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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

District Sub-Registrar-II
 Purba Bardhaman

08 OCT 2021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this the 05th day of
 OCTOBER, 2021

BETWEEN

(1) S^r SIR KUMAR BANERJEE PAN : AKVPB2903Q

Son of Late Amiya Ranjan Banerjee, by Nationality-Indian, by faith-Hindu,
 by occupation Business, residing at 41, P.C. Mitra Lane, Ward No. 7, P.O
 &P.S- Burdwan, District Purba Bardhaman, Pin- 713101, West Bengal

(2) SHUBHAM BANERJEE

PAN: ARCPB0870G

Son of Sri Sisir Banerjee, by Nationality- Indian, by faith- Hindu, by occupation- Business, residing at 41, P.C.Mitra Lane, Ward No. 7, P.O.& P.S. – Burdwan, District- Purba Bardhaman, Pin- 713101, West Bengal,

hereinafter called and referred to as the "OWNERS" which term and expression shall, unless excluded by or repugnant to the context or subject, be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

AND

"DREAM HOUSE CONSTRUCTION"

PAN : AAQFD5671E

A Partnership Firm having its office at Laskar Dihgi, Parkas Road, P.O. & P.S. Burdwan, District –Purba Bardhaman, PIN-713101, West Bengal, consisting of and the said Partnership has been entered into amongst its only partners namely:

(1) SUFI MD. ABDUL MONEM

PAN : AKAPM3247R

Son of Late Sufi Md. Abdul Karim @Karim Sufi, by Nationality- Indian, by faith- Islam, by occupation Business, at Parkas Road, P.O. & PS. - Burdwan, District- Purba Bardhaman, PIN -713101, West Bengal.

(2) NILUFAR YASMIN

PAN: ADYPY5649L

Daughter of Azfar Ali Sayed, by Nationality- Indian, by faith-Islam, by occupation - Business, residing at Paraj Midyapara, Post Office- Paraj,

Police Station - Galsi, District- Purba Bardhaman, PIN- 713403, West Bengal.

(3) SABNAM YASMIN PAN : ANPPY1526K

Daughter of Sayed Badruddoza, by Nationality- Indian, by faith-Islam, by occupation- Business, residing at Goda, P.O.- Lakurdi, P.S- Burdwan, District -Purba Bardhaman, PIN 713101,

(4) MD ANARUL ISLAM PAN : AIVPA1776A

Son of Md. Alauddin, by Nationality- Indian, by faith-Islam, by occupation- Business, residing at Kazipara, Lavpur, Police Station- Lavpur, District - Birbhum, PIN- 731303

(5) MUNSHI MUJIBAR RAHAMAN PAN : AKQPM9191C

Son of Munshi Abdur Rahaman , by Nationality- Indian, by faith- Islam, by occupation - Business, residing at 56, B.L. Chowdhury Road, Ranisayer Purba, Police Station.- Burdwan Sadar, District- Purba Bardhaman, PIN- 713101

(6) ABDUL LATIF MONDAL PAN : BCBPM6196H

Son of Hasan Mondal, by Nationality Indian, by faith- Islam, by occupation - Business, residing at Majlherpara, Post Office & Police Station..- Ausgram, District – Purba Bardhaman, PIN- 713152

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(7) ALKA YASMIN

PAN : AHRPY8794M

Wife of Ziaur Rahaman, by Nationality Indian, by faith- Islam, residing at Sekedda (manckari para) P.O- Makdampur, Dist.- Birbhum.

And the said partnership firm represented herein for the present purpose by its only partners:

(1) SUFI MD. ABDUL MONEM

PAN: AKAPM3247R

Son of Late Sufi Md. Abdul Karim @Karim Sufi, by Nationality Indian, by faith- Islam, by occupation Business, residing at Parkas Road, Post Office & Police Station - Burdwan, District- Purba Bardhaman, Pin -713101, W.B.

(2) NILUFAR YASMIN

PAN : ADYPY5649L

Daughter of Azfar Ali Sayed, by Nationality Indian, by faith- Islam, by occupation - Business, residing at Paraj Midyapara, Post Office- Paraj, Police Station - Galsi, District- Purba Bardhaman, Pin -713403, West Bengal

(3) MUNSHI MUJIBAR RAHAMAN

PAN : AKQPM9191C

Son of MUNSHI ABDUR RAHAMAN, by Nationality- Indian, by faith- Islam, by occupation- Business, residing at 56, B.L. Chowdhury Road, Ranisayer Purba, P.S.- Burdwan Sadar, District- Purba Bardhaman, PIN : 713101.

hereinafter called and referred to as the DEVELOPER (which expressions unless excluded by or repugnant to the context be deemed and include its

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Successors-in-office, executors, administrators, legal representatives and/or assigns) of the SECOND PART.

WHEREAS ALL THE PIECE AND PARCEL of 'Bastu' class of land of Mouza-Sadhanpur, J.L. No.69, appertaining to R.S. Khatian No. 516, 521, 518, 517, L.R. Khatian No. 1181/4, R.S. Plot No. 2076 & 2078, 2079 & 2080, L.R Plot No. 2831. 2834. 2835 & 2836 area of 0.017 acre, 0.024, 0.011 & 0.021 acre accordingly, total area of land 0.073 acre or 7.3 decimal or 3179 Sq.ft., Police Station – Burdwan Sadar, District- Purba Bardhaman within the local limits of Burdwan Municipality, Ward No.-07, Holding No.-105, Mahalla – P.C. Mitra Lane, previously belonged to Sri Shakti Sankar Mukherjee, Sri Durga Sankar Mukherjee, Sri Sankar Mukherjee, all are sons of Late Sridhar Mukherjee, Smt. Sabitri Banerjee, W/o Jagatpati Banerjee, Sabita Chatterjee, W/o Gangadhar Chatterjee. While in lawful OWNERSHIP and possession, they transferred the schedule mentioned property to one Suparna Banerjee, wife of Sri Sisir Kumar Banerjee, of Parapukur, Post Office & Police Station- Burdwan, District – Purba Bardhaman vide Sale Deeds being Deed No.5426/1988 dated 15.07.1988 Book No. 1, Vol.-112 Page No.- 81 to 92, Deed No.5428/1988 dated 15.07.1988 Book No.1, Vol.-112, Page No.- 102 to 109, Deed No. 5430/1988 dated 15.07.1988 Book No.1, Vol.- 112, Deed No, 5429/ 1988 dated 15.07.1988 Book No. 1, Vol.-112, Page No. - 110 to 117, registered in the

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office of the Sadar Joint Sub Registrar, Burdwan. Thus Suparna Banerjee had become owner of the under scheduled property by virtue of said purchase and lawfully owned and possessed the said property and she enjoyed the same peacefully without interruption of others free from all encumbrances. Thereafter, she died intestate leaving behind her husband Sisir Kumar Banerjee, son Subham Banerjee and daughter Sugandha Banerjee as her legal heirs and successors and consequently the property devolved upon them equally. Thereafter Sugandha Banerjee died leaving her father as her only legal heirs and successors and as such her 33.33% share in the property devolved upon her brother and consequently since then, said Sisir Kumar Banerjee and Subham Banerjee are enjoying the entire land, described in Schedule A here under, being jointly seized and possessed in one third and two third ratio respectively without interruption of others and free from all encumbrances.

AND WHEREAS by virtue of aforesaid description, the owner SISIR KUMAR BANERJEE & SUBHAM BANERJEE the parties of the First Part herein became joint OWNERS and possessor of all that piece and parcel of land fully described in the schedule A hereunder and have been paying rents and taxes regularly before the concerned authorities from time to time.

AND WHEREAS the OWNERS are desirous of construction of multi-storied building containing several self contained Flats/Units/Car Parking

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Spaces etc. on the said land. But due to paucity of fund and / or lack of experience in construction work or making the property fit for construction, the OWNERS are unable to proceed with such a project.

AND WHEREAS the OWNERS are in need of a competent DEVELOPER who would take up the project and start and complete the building by taking all necessary steps for developing the said property by providing fund from DEVELOPER's own source.

AND WHEREAS having come to learn about the said intention of the land owner herein, the DEVELOPER herein, being interested person to develop the said property, approached the land owner, and after several discussions held with the Land Owner and the DEVELOPER, has proposed to undertake the Project under certain Terms & Conditions

AND WHEREAS being satisfied about the offer so made by the DEVELOPER herein and also about its credential, the OWNERS have agreed to develop the said property through the present DEVELOPER herein and has accepted the proposal of the DEVELOPER under certain Terms and Conditions.

AND WHEREAS the aforesaid OWNERS have agreed to appoint and authorize the DEVELOPER for developing the property more fully described in the Schedule A hereunder written by making construction of the proposed multistoried building comprising several flats / units / parking spaces etc.

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NOW THIS AGREEMENT WITNESSTH and it is hereby agreed by and between the parties hereto as follows:

ARTICLE : I DEFINITIONS

1.1. OWNERS: OWNERS shall mean

(1) SISIR KUMAR BANERJEE PAN: AKVPB2903Q

Son of Late Amiya Ranjan Banerjee, by nationality- Indian, by faith- Hindu, by occupation- Business, residing at 41, PC. Mitra Lane, Ward No. 7, P.O & P.S. Burdwan, District- Purba Bardhaman, Pin- 713101, W.B.

(2) SHUBHAM BANERJEE PAN: ARCPB0870G

Son of Sisir Banerjee, by Nationality- Indian, by faith- Hindu, by occupation- Business, residing at 41, P.C.Mitra Lane, Ward No. 7, P.O. & P.S. – Burdwan, Dist.-Purba Bardhaman, Pin - 713101, W.B.

Their legal heirs, representatives, executors, administrators and assigns.

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1.2. DEVELOPER : shall mean

"DREAM HOUSE CONSTRUCTION" PAN: AAQFD5671E

A Partnership Firm having its office at Laskar Dihgi, Parkas Road, P.O. & P.S.- Burdwan, District- Purba Bardhaman, Pin- 713101, W.B. comprising presently of the following PARTNERS namely,

(1) SUFI MD. ABDUL MONEM PAN: AKAPM3247R

Son of Late Sufi Md. Abdul Karim @Karim Sufi, by Nationality- Indian, by faith- Islam, by occupation - Business, residing at Parkas Road, P.O. & P.S. - Burdwan , District- Purba Bardhaman, Pin - 713101, W.B.

(2) NILUFAR YASMIN PAN: ADYPY5649L

Daughter of Azfar Ali Sayed, by Nationality- Indian, by faith- Islam, by occupation - Business, residing at -Paraj Midyapara, P.O.- Paraj, P.S. - Galsi, District- Purba Bardhaman, Pin - 713403, W.B.

(3) SABNAM YASMIN PAN-ANPPY1526K

Daughter of Sayed Badruddoza , by Nationality- Indian, by faith- Islam, by occupation- Business, residing at Goda, P.O.- Lakurdi, P.S- Burdwan, Dist.- Purba Bardhaman, Pin - 713101,

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(4) MD ANARUL ISLAM

PAN : AIVPA1776AA

Son of Md. Alauddin, by Nationality- Indian, by faith-Islam, by occupation- Business, residing at Kazipara, Lavpur, Police Station- Lavpur, District - Birbhum, PIN- 731303

(5) MUNSHI MUJIBAR RAHAMAN

PAN : AKQPM9191C

Son of MUNSHI ABDUR RAHAMAN , by Nationality- Indian, by faith-Islam, by occupation - Business, residing at 56, B.L. Chowdhury Road, Ranisayer Purba, Police Station.- Burdwan Sadar, District- Purba Bardhaman, PIN-713101

(6) ABDUL LATIF MANDAL

PAN- BCBPM6196H

Son of Hasan Mondal, by Nationality- Indian, by faith- Islam, by occupation- Business, residing at Majherpara, P.O. & P.S.- Ausgram, Dist. - Purba Bardhaman, Pin- 713152.

(7) ALKA YASMIN

PAN : AHRPY8794M

Wife of Ziaur Rahaman, by Nationality Indian, by faith- Islam, residing at Sekedda (manckari para) P.O- Makdampur, Dist.- Birbhum.

And shall mean and include any reconstitution of the said Partnership Firm and/or any successor thereto by operation of law or by agreement or otherwise.

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And the said partnership firm represented presently by the partners:

(1)SUFU MD. ABDUL MONEM PAN : AKAPM3247R

Son of Late Sufi Md. Abdul Karim @Karim Sufi, by Nationality- Indian, by faith- Islam, by occupation - Business, residing at Parkas Road, P.O. & P.S. - Burdwan, Dist.- Purba Bardhaman, Pin-713101, W.B.

(2)NILUFAR YASMIN PAN : ADYPY5649L

Daughter of Azfar Ali Sayed, by Nationality- Indian, by faith- Islam, by occupation - Business, residing at – Paraj Midyapara, P.O.- Paraj, P.S. - Galsi , District – Purba Bardhaman, Pin-713403, W.B.

(3)MUNSHI MUJIBAR RAHAMAN PAN-AKQPM919IC

Son of Munshi Abdur Rahaman , by Nationality- Indian, by faith- Islam, by occupation - Business, residing at 56, B.L. Chowdhury Road, Ranisayer Purba, P.S. –Burdwan Sadar, Dist. – Purba Bardhaman, Pin – 713101

Their legal heirs, legal representatives executors, administrator and assigns.

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1.3 PREMISES :

Shall exclusively mean ALL THAT piece and parcel of 'Bastu' class of land of Mouza - Sadhanpur, J.L.No.69, appertaining to R.S Khatian No.- 516, 521, 518, 517, L.R. Khatian No. 1181/4, R.S. Plot No.2076 & 2078, 2079 & 2080, L.R. Plot No. 2831, 2834, 2835 & 2836, area - 0.017 acre, 0.024, 0.011 & 0.021 acre accordingly, total area of land 0.073 acre or 7.3 decimal or 3179 Sq.ft. P.S. - Burdwan Sadar, District - Purba Bardhaman within the local limits of Burdwan Municipality, Ward No.-07, Holding No.- 105, Mahalla - P.C. Mitra Lane, was previously lawfully owned and possessed by one Suparna Banerjee, W/o Sri Sisir Kumar Banerjee, of Parapukur, P.O. & P.S.-Burdwan, Dist. - Purba Bardhaman and now being owned and possessed by the OWNERS mentioned above more fully and particularly described in the schedule 'A' hereinafter written.

1.4 BUILDING:

Shall mean the proposed multi-storied G+4 building to be constructed at the said premises with necessary additional structures in accordance with the plan/plans to be sanctioned by the Burdwan Municipality and other Appropriate Authority or Authorities for construction of residential flats, apartments, units , parking space etc.

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1.5 BUILDING PLAN:

Shall mean duly sanctioned plan/drawing of the proposed multi-storied building to be constructed on the said Premises to be prepared by the Architect and after being verified and accepted by the OWNERS to be submitted before the Burdwan Municipality and/or any other Authority as may be required under the law for its/their approval and/or sanction for the purpose of making construction on the said premise in accordance with such Plan and/or with such alterations, modifications etc thereof as may be mutually agreed by the OWNER and the DEVELOPER and approved/sanctioned by the concerned Authority.

1.6 COMMON FACILITIES & AMENITIES:

Shall mean corridors, all ways, stairways, lift, passage, ways, pump room, tube well, overhead tank, other water reservoir, water pump and motor, water distribution line and other spaces and/or and other facilities provided by the DEVELOPER which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, maintenance and /or management of the proposed building in Common.

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1.7 SALEABLE SPACE:

Shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and the spaces required thereof.

1.8 TRANSFER:

With its grammatical variations shall mean and 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 purchasers and will include the meaning thereof under the extant Laws.

1.9 TRANSFEREE:

Shall mean the persons, limited company, association of persons to whom any space in the building has been transferred.

1.10 WORD IMPARTING: Singular number shall include plural and vice versa, masculine gender shall include feminine and neutral genders, likewise words imparting feminine genders shall include masculine and neutral genders and similar words imparting neutral gender shall include masculine and feminine gender.

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1.11 ARCHITECT:

Shall mean any technically experienced qualified person or persons of Firm or Firms to be appointed by the DEVELOPER as Architect of the said Building to be constructed on the said Premises.

1.12 CONSTRUCTED SPACE:

Shall mean the space in the Building available for independent use and occupation including the space demarcated for common facilities.

1.13 COVERED AREA: Shall mean the area of the said Unit/ Flat/ Parking Space including the Bathrooms and Balconies and also thickness of the Walls and Pillars which includes proportionate share of the Land area of the common portions PROVIDED THAT if any wall be common between two Units / Flats/Parking Space then one - half of the area under such wall shall be included in each Unit / Flat.

1.14 UNDIVIDED SHARE:

Shall mean the undivided proportionate share in the land attributable to the each Flat /Unit/Parking Space comprised in the said Holding and the

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common portions held by and /or here in agreed to be sold to the respective Purchaser and also wherever the context permits.

1.15 FLAT/ UNIT:

Shall mean the flats and or other space or spaces intended to be built and or constructed and or covered area capable of being occupied.

ARTICLE II : COMMENCEMENT & COMPLETION

2.01 That this agreement shall be commenced on and from the date of registration of this agreement and shall remain valid for a period of three years from the date of delivery of vacant possession of the said Premises by the OWNERS in favour of the DEVELOPERS. On mutual consent there may be an extension of 6(six) months more.

ARTICLE – III OWNER'S RIGHT & REPRESENTATIONS

3.01 The OWNERS hereto are absolutely seized and possessed of and / or well and sufficiently entitled to ALLTHAT piece and parcel 'Bastu' class of land of Mouza- Sadhanpur, J.L. No.69, appertaining to R.S. Khatian No.- 516,521, 518, 517, L.R. Khatian No. 1181/4, R.S. Plot No.2076 & 2078.

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2079 & 2080, L.R. Plot No. 2831, 2834, 2835 & 2836, area - 0.017 acre, 0.024, 0.011 & 0.021 acre accordingly, total area of land 7.3 decimal or 3179 Sq.ft., P.S – Burdwan Sadar, District – Purba Bardhaman within the local limits of Burdwan Municipality, Ward No. 07, Holding No.- 105, Mahalla - P.C, Mitra Lane.

3.02 The said premises is free from all encumbrances, charges, lien, independence, attachment, trust, acquisition requisition whatsoever or howsoever subject to what have been stated herein before and hereinafter.

3.03 No part of the said premises is subject to any order of acquisition or requisitions. The said properties and / or premises have not been subject to any notice of attachment under Public Demands Recovery Act due to nonpayment of Income Tax and Govt. authority dues or any statutory dues whatsoever by or however.

3.04 The said premises does not belong to any public work or for any private work and / or does not belong to any temple, church, mosque or under any Trust, Private or Public or any endowment.

3.05 That there is no outstanding liability in respect of the said Premises and if found any in future, that shall be met up by the OWNERS.

3.06 The OWNERS shall be entitled to transfer or otherwise deal with the owner's allocation in the building without any claim whatsoever of the DEVELOPER.

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ARTICLE- IV DEVELOPER'S RIGHT & REPRESENTATION

4.01 The DEVELOPER has skill and expertise to undertake and complete the project of development of the said Premises by constructing multi storied building therein using quality material and employing competent Architect, Engineer etc. and also employing all other necessary means, within the stipulated period.

4.02 The OWNERS hereby grant permission, subject to what have been herein provided, exclusive rights to the DEVELOPER to build new multi storied G+4 building upon the said premises in accordance with the plan sanctioned by the Burdwan Municipality in the name of the OWNERS with any amendment and / or modification thereto made or caused to be made by the parties hereto with the approval of the said authority.

4.03 DEVELOPER shall obtain sanctioned plan for said construction from competent authority within six months from the date of Delivery of Possession.

4.04 All applications, plans and other papers documents that may be required by the DEVELOPER for the purpose of obtaining necessary sanction from the Burdwan Municipality shall be prepared and submitted by

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the DEVELOPER on behalf of the OWNERS and the OWNERS shall sign all such plans, application, other papers and documents as and when necessary

4.05 All costs and expenses for preparation and sanction of plan will be borne by the DEVELOPER.

4.06 That the DEVELOPER shall carry total construction work of the proposed G+4 building and all other additional constructions, in all respect at his own costs and will take the sale proceeds of DEVELOPER'S allocation exclusively.

4.07 Booking money from intending purchasers for DEVELOPER's Allocation will be taken by the DEVELOPER and the agreement with the intending purchaser will be signed in his own names and on behalf of the Owner as Power of Attorney Holder.

4.08 The selling rate of the DEVELOPER's allocation will be fixed by the DEVELOPER without any permission or consultation with the OWNERS. The profit and loss earned or suffered from the project will be entirely received or borne by the DEVELOPER and no amount will be adjusted from the OWNERS' Allocation on accounts of loss or vice verse on account profit from DEVELOPER's allocation.

4.09 DEVELOPER is empowered to collect consideration money for the sale of DEVELOPER's allocation from the intending purchasers and issue

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money receipt in their own names and more over take advance and full and final consideration from the intending purchasers for DEVELOPER's allocation only.

4.10 On completion of the proposed building when the flats are ready for giving possession to the intending purchasers, letters will be signed by the DEVELOPER as the representative and Power of Attorney holder of the OWNERS and copy of such letter, duly authenticated by the DEVELOPER, shall be given to the OWNERS simultaneously.

4.11 The DEVELOPER shall have full right to transfer or deliver possession of their allocation to the proposed purchasers at their sole discretion and the OWNERS shall not have any claim interest of the said building save and except owner's allocation.

4.12 But it is made clear that the DEVELOPER shall not be entitled to transfer any apartment/flat from its Allocation before first delivering possession of the OWNERS' Allocation to the OWNERS and getting written confirmation from the OWNERS to that effect. The concerned Power of Attorney shall also contain such condition

4.13 All construction costs including the cost of destruction of existing structures on the said Premise will be borne by the DEVELOPER. The debris after demolition shall be disposed of by the DEVELOPER at its own cost. The proceeds, if any, upon disposal of debris, shall be taken by the

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DEVELOPER. No liability on account of construction cost will be charged from the OWNERS or from the OWNERS' allocation.

4.14 That the DEVELOPER shall be entitled to collect and realize consideration money for and on behalf of the OWNERS from the intending purchasers for flat /unit / parking spaces, price of the undivided, proportionate and importable share and interest in the land as would be proportionate to the DEVELOPER's allocation of the constructed area with common parts and common areas.

ARTICLE - V: OWNER'S OBLIGATIONS

5.01 The OWNERS, doth hereby covenant with the DEVELOPER not to do any act deed or thing whereby the DEVELOPER may be prevented from selling assigning and or disposing of any of the DEVELOPER's allocated portion in the proposed building at the said premises in favour of the intending buyers of flats /apartments/units in the said building. The OWNERS further give undertaking for and on behalf of their agents, servant's representatives for similar act at their own liability and responsibility. The clause will be applicable subject to fulfilment of all terms, conditions and their responsibilities and obligations by the DEVELOPER as mentioned in this agreement.

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5.02 The OWNERS do hereby agrees and covenant with the DEVELOPER not to sell, let out, grant, lease, mortgage and / or charge or part with possession of the said Premise or any portion thereof without the consent in writing of the DEVELOPER herein from the date of registration of this agreement.

5.03 The DEVELOPER herein shall built up boundary wall surrounding the "A" schedule of property with their own cost and both the parties herein shall make Settlement, Mutation and local authority mutation in the name of the Owners herein, if required, at the DEVELOPER'S Cost.

5.04 It is mutually agreed between the OWNERS and the DEVELOPER that the completion period of construction of the proposed G+IV storied building shall be 36 (thirty six) months from the date of handing over the vacant and peaceful possession of the said premises by the OWNERS to the DEVELOPER. On mutual consent this period may be extended by 6(six) months.

5.05 That presently there exists a double storied pucca structure in the said Premises, wherein a School is being run. OWNERS had taken up the matter of shifting of the School to another place and substantial progress was achieved. But due to onset of COVID -19 pandemic, the matter of such shifting is being delayed. The OWNERS will complete the work of vacating

the structure at the said premise and removing the fittings and fixtures like doors, windows etc. at their own risk and cost within 180 days from the date of registration of this agreement and shall give a notice in writing to the DEVELOPER thereby intimating that the Premises is ready for delivery of possession and the DEVELOPER shall take possession thereof within 15(fifteen) days from the date of receipt of such notice. It is made clear that possession of the said premise will be delivered including the vacant structure.

5.06 The OWNERS for the purpose of this Development Agreement shall be duty bound to empower the DEVELOPER herein for running and smooth completion of the construction by executing a "Registered Power of Attorney" in favour of the DEVELOPER soon after registration of these presents and the OWNERS shall also be under obligation not to cancel or revoke the said "Power of Attorney" and this "Registered Agreement" unless the entire project is completed and/or the agreed DEVELOPER'S allocation is lawfully disposed off and handed over to the prospective transferees. The clause will be applicable subject to fulfilment of all terms, conditions and the responsibilities and obligations by the DEVELOPER as mentioned in this agreement.

5.07 The OWNERS shall include clauses in the said Power of Attorney, to empower the DEVELOPER to sell the DEVELOPER'S share and deliver possession thereof after handing over the allocation of the OWNERS by

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the DEVELOPER. This power of Attorney also shall continue to be in force till the DEVELOPER disposes of its entire allocations. The clause will be applicable subject to fulfillment of all terms, conditions and their responsibilities and obligations by the DEVELOPER as mentioned in this agreement.

5.08 The OWNERS herein undertakes not to take any private loan or bank loan and not to create any kind of charges or mortgages including that of equitable mortgage by depositing the Title Deeds of the said premises/ land or any portion thereof at any time during the subsistence of this agreement.

5.09 The OWNERS hereto agree that as the DEVELOPER shall make the construction of the said proposed building exclusively at their own costs, arrangement and without having any financial participation and/or involvement on the part of the OWNERS hereto , the OWNERS, henceforth, for all times to come shall not raise any claim and/or press for any other consideration other than that specified Owner's allocation herein either from the DEVELOPER or from its Partners, and the DEVELOPER shall be at liberty to receive any amount from any purchaser/purchasers in their own name and to appropriate the said proceeds of the flats/units/apartments, shops, garages, car parking space of the said building of the DEVELOPER'S allocation at their sole discretion without having any attachment and/or share thereon of the OWNERS hereto.

5.10 That the OWNERS or the intending buyers of Owner's Allocation herein agreed to pay necessary amount for installation of their necessary electric meters and connection in their allocated portion/flat in the said proposed multi-storied building.

5.11 The OWNERS hereby agree and undertake not to cause any interference or hindrance in the work of construction of the building on the said property by the DEVELOPER.

ARTICLE - VI: DEVELOPER'S OBLIGATIONS

6.01 The DEVELOPER has agreed to build the said proposed building at their own cost and expenses and the OWNERS shall not be required to contribute any sums towards the construction cost and for any other purpose of the said building or buildings to be constructed on the said premises

6.02 The DEVELOPER doth hereby agrees and covenants with the OWNERS to complete the construction of the building in accordance with sanctioned plan within 36(thirty six) months from the date of handing over of vacant peaceful possession of the said Premises to the DEVELOPER. On mutual consent this period may be extended by 6(Six) months.

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6.03 The DEVELOPER hereby agrees and covenants with the OWNERS not to violate or contravene any of the provision of extant law, bye-laws, and rules of the Central or State Government or Local Authorities including the law and rules regarding Structural Safety, Fire Safety, Soil Stability, Electrical Installation, Ground Coverage, Civil Engineering and other scientific parameters accepted and established under law for construction of the said building.

6.04 The DEVELOPER covenants that the DEVELOPER shall be liable to ensure construction by using quality materials and employing duly qualified and experienced Architects and Engineers and employing trained workmen. In the event of any defect or deficiency in the construction or the used materials, the DEVELOPER will be solely responsible to cure and correct the same and if there arises any liability, the DEVELOPER shall solely bound to meet the same.

6.05 The DEVELOPER hereby agrees and covenants with the OWNERS not to do any act deed or things whereby to prevent the OWNERS from enjoying selling, assigning and/or disposing of any of the OWNERS Allocation in the building at the said premises.

6.06 The DEVELOPER doth hereby agrees and covenants that he/ will hand over the peaceful possession of complete residential flat as per the specification mentioned in the Schedule "B" hereunder written as Owner's

Allocation within 3 (three) years from the date of delivery of possession of the said Premises . On mutual consent such period may be extended for six months more.

6.07 If required by the OWNERS, the DEVELOPERS shall be bound to execute any document or to put signature of its authorized person at any document in order to facilitate OWNERS' rights contained herein.

6.08 That the DEVELOPER shall have no right to create any encumbrance over the said Premises. The Developer cannot lien and/or mortgage or otherwise encumber the said premise or any portion thereof for the purpose of raising fund for construction of building or meeting any expense to be met by the DEVELOPER under this agreement or for any other purpose at any stage of the construction.

ARTICLE- VII: APARTMENT CONSIDERATION

7.01 The OWNERS having agreed to grant exclusive right for developing the said premises in term of these presents the DEVELOPER has agreed, undertaken to build the said building at his own costs and expenses and the OWNERS shall not be required to contribute any sum towards construction of the said building and or development of the premises at any stage. It is hereby made clear that the DEVELOPER shall after completion of the construction of the said project in all respect including obtainment of

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Occupancy Certificate from the competent authority as may be needed under the law, deliver the possession of the OWNERS' allocation as provided herein at the aforesaid building.

7.02 The DEVELOPER has agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purposes of development of the said premises and/ or this development agreement and such consideration which are as follows:

- a) space allocation to the OWNERS.
- b) costs, charges and expenses incurred for destruction of old structure, removal of debris, construction, erection and completion of the said new building at the said premises.
- c) costs, charges and expenses on account of causing the plan or map prepared for the purpose of obtaining sanction by the Burdwan Municipality
- d) cost, charges and expenses incurred for installation of engines, machines if any and also sewerage, drainage and other connections.
- e) fees payable to Architect and the Engineers as also fees payable to the Burdwan Municipality for the purpose of obtaining necessary permission of sanction for sewerage, drainage and water Connection.

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f) legal expenses incurred and paid for this development agreement and all other expenses and charges for the purpose of development of the said premises.

g) cost of supervision of construction including the OWNERS allocation of the said premises.

ARTICLE: VIII: OWNER'S ALLOCATION

8.01 The OWNERS herein shall be entitled to get 40% in the G+4 storied building proposed to be constructed as per building plan sanctioned by the Burdwan Municipality TOGETHER WITH undivided proportionate share in the land comprised in the said premises and the common areas and facilities of the proposed multi-storied building and its appurtenances. In the event of sanction of plan for G+4 building, Owner's Allocation will include the entire third floor and the balance in the front i.e. eastern side of fourth floor along with proportionate common areas facilities and land.

The parameters of calculating such percentage shall be same for both the OWNERS and DEVELOPERS.

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ARTICLE IX: DEVELOPER'S ALLOCATION

9.01 The DEVELOPER herein shall be entitled to get 60% in the multi-storied building proposed to be constructed on the said Premises according to the building sanctioned plan of Burdwan Municipality TOGETHER WITH undivided proportionate share in the land comprised in the said Premises and the common areas and facilities of the proposed multi-storied building and its appurtenances and the DEVELOPER after providing the OWNERS' allocation, shall enjoy absolute right over the DEVELOPER'S ALLOCATION including the right to enter into agreement for sale with intending purchaser/ purchasers and /or Lease or let out, or transfer in any other manner in accordance with law. In the event of sanction of plan for G+4 building, Developer's Allocation Will include the entire First and Second floor and remaining in the fourth floor after excluding owner's allocation in that floor; along with proportionate common areas, facilities and land.

The parameters of calculating such percentage shall be same for both the OWNERS and DEVELOPERS.

ARTICLE -X: SPACE ALLOCATION

10.01 After completion of the building the OWNERS shall be entitled to obtain physical possession of the owner's allocation. The balance constructed area of the said building shall belong to the DEVELOPER.

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10.02 Subject as aforesaid and subject to Owner's allocation including undivided proportionate right title and interest in Common facilities and amenities and common portion of the said building and the open space, remainder shall exclusively belong to the DEVELOPER herein.

10.03 The roof of the said subject multi-storied building will commonly used by the flat OWNERS.

ARTICLE - XI: BUILDING

11.01 The DEVELOPER shall at the DEVELOPER's own cost construct erect and complete the building at the said premises in accordance with the sanctioned plan. it may be modified and altered time to time as per sanctioned plan , with such materials and with such specifications as are mentioned in the Schedule hereunder written and as may be recommended by the Architect/ Engineer from time to time. DEVELOPER shall always use the standard quality materials.

11.02 The DEVELOPER shall erect in the said building at the DEVELOPER's own costs and shall also install standard New Pump Set, Deep Tube well, overhead reservoir, electric wirings, and all other equipments, facilities as are required to be provided in a residential building and self contained apartment constructed for sale as flats, shops, garage

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and / car parking space herein on ownership basis. and as mutually agreed by the decision of the DEVELOPER.

11.03 The DEVELOPER shall be authorized in the name of the OWNERS in so far as it is necessary to apply for and obtain quotes, entitlements and other allocation of or for cement, all types of steels, bricks other building materials and accessories allocable to the OWNERS for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, drainage, sewerage, electricity and/ or other facilities if and as available to the new building and the imputes and facilities required for the construction or enjoyment of the building from cost of the DEVELOPER for which purpose necessary clauses to be incorporated in the OWNERS has to registered Development Power of Attorney in favour the DEVELOPER as stated in 5.06 and 5.07 above.

11.04 The DEVELOPER shall at its own costs and expenses and without creating any financial or other liability to the OWNERS construct and complete the said proposed building and various units and/or apartments therein.

11.05 All costs, charges and expenses including architect's fees shall be discharged and paid by the DEVELOPER and the OWNERS will have no responsibility in this context to the Architect.

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11.06 The charges for installation of transformer shall be borne by the DEVELOPER or intending buyers of DEVELOPER's Allocation and the charges of individual meters for Flats shall be borne by the intending buyers for their respective Flats.

ARTICLE - XII: COMMON FACILITIES

12.01 The DEVELOPER shall pay and bear all property taxes and other dues and outgoings in respect of the building accruing the due and as and from the date of starting of the construction of the building. All tax, Electricity Bill and Rents falling due in respect of the demised premise up to the date of delivery of possession shall be paid by the OWNERS.

12.02 As soon as the building is completed, the DEVELOPER shall give written notice to the OWNERS requesting the OWNERS to take possession of the OWNERS Allocation in the building. Then from the commencement of subsequent month from the date of service of such notice and at all times thereafter the OWNERS shall be exclusively responsible for payment of proportionate Govt. and property taxes, rates, duties, due and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the OWNERS Allocation. The said rates to be on prorata basis with reference to the saleable space in the building if any are levied on the building as a whole.

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12.03 The OWNERS and the DEVELOPER or their intending buyers shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the OWNERS and the DEVELOPER and both the parties shall keep each other indemnified against all claims, actions demands cost, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffer by or paid by other of them as the case may be consequent upon a default by OWNERS or the DEVELOPER in this behalf.

12.04 Any transfer of any part of the OWNERS Allocation including any other Central and State taxes or charges as applicable for the new building shall be subject to the other provisions hereof and the respective transferee shall have to be responsible in respect of the space transferred, to pay the said rates and service charges for the common facilities including any other Central and State taxes or charges as applicable

12.05 Both the DEVELOPER and the OWNERS herein shall enjoy their respective allocations/portions in the said building under their occupation forever with absolute right of alteration, transfer, sale, gift etc and such rights of the parties in no way could be taken off or infringed by either of the party under any circumstances.

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ARTICLE - XIII : COMMON RESTRICTIONS

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

13.02 Neither the Flat OWNERS shall demolish or permit to demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration but they can renovate their respective flat in inner side without effecting the outer elevation and structural design of the said building.

13.03 Neither party shall transfer or permit to transfer of their respective allocations or any portion thereof unless such party shall have observed and performed by an written undertaking to the effect that such transferee shall remain bound by the terms and conditions hereof and of this presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in each of their respective possession.

13.04 The respective allottees shall keep the interior walls, sewers drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working condition and repair and in particularly so as not to cause any

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damage to the building or any other space or accommodation therein and shall keep the Flat owners and / or the occupiers of the building indemnified from and against the consequence of any breach.

13.05 Neither party shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the building or any part thereof and shall keep the flat owners/ occupiers of the said building harmless and indemnified from the consequences of any breach.

13.06 No goods or other items shall be kept by the other party for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be caused in any manner in the free movement of users in the corridors and other places of common use in the building.

13.07 Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds corridors or any other portion or portions of the building after completion of the said building.

13.08 Either of the parties shall permit others agent party and/or association and/ or any other party for maintaining the building with or without workmen and others at all reasonable time to enter into and upon the each party's allocation and each party thereof for the purpose of maintenance or repairing any part of the building and /or for the purpose of repairing, maintaining, rebuilding, cleaning, lighting and keeping in order

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and good condition any common facilities and/ or the purpose of pulling down maintaining repairing and testing drains, gas and water pipes, and electrical wires and for any similar purpose.

ARTICLE - XIV: FORCE MAJEURE

14.01 The DEVELOPER shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

14.02 Force majeure shall mean flood, earthquake, riot, war, storm, tempest civil commotion, strike and/ or any other or further commission beyond the reasonable control of the DEVELOPER.

ARTICLE - XV: PENAL CLAUSE

15.01 It is made clear that, in the event the DEVELOPER fails and/or neglect to start the construction work within 12 months from the date of getting possession of the said Premises and/or fail to complete the proposed building within the time mentioned for such construction even after receiving the vacant possession of the land free from all encumbrances from the Owner's as per the terms of this Agreement, then

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in those cases, the OWNER may terminate this Agreement with effect from the date of expiry of 12 months or three years from the date of delivery of possession, or further 6(Six) months, if extended as the case may be and the DEVELOPER shall have liability to compensate the OWNERS.

15.02 It is also made clear that in the event the DEVELOPER is prevented from proceeding with the construction work during the continuance of such construction or prevented from starting the construction by any act on the part of the OWNERS or any of the OWNERS and/ or agents, or any person claiming any right under the OWNERS, then and in that case the DEVELOPER shall have the right to rescind and / or cancel this agreement also to claim refund of all sums already paid by the DEVELOPER to the land OWNERS in the meantime along with the amount, if any, spent on account of the construction work of the building together with damages and interest and sue against the OWNERS.

15.03 In any event as contemplated in the clauses 15.01 and 15.02 DEVELOPER shall deliver the possession back to the OWNERS in as is where is position. Obviously, the Power of Attorney/Attornies shall also stand terminated. The OWNERS shall be entitled to initiate and/or complete the Project through separate agency and the DEVELOPER shall be entitled to refund of actual costs of construction only after six months from the completion of the project through separate agency.

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ARTICLE – XVI: PLANS & OTHERS °

16.01 That the OWNERS shall make out marketable title to the Schedule property mentioned hereunder free from all encumbrances up to the satisfaction of the DEVELOPER or their advocate.

16.02 That the Owner shall hand over the copies of all relevant documents, settlement records, Municipal Tax Receipt (Current), Ground Rent Receipt and other relevant documents to the DEVELOPER at the time of execution of this agreement, with proper receipt and shall be bound to produce the ORIGINALS of all Deeds, Documents as and when may be necessary before any concerned authority as may be required by the Developer for the purpose of fulfilling the DEVELOPER'S rights and obligations under this agreement.

16.03 The DEVELOPER acting on behalf of and as Attorney of the OWNERS shall from time to time submit all further Plans and/ or applications and other documents and papers with the consent of the Architect and do all further acts, deeds and things as may be required or otherwise relevant for the purpose and, or otherwise to obtain all such clearance, sanctions, permissions and / or authorities as shall be necessary for the construction of the building on the said Holding expeditiously and without delay.

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16.04 That the DEVELOPER has every right to modify or alter the building plan and also have right to submit supplementary Building Plan for the purpose of completion of construction of the multistoried building Over the Schedule property mentioned hereunder and if in any case any consent in writing or signature of the OWNERS are required for the said purpose the OWNERS shall sign the same and also shall Co-operate in all matters in respect of getting supplementary sanction of Building Plan.

ARTICLE – XVII: PAYMENT

17.01 That an interest free refundable amount of Rs. 40,00,000/- (Forty Lakh), has been paid to the Owners by the Developer, before execution of these presents. In the following manner Rs.1,00,000/- (One Lakh) cash on 21.03.2021, Rs. 1,00,000/- (One Lakh) cash on 26.03.2021, Rs. 2,00,000/- (Two Lakh) cash on 30.04.2021, Rs. 12,30,000/- (Twelve Lakh Thirty Thousand) by WDL transfer from account of DREAM HOUSE CONSTRUCTION, A/C No. 7005948427, INDIAN BANK, Burdwan Station Bazar Branch, to A/C No. 50033913590, Rs. 7,70,000.00 (Seven Lakh Seventy Thousands) by WDL transfer from account of DREAM HOUSE CONSTRUCTION, A/C No. 7005948427, INDIAN BANK, Burdwan Station Bazar Branch to A/C No. 50045788949 and further Rs. 16,00,000/- (Rupees Sixteen Lakh) by draft and/or account transfer. It is clearly stated

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that such payment is an interest free refundable Security Deposit, the receipts whereof the Owner do hereby acknowledge. However, it is agreed that if within a period of six months or 180 days from the date of registration of these presents the OWNER neglects and/or fails to handover free and executable possession of the said property to the DEVELOPER, the DEVELOPER shall at its/their option on giving 15 days' notice to the OWNER shall have the power to rescind this agreement and in such case the OWNER shall be liable to refund the said Security Deposit money without interest there upon to the DEVELOPER within 15 days from receiving the said notice. Failing such payment within such time, the DEVELOPER shall be entitled to interest thereon @ 18% per annum till payment. On the other hand if the OWNER complies with all the terms and conditions stipulated herein and the DEVELOPER fails to execute the agreed Development works and/or for their any lawful inconvenience wants to quit, the DEVELOPER shall in such case shall be entitled to get refund of the said security deposit money without any interest but the same shall be refunded by the OWNERS only after entering into agreement afresh with some other developer. In the event the project is completed as per this agreement, the OWNER shall refund the said amount of Rs 40,00,000/- (Forty Lakh) to the Developer without any interest upon selling the OWNER'S ALLOCATION to intending purchaser.

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ARTICLE– XVIII: ARCHITECTS, ENGINEERS ETC.

18.01 That for the purpose of the development of the said Premises the DEVELOPER shall alone be responsible to appoint Architect for the said Building and the Certificate given by the Architect regarding the materials to be used for construction, erection and completion of the new Building and also specification for the purpose of Construction and/ or workmanship and completion of the building shall be final conclusive and binding on the parties.

18.02 The decision of the Architect regarding the quality of the materials and also the specifications of the purpose of construction will be final, conclusive and binding on the parties.

ARTICLE – XIX: INDEMNITY

19.01 The Stamp Duty, Registration Charges and Expenses in Connection with the preparation and execution of the Deeds of Conveyance and / or other documents relating to DEVELOPER's Allocation shall be entirely borne by the DEVELOPER or its nominee or nominees.

19.02 The stamp duty, Registration charges and expenses in connection with the execution of the Deed of Conveyance and other documents

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relating to Owner's Allocation will be borne by the OWNERS or the intending buyers of Owner's Allocation.

19.03 The DEVELOPER hereby undertakes to keep the OWNERS indemnified against third Party claims and actions arising out of any sort of act or omission of the DEVELOPER in relation to the construction of the said building.

19.04 The DEVELOPER hereby undertakes to keep the land OWNERS, indemnified against all actions, suits, costs, proceedings and claims that may arise out of the DEVELOPER's action with regard to the development of the said premises and/or for allegation of any defect or deficiency therein with regard to the said construction therein.

19.05 The OWNERS also indemnify against all claims right and keep the DEVELOPER indemnified arising out of or in respect of the title and possession.

ARTICLE - XX : MISCELLANEOUS

20.01 The OWNERS and the DEVELOPER have entered into this agreement only for the purpose of development of the said premise by the Developer at the cost of DEVELOPER against certain terms and conditions as mentioned herein. Under any circumstances this shall not be treated as

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joint venture agreement and/or partnership and/or associations of persons as between the OWNERS and the DEVELOPER.

20.02 After getting possession of the premises, to be delivered by the OWNERS and compliance of other obligations liabilities and conditions as contained in this agreement by the OWNERS, the DEVELOPER shall start construction of the said building on the said premises.

20.03 The OWNERS shall not be liable for any income Tax, Wealth Tax or any other taxes in respect of the DEVELOPER's allocation and the DEVELOPER shall be liable to make payment the same and keep the OWNERS indemnified against all actions suits proceedings costs charges and expenses in respect thereof.

20.04 Any notice required to be given by the DEVELOPER shall without prejudice to any other mode of service available be deemed to have been served on the OWNERS if delivered by hand and duly acknowledgement due and shall likewise be deemed to have been served on the DEVELOPER by the OWNERS if delivered by and or sent by prepaid registered post to the registered office of the DEVELOPER.

20.05 The DEVELOPER shall frame scheme for the management and Administration of the said building and/or common parts thereof. The OWNERS hereby agree to abide by all the rules and regulations to be framed by any society / association/ holding organization and/or any other

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organization who will be in charge of such management of the affairs of the building on the complex and/or common parts thereof and hereby give their consent to abide by such rules and regulation. It is made clear that the owners of the respective flat shall maintain the said building after the handover possession to the prospective buyers by the DEVELOPER.

20.06 The name of the Building shall be "DREAM HOUSE COMPLEX - 1"

20.07 The DEVELOPER shall mutate the names of the existing Flat OWNERS if necessary or to be mutated in the records of the Burdwan Municipality in respect of the said Holding at the cost of the Flat owners for which the Flat owners shall also render all assistance and shall pay all Taxes of the Holding either to the DEVELOPER or to the Competent Authority, As and from the date of completion of the building or the complex the DEVELOPER and/or its transferees and the OWNERS and or their transferee shall each be liable to pay and bear proportionate charges on account of ground rent and wealth taxes and other taxes payable in respect of their respective spaces.

20.08 The proposed building to be constructed by the DEVELOPER shall be made in accordance with the specifications more fully and particularly mentioned and described in the Schedule B hereunder written.

20.09 Possession of OWNERS share/allocation shall be given only after completion of the proposed building and only after the OWNERS has met

up /fulfilled any financial outstanding /liability with respect to his share/Allocation i.e. payment of any other taxes as applicable as per central or State Government norms excluding payment of GST which will be paid by the DEVELOPER.

20.10 All the Original Documents of the Land is taken by DEVELOPER, shall be handed back to the Land OWNERS or the newly formed Association of the proposed building by the DEVELOPER only after the DEVELOPER has completely sold out his share/ allocation in the proposed new building.

20.11 It is made clear that so long the Flat owners Association is not formed the flat OWNERS shall pay the proportionate maintenance charge as fixed by the DEVELOPER. As soon as the Association is in existence the said system will be automatically discontinued and new charges to be fixed by the newly formed Association.

20.12 The bill for the Common Electric meter shall be borne by the OWNERS and the DEVELOPER or the respective buyers of their Allocation as fixed by the DEVELOPER.

20.13 The present agreement will be in force till the completion of the project and during pendency of the project if any party died, his/her/their legal heirs/successors/administrators/legal representatives will be bound to

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obey the terms and conditions of the present agreement and will be bound to execute supplementary agreement with the other party.

20.14 After the signing of this Development agreement the OWNERS of the property would not be entitled to enter into development agreement with any other Person(S), firm, private limited company or promoter in connection with any further extension development of the building for which the present development is signed (in case further extension is allowed by Burdwan Municipality).

THE SCHEDULE "A" ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL of 'piece and parcel 'Bastu' class of land of Mouza -Sadhanpur, J.L. No.69, appertaining to R.S. Khatian No.- 516, 521, 518, 517, L.R. Khatian No. 1181/4, R.S. Plot No. - 2076 & 2078, 2079 & 2080, L.R. Plot No. 2831. 2834. 2835 & 2836 area - 0.017 acre, 0.024, 0.011 & 0.021 acre accordingly, total area of land 0.073 acre or 7.3 decimal or 3179 Sq.ft., P.S.- Burdwan Sadar, District - Purba Bardhaman within the local limits of Burdwan Municipality, Ward No.-07, Holding No.- 105, Mahalla - P.C. Mitra Lane, P.O. & P.S. - Burdwan, Dist.- Purba Bardhaman.

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Which is butted and bounded by :

ON THE NORTH : 10 ft. wide unnamed metal Road

ON THE SOUTH : House of Kalyani Banerjee and
R.S. Plot No. 2073

ON THE EAST : 14 ft. wide P.C. Mitra Lane

ON THE WEST : House of Thakohari Chatterjee and R.S.
Plot No. 2069 & 2084

THE SCHEDULE "B" ABOVE REFERRED TO

FOUNDATION : R.C.C. Foundation

SUPER STRUCTURE : R.C.C. Framed structure

WALLS : 8" thick wall on external face and 5" and 3" Thick brick partition wall with cement mortar.

FLOOR : Marble (Maximum 2'-0" size). Skirting height not exceeding 4 inch.

DOORS : Salwood frame, commercial flush door for inside

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WINDOW

room and entrance door PVC door shall be provided in toilet.

: Two track natural anodised aluminum sliding With glass paneling shall be provided in all the windows. Toilets to be provided with louvered glass aluminum window. Stair case windows shall be of M.S. Flat with glass panes and integrated grill.

GRILLS

: Flat grills (integrated type) made of M.S. Flat Shall be provided to all windows (except toilets) As per the design/choice of the developer.

KITCHEN

: Green marble cooking platform, marble floor, green marble sink, two and half feet high glazed titles over cooking platform.

TOILET

: Flooring marble with glazed, Title dado up to door height from floor level on all

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sides, one wash basin, One shower with arrangement for hot & cold water line, European type W.C. pan with low down flushing cistern will be provide in common/bigger bathroom. One European type W.C. pan with low down flushing cistern along with one tap point shall be provided in attach/smaller toilet.

EXTERNAL PLUMBING

: All external soil vent and waste, sanitary fixtures, pipes of P.V.C. Rain water pipes of P.V.C. will be provided.

WATER SUPPLY

: Separate water supply line for each flat connected to main Distribution line from overhead tank to filled up by Electric submersible pump from underground.

ELECTRIFICATION

: Adequate numbers of light and fan points of Concealed copper wiring, switch board

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flush with walls with
Acrylic/Bakelite cover.

Each flat will have the following electrical points :-

- a) EACH BED ROOM : One light points, one fan point, one plug point and one tube light point. One A.C. point in any one bed room.
- b) LIVING CUM DINING : One light point, one tube light point, one freeze point (15 amp.) One Fan point, One T.V. point.
- c) KITCHEN : One light point, one exhaust fan point and one plug point.(For Mixer/Micro Oven)
- d) TOILET : one light point and one plug point.(For exhaust, one gedger point).
- INTERNAL WALL : All internal wall and ceilings will be cement Plastered and with plaster of Paris finish.

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BALCONY	:	One Light point.
WOODEN & STEEL SURFACE :		
EXTERNAL WALL	:	Weather coat paint.
PARKING AREA	:	The open parking area will be finished with P.C.C. and the Ceiling and walls of the parking space will be finished white lime work.
LIFT	:	As per Developer's choice.

THE SCHEDULE "D" ABOVE REFERRED TO
(COMMON AREAS AND FACILITIES)

The Owners of the Land along with other Co-Owners occupiers, society or syndicate or association shall allow each other the following easement and quasi-easements right, privileges etc.

- i) Land under the said building described in the Schedule "A".
- ii) All paths, passages, drains ways in the said building.

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- iii) General lighting of the common portions and spaces and installations of common electric meter.
- iv) Stair and Staircase landings.
- iv) Lobbies in each floor.
- v) Common septic Tank.
- vi) Common water Pump.
- vii) Common water Tank.
- ix) Common Electric Line.
- x) Water and sewerage evocation from the pipes of the every flat, units, Apartment to drain and sewerage common the said building.

Two separate sheet of Photo and Thumb Impressions sheet are annexed herewith.

IN WITNESS WHEREOF, We, have executed these presents on this 05th day of October, Two thousand Twenty one.

WITNEES :-

1. Sagar SU
S/o. Kamruzzaman
Bazemattapur
PIN - 713101
Purba Bardwan

2. Tanzim Haque
S/o Nazmul Haque
Nazmul Pally,
Burdwan.

DRAFTED BY ME
& TYPED IN MY OFFICE
Ashish Banerjee
(ASHISH BANERJEE)
ENRL. NO-W.B. 67/1989
ADVOCATE
DIST. JUDGES' COURT
PURBA BARDDHAMAN

SIGNATURE OF LAND OWNER

1. *[Handwritten Signature]*

2. *[Handwritten Signature]*

SIGNATURE OF DEVELOPERS

1. *[Handwritten Signature]*

2. Nilufer Yasmin.

3. Sabnam Yasmin

4. *[Handwritten Signature]*

5. *[Handwritten Signature]*

6. *[Handwritten Signature]*

7. Alka Yasmin



Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0202000641/2021	Date of Application	05/10/2021
Query No / Year	02023001810110/2021		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	RANA PRATAP RAY		
Stampduty Payable	Rs.7,011/-		
Registration Fees Payable	Rs.40,014/-		
Applicant Name of the Visit Commission	Mr R P Roy		
Applicant Address	bhatar		
Place of Commission	41 P C MITRA LANE BURDWAN, City:- Not Specified, P.O:- BURDWAN, P.S:- Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN - 713101		
Expected Date and Time of Commission	10/10/2021 5.00 PM		
Fee Details	J1: 250/-, J2: 300/-, PTA-J(2): 0/-, Total Fees Paid 550/-		
Remarks			

Major Information of the Deed

Deed No. / Year	I-0202-05669/2023	Date of Registration	19/07/2023
Deed No. / Year	0202-8001776497/2023	Office where deed is registered	
Deed Date	13/07/2023 3:52:50 PM	D.S.R. - II Purba Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	SARIFUL ISLAM MALLICK BURDWAN, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 9593520349, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 85,62,277/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020205455/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Bahirsarbamangala Road, Mouza: Bahirsarbamangala, , Ward No: 3 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-4445	LR-17273	Bastu	Bastu	3.75 Dec	1/-	27,92,047/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-4445	LR-17274	Bastu	Bastu	3.75 Dec	1/-	27,92,047/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-4446	LR-1832	Bastu	Bastu	1.7 Dec	1/-	12,65,728/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-4447	LR-1832	Bhiti	Bhiti	2.3 Dec	1/-	17,12,455/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					11.5Dec	4 /-	85,62,277 /-	
Grand Total :					11.5Dec	4 /-	85,62,277 /-	

Principal Details :

Sl No.	Name,Address,Photo,Finger print and Signature
1	<p>SHYAMAL KUMAR PAL (Presentant) Son of Late NABA KUMAR PAL 267 BAHIR SARBOMONGALA ROAD, BARDHAMAN, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx5C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Pvt. Residence</p>
2	<p>SANJIDA PAL Wife of SHYAMAL KUMAR PAL 267 BAHIR SARBOMONGALA ROAD, BARDHAMAN, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AJxxxxxx7R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Pvt. Residence</p>
3	<p>KAJARI ROY Wife of RANENDRA NARAYAN ROY BAHIR SARBOMONGALA ROAD, BARDHAMAN, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARxxxxxx2R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No.	Name,Address,Photo,Finger print and Signature
1	<p>BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVATE LIMITED 29/7 YASIN ROAD, PARKAS ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 , PAN No.:: AAxxxxxx1C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No.	Name,Address,Photo,Finger print and Signature
1	<p>MD YEAS ARUN MONDAL Son of Late JOYANAL MONDAL CHAUGHARIA, City:- Memari, P.O:- KHALISPUR, P.S:-Memari, District:- Purba Bardhaman, West Bengal, India, PIN:- 713422, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx0R,Aadhaar No Not Provided Status : Representative, Representative of : BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVATE LIMITED (as REPRESENTATIVE)</p>

	<p>Wife of SUFI MD ABDUL MONEM MD YASIN ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx5K,Aadhaar No Not Provided Status : Representative, Representative of : BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVATE LIMITED (as REPRESENTATIVE)</p>
3	<p>TANJIM HOQUE Son of NAZMUL HOQUE Village:- PARAJ, P.O:- PARAJ, P.S:-Galsi, District:-Purba Bardhaman, West Bengal, India, PIN:- 713403, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxxx3B,Aadhaar No Not Provided Status : Representative, Representative of : BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVATE LIMITED (as REPRESENTATIVE)</p>
4	<p>SUFI MD ABDUL MONEM Son of SUFI MD ABDUL KARIM LASKARDIGHI PASCHIM PAR, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx7R,Aadhaar No Not Provided Status : Representative, Representative of : BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVATE LIMITED (as REPRESENTATIVE)</p>
5	<p>SK FIROJUDDIN MOLLAH Son of SK SAMDUDDIN MOLLAH KOLUPUKUR, City:- , P.O:- HATNI, P.S:-Haripal, District:-Hooghly, West Bengal, India, PIN:- 712134, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: BRxxxxxx8M,Aadhaar No Not Provided Status : Representative, Representative of : BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVATE LIMITED (as REPRESENTATIVE)</p>
6	<p>ALKA YASMIN Wife of AIZUR RAHAMAN SEKEDDA MONOHARI PARA, City:- , P.O:- MAKDAMNAGAR, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731216, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx4M,Aadhaar No Not Provided Status : Representative, Representative of : BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVATE LIMITED (as REPRESENTATIVE)</p>
7	<p>SK RAHAMAT ALI Son of SK OWHEED ALI PANCHRAKHI, City:- , P.O:- AKLAPOUSH, P.S:-Kalna, District:-Purba Bardhaman, West Bengal, India, PIN:- 713157, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: EGxxxxxx2D,Aadhaar No Not Provided Status : Representative, Representative of : BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVATE LIMITED (as REPRESENTATIVE)</p>
8	<p>ARSHIARA BEGUM Wife of INIYAT HOSSAIN PIRBAHARAM DANGAPARA, City:- Burdwan, P.O:- NUTANGANJ, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: CQxxxxxx5J,Aadhaar No Not Provided Status : Representative, Representative of : BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVATE LIMITED (as REPRESENTATIVE)</p>
9	<p>SYED ALI AZFAR Son of ASRAF ALI SYED GODA BANDH PARA, City:- Burdwan, P.O:- LAKURDI, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: BBxxxxxx7A,Aadhaar No Not Provided Status : Representative, Representative of : BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVATE LIMITED (as REPRESENTATIVE)</p>
10	<p>SABNAM YASMIN Wife of SYED BADRUDDOZA GODA SAHIDTALA, City:- Burdwan, P.O:- LAKURDI, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx6K,Aadhaar No Not Provided Status : Representative, Representative of : BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVATE LIMITED (as REPRESENTATIVE)</p>

ANAKUL RAJUE MONDAL PAPURI, City:- , P.O:- PAPURI, P.S:-Nanoor, District:-Birbhum, West Bengal, India, PIN:- 731240, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: DYxxxxxx3G, Aadhaar No Not Provided Status : Representative, Representative of : BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVATE LIMITED (as REPRESENTATIVE)

SUSMITA KARMAKAR
 Daughter of BIVASH KARMAKAR TIROL, City:- , P.O:- TIROL, P.S:-Haripal, District:-Hooghly, West Bengal, India, PIN:- 712602, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: DCxxxxxx6F, Aadhaar No Not Provided Status : Representative, Representative of : BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVATE LIMITED (as REPRESENTATIVE)

Identifier Details :

Name	Photo	Finger Print	Signature
SANTU GHOSH Son of RASBIHARI GHOSH Village - JAGDABAD, P.O:- PANCHKULA, P.S.-Bardhaman District -Purba Bardhaman, West Bengal, India, PIN:- 713141			

Identifier Of SHYAMAL KUMAR PAL, SANJIDA PAL, KAJARI ROY, MD YEAS ARUN MONDAL, FARIDA PARVIN, TANJIM HOQUE, SUFI MD ABDUL MONEM, SK FIROJUDDIN MOLLAH, ALKA YASMIN, SK RAHAMAT ALI, ARSHIARA BEGUM, SYED ALI AZFAR, SABNAM YASMIN, NASIMA BEGUM, SUSMITA KARMAKAR

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SHYAMAL KUMAR PAL	BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVATE LIMITED-3.75 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SANJIDA PAL	BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVATE LIMITED-3.75 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	KAJARI ROY	BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVATE LIMITED-1.7 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	KAJARI ROY	BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVATE LIMITED-2.3 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Bahirsarbamangala Road, Mouza: Bahirsarbamangala, Ward No: 3 Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4445, LR Khatian No:- 17273	Owner: শ্যামল কুমার পাল, Gurdian: নন্দকুমার পাল, Address: নিজ , Classification: বাস্তু, Area: 0.03700000 Acre.	Owner Name not selected by applicant.

	LR Plot No:- 17274	Owner: श्रीजयदा पाण, Gurdian: रामदास कुमार पाण, Address: निज , Classification: वास, Area: 0.03700000 Acro,	Owner Name not selected by applicant.
L3	LR Plot No:- 4446, LR Khatlan No:- 1832	Owner: काजरी माय, Gurdian: नरेश नाथ माय, Address: निज , Classification: वास, Area: 0.01700000 Acro,	Owner Name not selected by applicant.
L4	LR Plot No:- 4447, LR Khatlan No:- 1832	Owner: काजरी माय, Gurdian: नरेश नाथ माय, Address: निज , Classification: डिप्टि, Area: 0.02300000 Acro,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 020205669 / 2023

13-07-2023

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 62,277/-



Amitava Dutta

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II Purba Bardhaman

Purba Bardhaman, West Bengal

On 14-07-2023

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

Presented for registration at 18:35 hrs on 14-07-2023, at the Private residence by SHYAMAL KUMAR PAL, one of the Executants.

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

Execution is admitted on 14/07/2023 by 1. SHYAMAL KUMAR PAL, Son of Late NABA KUMAR PAL, 267 BAHIR SARBOMONGALA ROAD, BARDHAMAN, P.O: BURDWAN, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Retired Person, 2. SANJIDA PAL, Wife of SHYAMAL KUMAR PAL, 267 BAHIR SARBOMONGALA ROAD, BARDHAMAN, P.O: BURDWAN, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Service, 3. KAJARI ROY, Wife of RANENDRA NARAYAN ROY, BAHIR SARBOMONGALA ROAD, BARDHAMAN, P.O: BURDWAN, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession House wife

Indetified by SANTU GHOSH, . . Son of RASBIHARI GHOSH, P.O: PANCHKULA, Thana: Bardhaman
.. Purba Bardhaman, WEST BENGAL, India, PIN - 713141, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 14-07-2023 by ALKA YASMIN, REPRESENTATIVE, BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVATE LIMITED, 29/7 YASIN ROAD, PARKAS ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman
.. District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by SANTU GHOSH, . . Son of RASBIHARI GHOSH, P.O: PANCHKULA, Thana: Bardhaman
.. Purba Bardhaman, WEST BENGAL, India, PIN - 713141, by caste Hindu, by profession Law Clerk

Execution is admitted on 14-07-2023 by SK RAHAMAT ALI, REPRESENTATIVE, BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVATE LIMITED, 29/7 YASIN ROAD, PARKAS ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman
.. District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by SANTU GHOSH, . . Son of RASBIHARI GHOSH, P.O: PANCHKULA, Thana: Bardhaman
.. Purba Bardhaman, WEST BENGAL, India, PIN - 713141, by caste Hindu, by profession Law Clerk

Execution is admitted on 14-07-2023 by ARSHIARA BEGUM, REPRESENTATIVE, BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVATE LIMITED, 29/7 YASIN ROAD, PARKAS ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman
.. District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by SANTU GHOSH, . . Son of RASBIHARI GHOSH, P.O: PANCHKULA, Thana: Bardhaman
.. Purba Bardhaman, WEST BENGAL, India, PIN - 713141, by caste Hindu, by profession Law Clerk

Execution is admitted on 14-07-2023 by SYED ALI AZFAR, REPRESENTATIVE, BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVATE LIMITED, 29/7 YASIN ROAD, PARKAS ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman
.. District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by SANTU GHOSH, . . Son of RASBIHARI GHOSH, P.O: PANCHKULA, Thana: Bardhaman
. . Purba Bardhaman, WEST BENGAL, India, PIN - 713141, by caste Hindu, by profession Law Clerk
Execution is admitted on 14-07-2023 by SABNAM YASMIN, REPRESENTATIVE, BURDHAMAN DREAM HOUSE
CONSTRUCTION PRIVATE LIMITED, 29/7 YASIN ROAD, PARKAS ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:-
Bardhaman
. District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by SANTU GHOSH, . . Son of RASBIHARI GHOSH, P.O: PANCHKULA, Thana: Bardhaman
. . Purba Bardhaman, WEST BENGAL, India, PIN - 713141, by caste Hindu, by profession Law Clerk
Execution is admitted on 14-07-2023 by NASIMA BEGUM, REPRESENTATIVE, BURDHAMAN DREAM HOUSE
CONSTRUCTION PRIVATE LIMITED, 29/7 YASIN ROAD, PARKAS ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:-
Bardhaman
. District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by SANTU GHOSH, . . Son of RASBIHARI GHOSH, P.O: PANCHKULA, Thana: Bardhaman
. . Purba Bardhaman, WEST BENGAL, India, PIN - 713141, by caste Hindu, by profession Law Clerk
Execution is admitted on 14-07-2023 by SUSMITA KARMAKAR, REPRESENTATIVE, BURDHAMAN DREAM
HOUSE CONSTRUCTION PRIVATE LIMITED, 29/7 YASIN ROAD, PARKAS ROAD, City:- Burdwan, P.O:-
BURDWAN, P.S:-Bardhaman
. District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by SANTU GHOSH, . . Son of RASBIHARI GHOSH, P.O: PANCHKULA, Thana: Bardhaman
. . Purba Bardhaman, WEST BENGAL, India, PIN - 713141, by caste Hindu, by profession Law Clerk
Execution is admitted on 14-07-2023 by MD YEAS ARUN MONDAL, REPRESENTATIVE, BURDHAMAN DREAM
HOUSE CONSTRUCTION PRIVATE LIMITED, 29/7 YASIN ROAD, PARKAS ROAD, City:- Burdwan, P.O:-
BURDWAN, P.S:-Bardhaman
. District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by SANTU GHOSH, . . Son of RASBIHARI GHOSH, P.O: PANCHKULA, Thana: Bardhaman
. . Purba Bardhaman, WEST BENGAL, India, PIN - 713141, by caste Hindu, by profession Law Clerk
Execution is admitted on 14-07-2023 by FARIDA PARVIN, REPRESENTATIVE, BURDHAMAN DREAM HOUSE
CONSTRUCTION PRIVATE LIMITED, 29/7 YASIN ROAD, PARKAS ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:-
Bardhaman
. District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by SANTU GHOSH, . . Son of RASBIHARI GHOSH, P.O: PANCHKULA, Thana: Bardhaman
. . Purba Bardhaman, WEST BENGAL, India, PIN - 713141, by caste Hindu, by profession Law Clerk
Execution is admitted on 14-07-2023 by TANJIM HOQUE, REPRESENTATIVE, BURDHAMAN DREAM HOUSE
CONSTRUCTION PRIVATE LIMITED, 29/7 YASIN ROAD, PARKAS ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:-
Bardhaman
. District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by SANTU GHOSH, . . Son of RASBIHARI GHOSH, P.O: PANCHKULA, Thana: Bardhaman
. . Purba Bardhaman, WEST BENGAL, India, PIN - 713141, by caste Hindu, by profession Law Clerk
Execution is admitted on 14-07-2023 by SUFI MD ABDUL MONEM, REPRESENTATIVE, BURDHAMAN DREAM
HOUSE CONSTRUCTION PRIVATE LIMITED, 29/7 YASIN ROAD, PARKAS ROAD, City:- Burdwan, P.O:-
BURDWAN, P.S:-Bardhaman
. District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by SANTU GHOSH, . . Son of RASBIHARI GHOSH, P.O: PANCHKULA, Thana: Bardhaman
. . Purba Bardhaman, WEST BENGAL, India, PIN - 713141, by caste Hindu, by profession Law Clerk
Execution is admitted on 14-07-2023 by SK FIROJUDDIN MOLLAH, REPRESENTATIVE, BURDHAMAN DREAM
HOUSE CONSTRUCTION PRIVATE LIMITED, 29/7 YASIN ROAD, PARKAS ROAD, City:- Burdwan, P.O:-
BURDWAN, P.S:-Bardhaman
. District:-Purba Bardhaman, West Bengal, India, PIN:- 713101



Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II Purba Bardhaman
Purba Bardhaman, West Bengal

On 19-07-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46.00/- (E = Rs 14.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 46.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 300, Amount: Rs.100.00/-, Date of Purchase: 10/07/2023, Vendor name: S Acharya

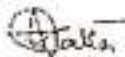


Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II Purba Bardhaman
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0202-2023, Page from 139783 to 139861
being No 020205669 for the year 2023.



Digitally signed by Amitava Dutta
Date: 2023.08.08 11:41:46 +05:30
Reason: Digital Signing of Deed.



(Amitava Dutta) 2023/08/08 11:41:46 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II Purba Bardhaman
West Bengal.

(This document is digitally signed.)