires and for any similar purpose.

ARTICLE – IX. LAND OWNER'S DUTY & INDEMNITY

9.1. The Land owner(s) doth hereby agree and covenants with the Developer(s) not to use cause any interference or hindrance in any manner during the construction and throughout the existence of this agreement of the said building at the said premises and if any such interference or hindrance is caused by the Land owner(s) or their heirs, agents, servants, representatives causing hindrance or impediments to such construction the Land owner(s) will be liable to repay entire amount invested by the developer(s) amount will be settled by the parties amicably. It is also further agreed that if the developer(s) is prevented for making construction due to any litigation cropped up or due to any restraining order passed by the competent court of a competent Authority Concern or any statutory body law or due to any boundary dispute amongst the contiguous LAND owner(s), then Land owner(s) will be liable to pay cost of litigation to the Developer(s), that Developer(s) would incur.

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Eschammy
Advocate

Ashis Roy
Sawant Roy

HARSH RTH

::15::

Mohammad Sami
Md. Rezaur Rahman

BRICKS PROPERTIES

Ajit H.G.
Proprietor

9.2. The Land owner(s) or their legal representative(s) herein will have no right/ authority power to terminate and/or determinate this agreement within the stipulated period for construction of the building as well as till the date of disposal of all the flats/shops/units of the Developer's allocation or without the violation of the terms and conditions of this Agreement. If tried to do so then the Land owner(s) shall at first pay total market price of the constructed area and damage together with interest on investment for such intention.

9.3. It is agreed that the Land owner(s) will not involve any of their workmen, contractor, agent or representative etc. or stag any constructional materials in the building for any type of constructional work in the Schedule mentioned property if required in respect of the Land owners' allocation in the building without any written consent from the Developer(s).

9.4. That the Land owner(s) and their legal heirs hereby declare and undertake that upon the demise of the Land owner/one of the Land owners, the legal heir(s) of the said Land owner/Land owners will join the Development Agreement and also execute fresh Power of Attorney and also other required documents in favour of the Developer(s) and also for the betterment of the project on the same terms and conditions mentioned herein.

ARTICLE – X. DEVELOPER'S DUTY

10.1. That the Developer(s) hereby agree(s) and covenants with the Land owner(s) not to do any act, deed or things whereby the Land owner(s) /is/ are prevented from enjoying selling disposing of the Land owners' allocation in the building at the said premises after delivery of Re-possession thereof to the Land owner(s) and also obtain Completion Certificate (C.C.)/Occupancy Certificate from the competent Authority at its own costs and expenses.

10.2. The Developer(s) hereby undertake/s to keep the Land owner(s) indemnified against all third-party claims and actions arising out of any sort of act or omissions of the Developer(s) in relating to the making of construction of the said building. The developer(s) shall also not interfere in any manner whatsoever to the sale proceeds and/or otherwise with regard to the Land owners' share or allocation and also not to claim any amount from the sale proceeds of the Land owners' allocation.

ARTICLE – XI. MISCELLANEOUS

11.1 The Land owner(s) and Developer(s) hereto have entered into this agreement purely as a contract and under no circumstance this agreement shall be treated as partnership by and between the parties and/or an Association of persons.

11.2 As and from the date of getting Completion Certificate of the building the developer(s) and/or its transferees and the Land owner(s) and/or his/her/their transferees shall be liable to pay and bear proportionate charges on account of ground rents and service tax and other taxes, charged by the Govt. or Semi Govt. or local authority concern. And the proportionate cost towards regular maintenance charges.

11.3 The building to be constructed by the developer(s) shall be made in accordance with the specification more fully and particulars mentioned and described in the schedule annexed in separate sheet which will be treated part of the agreement.

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CS Sharma
Advocate

Ashis Ray

Sarwat Ray

8/12/20

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Mohammad Kulti
Md. Rezaul Rahman

BRICKS PROPERTIES

Angit H. G.
Proprietor

ARTICLE – XII. FORCE MAJEURE

12. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligation is prevented by the existence of "Force Majeure" and shall be suspended from obligations during the duration of the Force Majeure, which also includes non-availability of Building materials due to Government Notifications, lockouts or against notification or rules and regulations of the other appropriate authority and also includes mass stopping of work in the locality against notification or rules and regulations of the other appropriate authority.

ARTICLE – XIII. ARBITRATION CLAUSE

13. It is hereby agreed by and between the parties that all dispute and/or difference by and between the parties hereto in any way relating to or connected with the flats and or construction and or in respect of this agreement and/or anything done in pursuance hereto and/or otherwise shall be referred for arbitration, which will be adjudicated in accordance with the Arbitration and conciliation Act, 1996, or any amendment thereon as may be applicable and prior to initiation of Arbitration Proceedings both the parties are bound to make two times face to face sitting at Kulti for resolving the problem if any.

In case agreement unless it is contrary or repugnant to the context.

- a) Singular shall include the plural and vice-versa.
- b) Masculine shall include the feminine and vice-versa.

ARTICLE -XIV JURISDICTION

14. The civil court of Asansol shall have jurisdiction to entertain and try all actions suits and proceedings arising out of this agreement.

Contd...P/17

Esshaam
Advocate

Ashis Roy

Saswat Ray

RAIDI KULTI

::17::

Mohammad Muslim
Md. Rezaul Rahman

BRICKS PROPERTIES

Angit Hoq
Proprietor

The FIRST SCHEDULE
DESCRIPTION OF PROPERTY

That a piece and parcel of Baid land measuring about 76 decimal / 46 cottah on the SOUTH Direction of a plot with credentials under mentioned

J.L No	R.S & L.R Plot No:	R.S & L.R Khatian No	MOUZA	BLOCK	Share (Acre)	Shareholder	Class
29	135	352	RAIDI	KULTI	0.24	ASHIS ROY	Baid
29	135	355	RAIDI	KULTI	0.15	SASWAT RAY	Baid
29	135	356	RAIDI	KULTI	0.24	MANORAMA RAY	Baid
29	135	362	RAIDI	KULTI	0.04	MD MUSLIM	Baid
29	135	402	RAIDI	KULTI	0.09	MD REZAUR RAHMAN	Baid

under Police Station **KULTI**, in the district of Paschim Burdwan under the jurisdiction of Kulti Municipality presently under Asansol Municipal Corporation, butted and bounded as follows: -

On the North: Remaining part of landowners (Which is not the part and parcel of the instant Agreement Property)

On the South: Boundary & Ram Nivas Ray Factory

On the East: Boundary & Rakhit's Land

On the West : Boundary & Birla housing complex

PART A: That a piece and parcel of **Baid** Land situated at Mouja- Raidi, J.L No: 29, R.S & L.R Dag No: 135 , L.R Khatian No: 352, measuring 1.56 acre, P.S Kulti, under the jurisdiction of Kulti Municipality, Presently under Asansol Municipal Corporation Dist- Paschim Burdwan, in the state of West Bengal, butted and bounded as follows:-

On the North: Remaining part of landowners (Which is not the part and parcel of the instant Agreement Property)

On the South: Boundary & Ram Nivas Ray Factory

On the East: Boundary & Rakhit's Land

On the West : Boundary & Birla housing complex

Advocate

Contd...P/18

Ahis Ray

Sarwat Ray

24/11/2017

::18::

Mohammad Saikat
Md. Rezaul Rehman

BRICKS PROPERTIES

Anjit Maji
Proprietor

PART B: That a piece and parcel of Baid Land situated at Mouja- Raidi, J.L No: 29, R.S & L.R Dag No: 135 , L.R Khatian No: 355, measuring 0.97 acre, P.S Kulti, under the jurisdiction of Kulti Municipality, Presently under Asansol Municipal Corporation Dist- Paschim Burdwan, in the state of West Bengal, butted and bounded as follows:-

On the North: Remaining part of landowners (Which is not the part and parcel of the instant Agreement Property)

On the South: Boundary & Ram Nivas Ray Factory

On the East: Boundary & Rakhit's Land

On the West : Boundary & Birla housing complex

PART C: That a piece and parcel of Baid Land situated at Mouja- Raidi, J.L No: 29, R.S & L.R Dag No: 135 , L.R Khatian No: 356, measuring 1.55 acre, P.S Kulti, under the jurisdiction of Kulti Municipality, Presently under Asansol Municipal Corporation Dist- Paschim Burdwan, in the state of West Bengal, butted and bounded as follows:-

On the North: Remaining part of landowners (Which is not the part and parcel of the instant Agreement Property)

On the South: Boundary & Ram Nivas Ray Factory

On the East: Boundary & Rakhit's Land

On the West : Boundary & Birla housing complex

PART D: That a piece and parcel of Baid Land situated at Mouja- Raidi, J.L No: 29, R.S & L.R Dag No: 135 , L.R Khatian No: 362, measuring 0.28 acre, P.S Kulti, under the jurisdiction of Kulti Municipality, Presently under Asansol Municipal Corporation Dist- Paschim Burdwan, in the state of West Bengal, butted and bounded as follows:-

On the North: Remaining part of landowners (Which is not the part and parcel of the instant Agreement Property)

On the South: Boundary & Ram Nivas Ray Factory

On the East: Boundary & Rakhit's Land

On the West : Boundary & Birla housing complex

PART E: That a piece and parcel of Baid Land situated at Mouja- Raidi, J.L No: 29, R.S & L.R Dag No: 135 , L.R Khatian No: 402, measuring 0.56 acre, P.S Kulti, under the jurisdiction of Kulti Municipality, Presently under Asansol Municipal Corporation Dist- Paschim Burdwan, in the state of West Bengal, butted and bounded as follows:-

On the North: Remaining part of landowners (Which is not the part and parcel of the instant Agreement Property)

On the South: Boundary & Ram Nivas Ray Factory

On the East: Boundary & Rakhit's Land

On the West : Boundary & Birla housing complex

Cashamur
Advocate

Ashis Roy

Saswat Ray

MD MUSLIM

MD REZAUR RAHMAN

::19::

BRICKS PROPERTIES
Proprietor

Whereas Only 46 cotthaequivalent to 76 Decimal of the land bearing above details is been made executed in this agreement is mentioned herein below and also depicted in Layout enclosed next.

J.L No	R.S & L.R Plot No:	R.S & L.R Khatian No	MOUZA	BLOCK	Area of land (Acre)	Shareholder	Class
29	135	352	RAIDI	KULTI	0.24	ASHIS ROY	Baid
29	135	355	RAIDI	KULTI	0.15	SASWAT RAY	Baid
29	135	356	RAIDI	KULTI	0.24	MANORAMA RAY	Baid
29	135	362	RAIDI	KULTI	0.04	MD MUSLIM	Baid
29	135	402	RAIDI	KULTI	0.09	MD REZAUR RAHMAN	Baid

2>FIRST SCHEDULE PROPORTIONATE SKETCH (Exact the shaded portion of vacant land Only 46 cotthaequivalent to 76 Decimal shown by red boundary line in the south direction of plot no 135 is to be considered valid and enforceable in this agreement between the parties for the development)

The SECOND SCHEDULE LAND OWNERS' ALLOCATION

That all 32 % of built-up residential area, commercial area, etc. if any as per sanctioned plan by the concern authorities, including such modifications alternations, share or interest in the common area and facilities to be provided in the building as well as the complex in each and every floor. TOGETHER with car parking any two-wheeler parking and TOGETHER WITH 32% share in the terrace, TOGETHER WITH impartial proportionate share in the land, TOGETHER WITH the right to use and enjoy all common areas and facilities of the land and proposed infrastructures.

The THIRD SCHEDULE DEVELOPERS ALLOCATION

That all 68 % of built-up residential area, commercial area, etc if any as per sanctioned plan by the concern authorities, including such modifications alternations, share or interest in the common area and facilities to be provided in the building as well as the complex. TOGETHER with car parking any two-wheeler parking and TOGETHER WITH 68 % share in the terrace, TOGETHER WITH impartial proportionate share in the land, TOGETHER WITH the right to use and enjoy all common areas and facilities of the land and proposed infrastructures.

Contd...P/20

Advocate

Ashiq Raza

Sawad Raza

24/12/21 RTM

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Mohammad Saad
Md. Rezaeek Rahman

BRICKS PROPERTIES

Ashiq Raza
Proprietor

The FOURTH SCHEDULE

Referred to as MATERIALS USED.

STRUCTURAL	RCC Framed with anti-termite treatment in foundation.
WATER SUPPLY	Ground Water/Supply/Municipal water Connection Cost Provided by the Developers.
WALLS	Conventional brickwork or Fly ash Bricks Which is available at the time of Construction.
WALL FINISH	Interior - Plaster of Paris. Exterior - Combination of weather coat.
FLOORING	Vitrified Tiles in all bedrooms, Living-cum-Dining and Balcony.
KITCHEN	Kitchen Floor made of Anti skit Tiles and platform made of Granite Slab. Glazed tiles, up to the height of three feet from the platform. Stainless steel sinks to be provided.
TOILET	Marble Floor in toilet floor, Standard glazed tiles on the Wall up to the height of 6 feet. ISI/ISO branded sanitary (parryware /Hindware / Hindustan) and CP fittings (as per supply), and one western type commode, one Indian type commode. Concealed plumbing and pipe work
DOORS	Door frame made of Sal wooden. Front gummer wooden panel Door. Flush solid core/panel doors, and PVC door in toilet, Locks of stainless steel.
WINDOWS	Sliding anodized grill glass window.
COMMON LIGHTING	Overhead illumination for compound and common path lighting inside the complex.
WIRING	Standard concealed wiring for electricity. Average 25(Twenty-Five) Points for 2 BHK & 30(Thirty) Points for 3 BHK. Telephone and television at extra costs. Modular switches belong to supervisor brands, 2 nos. of 15 Amp point to be provided for each unit etc. upon requirements.
ELECTRIC METER	Individual meter for each unit by individual cost.
AMENITIES	Adequate standby generator for common areas, services. Lift provided for every floor in the building.

Contd...P/21

essham
Advocate

Ashis Ray

Saswat Ray

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::21::

Mohammed Mustafa
Md. Rezaul Karim

BRICKS PROPERTIES

Ashis Ray
Proprietor

The FIFTH SCHEDULE

Referred to as (DETAILS OF PAYMENT)

Land owners received a sum of Rs 8,00,000 /- as an initial down payment, advance/earnest money from M/s Bricks Properties as per memo below, to be adjusted later on and or refunded to the Developer after completion of the project without any interest.

DATE	CHEQUE NO/DOC NO	BANK NAME	AMOUNT
06-08-2021	018850	Central Bank of India, Jemua Branch, Bardwan	Rs 8,00,000

CB Sharmas
Advocate

Contd...P/22

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IN WITNESS WHEREOF We, the Parties hereto set and subscribe our respective hands and signature on these presents on the 06th day of August, 2021 at A.D.S.R. Office Kulti.

WITNESSES:-

1) Rabi Shankar Sarkar
S/o Ramesh Chandra Sarkar
24/8, Shivaji Road, Block/Sector
A Zone City - Durgapur P.O. Durgapur
P.S. Durgapur St. Paschim Bardhaman
(W.B.) India PIN - 713204

Ashis Roy
Saswat Ray

मनोरमा राय

2) Brijesh Paul
S/o Suresh Paul

Dhandabay Rishi Anshida
Nager Durgapur 3
St. Paschim Bardhaman
(W.B.)

Mohammed Asli
Md. Rezaul Karim

SIGNATURE OF THE LAND OWNERS

BRICKS PROPERTIES
Anigit Hq
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted & typed in my Office
Chandra Bhan Sharma

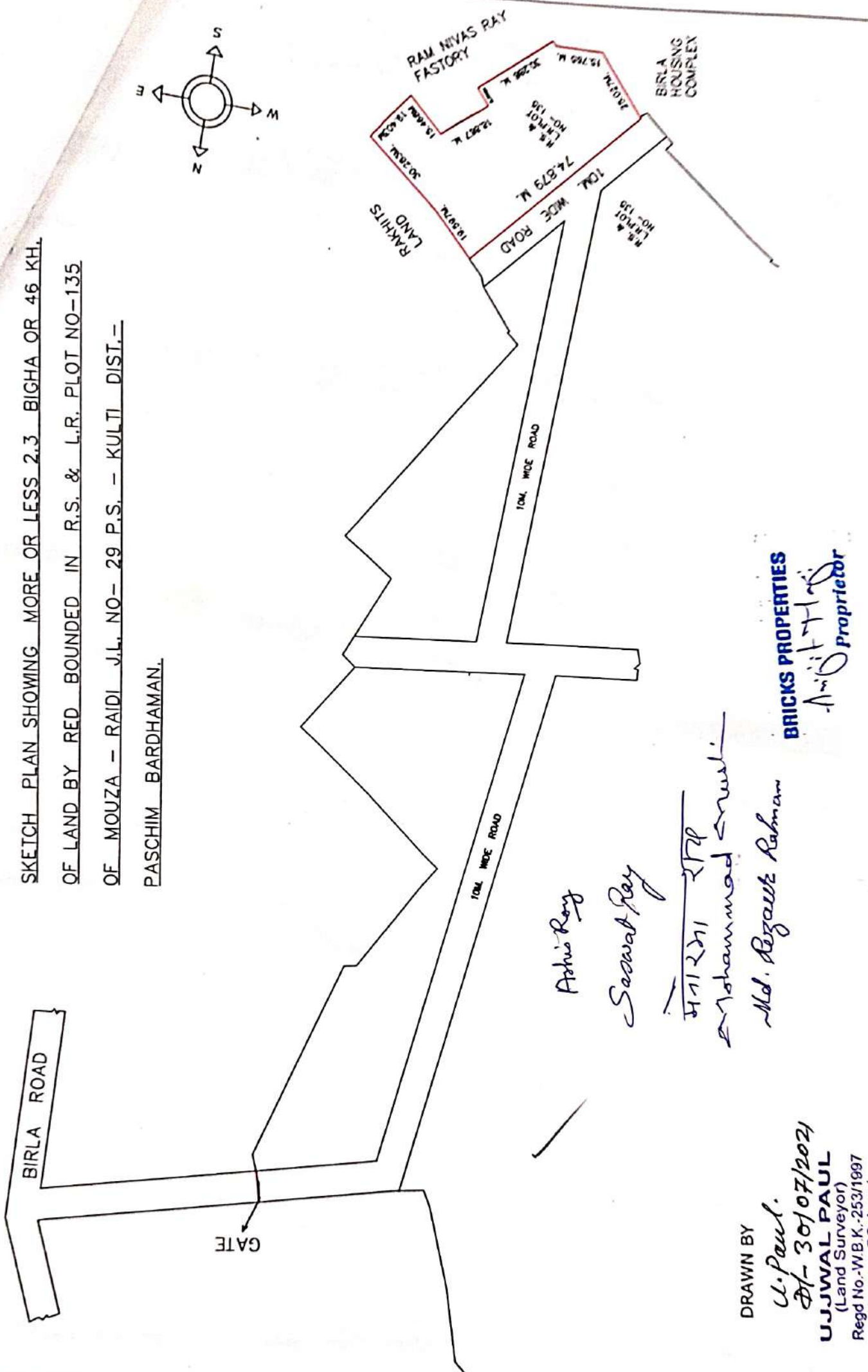
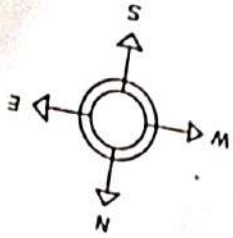
(CHANDRA BHAN SHARMA)

Advocate/Asansol Court.

Enrolment No. WB-215/1994

(A sheet containing the self-attested photo & fingerprint duly attested by the parties concerning attached herewith this Deed and shall form part of this Deed.)

SKETCH PLAN SHOWING MORE OR LESS 2.3 BIGHA OR 46 KHL.
OF LAND BY RED BOUNDED IN R.S. & L.R. PLOT NO-135
OF MOUZA - RAIDI J.L. NO- 29 P.S. - KULTI DIST.-
PASCHIM BARDHAMAN.



Ashis Roy
 Saikat Roy
 হারি রায়
 Mohammad Sumit
 Md. Rezaul Karim

BRICKS PROPERTIES
 Proprietor

DRAWN BY
 U. Paul.
 Dt- 30/07/2021
UJJWAL PAUL
 (Land Surveyor)
 Regd No.-W.B.K.-253/1997
 Uttayan, PO-Amrai
 Dist. Paschim Bardhaman

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

Details

GRN No: 192021220042776741
GRN Date: 02/08/2021 23:56:46
BRN: IK0BFCPGS9
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 02/08/2021 23:08:50
Payment Ref. No: 2001311020/4/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Rabishankar Sarkar
Address: 24/8, Shivaji Road Durgapur -713204
Mobile: 9476324469
EMail: rabi2sail@gmail.com
Contact No: 9476324469
Depositor Status: Buyer/Claimants
Query No: 2001311020
Applicant's Name: Mr CHANDRA BHAN SHARMA
Identification No: 2001311020/4/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001311020/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	2001311020/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	5041

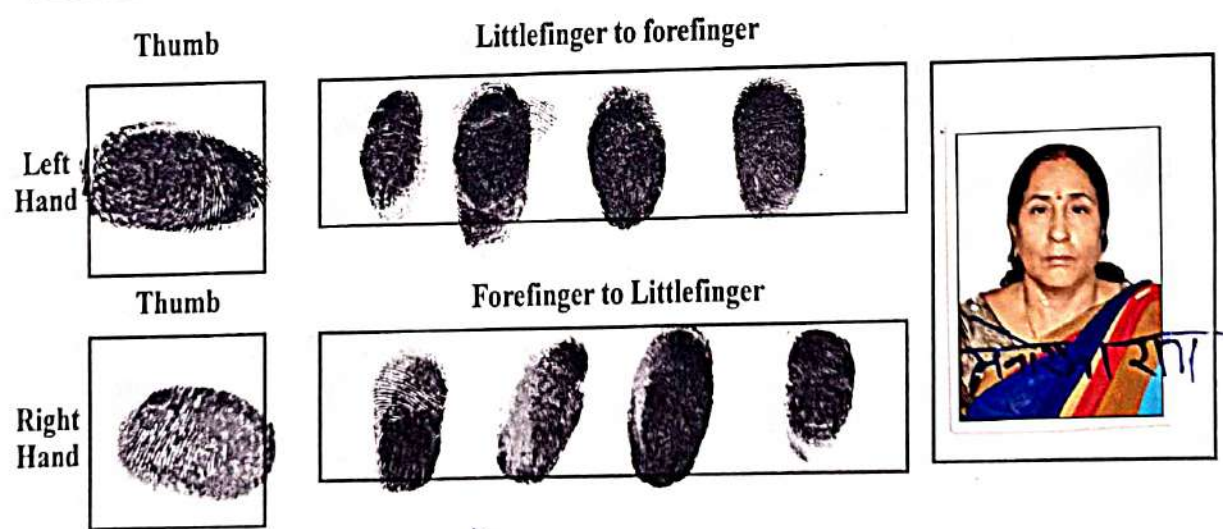
IN WORDS: FIVE THOUSAND FORTY ONE ONLY.



Finger Print attested by me: *Ashis Ray*



Finger Print attested by me: *Saswat Ray*



Finger Print attested by me: *अनुरुपा राय*

Littlefinger to forefinger

Thumb

Right Hand

Forefinger to Littlefinger

Finger Print attested by me: *Mohammad Azeem*

Thumb

Left Hand

Thumb

Right Hand

Littlefinger to forefinger

Forefinger to Littlefinger

Finger Print attested by me: *Md. Rezaul Karim*

Thumb

Left Hand

Thumb

Right Hand

Littlefinger to forefinger

Forefinger to Littlefinger

Finger Print attested by me: *Anil Hagi*

आयकर विभाग
INCOME TAX DEPARTMENT
ASHIS ROY



भारत सरकार
GOVT. OF INDIA

SHREE GANESH ROY

18/03/1995

Permanent Account Number

BUHPR8442K

Signature



Ashis Roy

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें :
आयकर पैन सेवा यूनिट, UTIITSL,
प्लॉट नं. 3, सेक्टर 11, ए.पी.सी. बेलपुर,
नवी मुंबई - 400 614.

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT OF INDIA

SASWAT RAY

SHREE GANESH RAY

04/08/1989
 Permanent Account Number
AOAPR7374C


 Signature





23/07/2019

इस कार्ड के खोने / पाने पर कृपया सूचित करें / सूचित करें
 आयकर सेन सेवा इकाई, एन एस डी यू
 तीसरी मंजिल, बंगलौर चेंबरस
 नजदीक टेलिफोन एक्सचेंज के मजदूर
 बंगलूर, पुना - 411 046

If this card is lost / someone's lost card is found,
 please inform / return to:
 Income Tax PAN Services Unit, NSDL,
 3rd Floor, Bangalore Chambers,
 Near Bangor Telephone Exchange,
 Bangalore, Pune - 411 046

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

Saswat Ray

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MANORAMA RAY
BHIM RAY

13/04/1969
Permanent Account Number

AFZPR4169P

Signature



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

यदि-कार्ड खो जाने पर कृपया सूचित करें/सीटार :
आयकर सेवा सेवा युनिट, UTIISL
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614

मनोरमा राय

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
ADLP#30182H

नाम / Name
MOHAMMAD MUSLIM

पिता का नाम / Father's Name
MOHAMMED SIDDIQUE

जन्म की तारीख / Date of Birth
26/08/1966

हस्ताक्षर / Signature



~ Mohammad Muslim ~

In case this card is lost / found, kindly inform / return to:
 Income Tax PAN Services Unit, UTIISI
 Plot No. 3, Sector 11, CBD Belapur,
 Noida (Uttar Pradesh) - 201 301.

इस कार्ड के खाने/पाने पर कृपया मुझे बताने/पहोचाने:
 आयकर पैन सेवा यूनिट, UTIISI
 प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,
 नोएडा (उत्तर प्रदेश) - 201 301.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MD REZAUR RAHMAN
KHALILUR RAHMAN
12/10/1951

Permanent Account Number
ACGPR8605J




Md. Rezaur Rahman
Signature



Md. Rezaur Rahman

आयकर विभाग
INCOME TAX DEPARTMENT
AVIJIT MAJI
NEMAI MAJI
27/12/1993
Permanent Account Number
BVQPM0775A
Avjit Maji
Signature

भारत सरकार
GOVT. OF INDIA



Avjit Maji



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India

Government of India

Enrollment No.: 1108/15005/01632

To
Rabi Shankar Sarkar
24/8 SHIVAJI ROAD
Durgapur (m Corp.)
Durgapur Steel Town West
Barddhaman Barddhaman
West Bengal 713204

03/02/2018
330516718



MA305167181FT



आपका आधार क्रमांक / Your Aadhaar No. :

7114 3442 4672

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



Rabi Shankar Sarkar
Father : Remash Ch Sarkar
DOB : 21/02/1969
Male



7114 3442 4672

आधार - आम आदमी का अधिकार

Rabi Shankar Sarkar

Major Information of the Deed

	I-2324-02467/2021	Date of Registration	06/08/2021
No / Year	2324-2001311020/2021	Office where deed is registered	
Registration Date	29/07/2021 11:54:28 PM	2324-2001311020/2021	
Applicant Name, Address Other Details	CHANDRA BHAN SHARMA ASANSOL COURT, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 9832193887, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 84,49,151/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



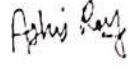
Land Details :

District: Paschim Bardhaman, P.S:- Kulti, Municipality: KULTI, Road: Unassessed Municipal Road, Road Zone : (On Road -- On Road) , Mouza: Raidi, JI No: 29, Pin Code : 713343




Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-135 (RS :-)	LR-352	Vastu	Baid	0.24 Acre		26,68,153/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
L2	LR-135 (RS :-)	LR-355	Vastu	Baid	0.15 Acre		16,67,596/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
L3	LR-135 (RS :-)	LR-356	Vastu	Baid	0.24 Acre		26,68,153/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
L4	LR-135 (RS :-)	LR-362	Vastu	Baid	0.04 Acre		4,44,692/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
L5	LR-135 (RS :-)	LR-402	Vastu	Baid	0.09 Acre		10,00,557/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
		TOTAL :			76Dec	0 /-	84,49,151 /-	
		Grand Total :			76Dec	0 /-	84,49,151 /-	

Details :




Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Shri ASHIS ROY (Presentant) Son of Shree Ganesh Roy Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office			
06/08/2021	LTI 06/08/2021	06/08/2021	



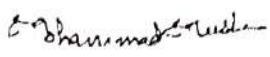
BIRJA PALLY, G.T. ROAD, SANYASI TALA, KULTI, City:- Kulti, , P.O:- Kulti, P.S:-Kulti, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713343 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BUxxxxxx2K, Aadhaar No: 49xxxxxxxx3203, Status :Individual, Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office

Name	Photo	Finger Print	Signature
2 Shri SASWAT RAY Son of Shree Ganesh Ray Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office			
06/08/2021	LTI 06/08/2021	06/08/2021	




BIRJA PALLY, G.T. ROAD, SANYASI TALA, KULTI, City:- Kulti, , P.O:- Kulti, P.S:-Kulti, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713343 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AOxxxxxx4C, Aadhaar No: 70xxxxxxxx1066, Status :Individual, Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office

Name	Photo	Finger Print	Signature
3 Smt MANORAMA RAY Wife of Ganesh Ray DAUGHTER OF Bhim Ray Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office			
06/08/2021	LTI 06/08/2021	06/08/2021	

BIRJA PALLY, G.T. ROAD, SANYASI TALA, KULTI, City:- Kulti, , P.O:- Kulti, P.S:-Kulti, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713343 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx9P, Aadhaar No: 35xxxxxxxx5283, Status :Individual, Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office

Name	Photo	Finger Print	Signature
AMMAD MUSLIM Son of Mohammed Siddique Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office	 <small>06/08/2021</small>	 <small>LTI 06/08/2021</small>	 <small>06/08/2021</small>

2B/H/1, CHATU BABU LANE, INTALLY, City:- Kolkata, , P.O:- Entally, P.S:-Entaly, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx2H, Aadhaar No: 46xxxxxxx3863, Status :Individual, Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office



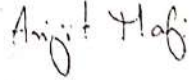


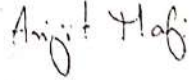


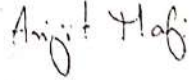
5	Name	Photo	Finger Print	Signature
	MD REZAUR RAHMAN Son of Khalilur Rahman Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office	 <small>06/08/2021</small>	 <small>LTI 06/08/2021</small>	 <small>06/08/2021</small>

AKHTARI MANZIL, JAMTARA ROAD, NEAR PETROL PUMP, MIHIJAM, City:- , P.O:- Mihijam, P.S:- MIHIZAM, District:-Dumka, Jharkhand, India, PIN:- 815354 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx5J, Aadhaar No: 81xxxxxxx4635, Status :Individual, Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office

Developer Details :




SI No	Name,Address,Photo,Finger print and Signature
1	M S BRICKS PROPERTIES 2B/2, STREET NO. 2, BEHIND MISSION HOSPITAL, VIVEK, City:- Durgapur, , P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: BVxxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr AVIJIT MAJI Son of Nemai Maji Date of Execution - 06/08/2021, , Admitted by: Self, Date of Admission: 06/08/2021, Place of Admission of Execution: Office </td> <td>  <small>Aug 6 2021 3:32PM</small> </td> <td>  <small>LTI 06/08/2021</small> </td> <td>  <small>06/08/2021</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr AVIJIT MAJI Son of Nemai Maji Date of Execution - 06/08/2021, , Admitted by: Self, Date of Admission: 06/08/2021, Place of Admission of Execution: Office	 <small>Aug 6 2021 3:32PM</small>	 <small>LTI 06/08/2021</small>	 <small>06/08/2021</small>
Name	Photo	Finger Print	Signature						
Mr AVIJIT MAJI Son of Nemai Maji Date of Execution - 06/08/2021, , Admitted by: Self, Date of Admission: 06/08/2021, Place of Admission of Execution: Office	 <small>Aug 6 2021 3:32PM</small>	 <small>LTI 06/08/2021</small>	 <small>06/08/2021</small>						

TREET NO.2,BEHIND MISSION HOSPITAL,VIVEKANANDA PARK, City:- Durgapur, , P.O:-
 Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male,
 Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: BVxxxxxx5A, Aadhaar No:
 Jxxxxxxx4020 Status : Representative, Representative of : M S BRICKS PROPERTIES (as
 PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri RABI SHANKAR SARKAR Son of Remash Chandra Sarkar 24/8, SHIVAJI ROAD, Block/Sector: A ZONE, City:- Durgapur, , P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204			
	06/08/2021	06/08/2021	06/08/2021
Identifier Of Shri ASHIS ROY, Shri SASWAT RAY, Smt MANORAMA RAY, MOHAMMAD MUSLIM, MD REZAUR RAHMAN, Mr AVIJIT MAJI			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri ASHIS ROY	M S BRICKS PROPERTIES-0.24 Acre

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Shri SASWAT RAY	M S BRICKS PROPERTIES-0.15 Acre

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Smt MANORAMA RAY	M S BRICKS PROPERTIES-0.24 Acre

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	MOHAMMAD MUSLIM	M S BRICKS PROPERTIES-0.04 Acre

Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	MD REZAUR RAHMAN	M S BRICKS PROPERTIES-0.09 Acre

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kulti, Municipality: KULTI, Road: Unassessed Municipal Road, Road Zone : (On Road -- On Road) , Mouza: Raidi, JI No: 29, Pin Code : 713343

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 135, LR Khatian No:- 352	Owner:আশিষ রায়, Gurdian:গনেশ রায়, Address:কুলটি , Classification:বাইদ, Area:1.56000000 Acre,	Shri ASHIS ROY

	LR Plot No:- 135, LR Khatian No:- 355	Owner:শাহত রায়, Gurdian:গণেশ রায়, Address:কুলটি , Classification:বাইদ, Area:0.97000000 Acre,	Shri SASWAT RAY
3	LR Plot No:- 135, LR Khatian No:- 356	Owner:মনোরমা রায়, Gurdian:গণেশ রায়, Address:কুলটি , Classification:বাইদ, Area:1.55000000 Acre,	Smt MANORAMA RAY
L4	LR Plot No:- 135, LR Khatian No:- 362	Owner:মহ. মুসলিম ., Gurdian:মহ.সিদ্দীকি , Address:নিজ , Classification:বাইদ, Area:0.28000000 Acre,	MOHAMMAD MUSLIM
L5	LR Plot No:- 135, LR Khatian No:- 402	Owner:রিজাউর রহমান, Gurdian:খালীপুর রহমান, Address:নিজ , Classification:বাইদ, Area:0.56000000 Acre,	MD REZAUR RAHMAN

06-08-2021

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

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

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

Presented for registration at 13:12 hrs on 06-08-2021, at the Office of the A.D.S.R. KULTI by Shri ASHIS ROY , 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 84,49,151/-

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

Execution is admitted on 06/08/2021 by 1. Shri ASHIS ROY, Son of Shree Ganesh Roy, BIRJA PALLY, G.T. ROAD, SANYASI TALA, KULTI, P.O: Kulti, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by Profession Business, 2. Shri SASWAT RAY, Son of Shree Ganesh Ray, BIRJA PALLY, G.T. ROAD, SANYASI TALA, KULTI, P.O: Kulti, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by Profession Business, 3. Smt MANORAMA RAY, Wife of Ganesh Ray DAUGHTER OF Bhim Ray, BIRJA PALLY, G.T. ROAD, SANYASI TALA, KULTI, P.O: Kulti, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by Profession Business, 4. MOHAMMAD MUSLIM, Son of Mohammed Siddique, 2B/H/1, CHATU BABU LANE, INTALLY, P.O: Entally, Thana: Entaly, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Muslim, by Profession Business, 5. MD REZAUR RAHMAN, Son of Khalilur Rahman, AKHTARI MANZIL, JAMTARA ROAD, NEAR PETROL PUMP, MIHIJAM, P.O: Mihijam, Thana: MIHIZAM, , Dumka, JHARKHAND, India, PIN - 815354, by caste Muslim, by Profession Others

Indetified by Shri RABI SHANKAR SARKAR, , Son of Remash Chandra Sarkar, 24/8, SHIVAJI ROAD, Sector: A ZONE, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713204, by caste Hindu, by profession Others

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

Execution is admitted on 06-08-2021 by Mr AVIJIT MAJI, PROPRIETOR, M S BRICKS PROPERTIES (Sole Proprietorship), 2B/2, STREET NO. 2, BEHIND MISSION HOSPITAL, VIVEK, City:- Durgapur, , P.O:- Durgapur, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Shri RABI SHANKAR SARKAR, , Son of Remash Chandra Sarkar, 24/8, SHIVAJI ROAD, Sector: A ZONE, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713204, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/08/2021 11:59PM with Govt. Ref. No: 192021220042776741 on 02-08-2021, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BFCPGS9 on 02-08-2021, Head of Account 0030-03-104-001-16

of Stamp Duty

and that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000/-,
fine = Rs 5,020/-

Description of Stamp

Stamp: Type: Impressed, Serial no 1369, Amount: Rs.5,000/-, Date of Purchase: 08/07/2021, Vendor name:
Sasanta Ghanty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/08/2021 11:59PM with Govt. Ref. No: 192021220042776741 on 02-08-2021, Amount Rs: 5,020/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BFCPGS9 on 02-08-2021, Head of Account 0030-02-103-003-02



Tanmoy Sarkar

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Paschim Bardhaman, West Bengal

ate of Registration under section 60 and Rule 69.

Entered in Book - I

Volume number 2324-2021, Page from 53777 to 53818

Serial No 232402467 for the year 2021.



Digitally signed by Tanmoy Sarkar
Date: 2021.08.09 17:28:23 +05:30
Reason: Digital Signing of Deed.

Tanmoy Sarkar

(Tanmoy Sarkar) 2021/08/09 05:28:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
West Bengal.

(This document is digitally signed.)