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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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12-15
 9/5/23
 13/04/23

I certify that the Endorsement
 Seal and the Signature Stamp
 attached to this document
 are part of the Document.

Additional District Sub-Registrar
 BURDWAN

13 APR 2023

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT IS made at Burdwan this 13
 day April, 2023

BETWEEN

1. ...
 2. ...

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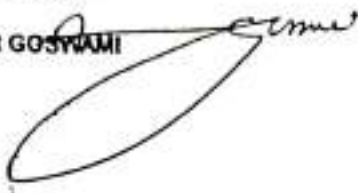
5/11
 Dinesh
 Advocate

ENCLOSURE

Monchila Dutta
 Sampa Holders
 Tomy Chhin
 Nupur Kundu
 DISHARI GROUP OF COMPANIES
 Arad Rahman
 Ataur Rahman
 Partners

Sl. No. 255 Date 10/04/2023
Name Dist. Group of Companies
Address Dishari, Complex, Burdwan
Value of Stamp 500/-
Date of Purchase from Durgapur
Treasury 14 MAR 2023
ADSR Office Mankar, Burdwan

Vendor ASIM KUMAR GOSWAMI
L. No.-1/97-98
Mankar, Burdwan



AM GAUR



Additional District Sub-Registrar
BURDWAN

13 APR 2023

1. SANCHITA DUTTA (PAN : BJSPD7916C), Wife of Swapan Dutta, by Nationality : Indian, by Caste : Hindu, by Profession : House Hold work, resident of Mayurmahal, P.O. Natunganj, PS. Bardhaman Sadar, District : Purba Bardhaman, West Bengal, PIN - 713102, West Bengal
2. SAMPA HALDER (PAN : ADPPH4020F), wife of Debuprasad Halder, by Nationality : Indian, by Caste : Hindu, by Profession : House Hold work, resident of Malanchapara, P.O. & PS. Bishnupur, District : Bankura, West Bengal, PIN - 722122, West Bengal
3. TONMOY CHOWDHURI (PAN : ADAPC4889L), Son of Madhusudan Chowdhury, by Nationality : Indian, by Caste : Hindu, by Profession : Business, . resident of Mayurmahal, P.O. Natunganj, PS. Bardhaman Sadar, District : Purba Bardhaman, West Bengal, PIN - 713102, West Bengal
4. NUPUR KUNDU (PAN : AZAPK0160A), Wife of Siddheshwar Kundu, by Nationality : Indian, by Caste : Hindu, by Profession : House Hold work, resident of Kaithan Kundu Para, P.O. Kaithan, PS. Katwa, District : Purba Bardhaman, West Bengal, PIN - 713143; West Bengal herein after referred to as the land OWNERS/EXECUTANT (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs executors, administrators, executors, legal representatives and assigns) of the party of the FIRST PARTY

AND

"Dishari Group of Companies" (a Partnership Firm under Indian Partnership Act), (PAN AAJFD3447P) office at Dishari Complex, JB Hazra Road, Rasikpur More, Post Office & Police Station Burdwan, District Purba Bardhaman, Pin- 713101, West Bengal represented by its Partners 1) AZAD RAHAMAN (PAN : APOPR8109Q), Son of Late Abdur Rahaman, by Nationality : Indian, by Caste : Muslim, by Profession Business, resident of Dishari Complex, JB Hazra Road,

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Rasikpur More, Post Office & Police Station Burdwan, District Purba Bardhaman,
Pin- 713101, West Bengal

2) **ATAUR RAHAMAN (PAN : AFOPR8027H)**, Son of Late Abdur Rahaman, by
Nationality : Indian, by Caste : Muslim, by Profession Business, resident of Dishari
Complex, JB Hazra Road, Rasikpur More, Post Office & Police Station Burdwan,
District Purba Bardhaman, Pin- 713101, West Bengal herein after called the
DEVELOPER/POWER OF ATTORNEY HOLDER (which terms or expression
shall unless excluded by or repugnant to the subject or context be deemed to mean
and include his heirs executors, administrators, executors, legal
representatives and assigns) of the party of the **SECOND PART**

WHEREAS CS Plot no 5518, RS Plot no 5518/5772, LR Plot no 4461
measuring an area 17.50 decimals of mouza Burdwan, J.L No 30 specifically
mentioned in First Schedule A, originally belonged to one Durgadas Dutta Son
of Late Bijoy Chandra Dutta who purchased the same by a Registered Deed of
sale being no 6872 for the year 1954, registered at District Sub Registrar
Burdwan, which was recorded in Registered -I , Volume No 83, Page 98 to 101.

That subsequently during the enjoyment of the above referred property,
Durgadas Dutta executed a Registered Deed of Settlement being no 5329 for
Year 1971, registered at District Sub Registrar Burdwan in favour of his wife
namely Champak Baran Dutta. According to the aforesaid Registered Deed of
settlement, Smt Champak Baran Dutta possessed the above referred property
and after her death, his son namely Sanat Kumar Dutta exclusively own and
possess the above referred property. That during the enjoyment of the above
referred property, Smt Champak Baran Dutta died and accordingly Sanat
Kumar Dutta owned and possessed CS Plot no 5518, RS Plot no 5518/5772, LR
Plot no 4461 measuring an area 17.50 decimals of mouza Burdwan, J.L No 30
by way of the aforesaid Registered Deed of settlement. That subsequently
during the enjoyment of the above referred property, Sanat

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Kumar Dutta transferred CS Plot no 5518, RS Plot no 5518/5772, LR Plot no 4461 measuring an area 5010 sqft or more or less 11.50 decimals in favour of Sanchita Dutta i.e First Part No 1 & Sampa Halder i.e First Part No 2 by a Registered Deed of Gift being no 020301101 for the Year 2020 registered at ADSR Burdwan, which was Registered in Book-I Volume No 0203-2020, Page 29904 to 29924. Accordingly First Part No 1 & 2 jointly own and possess A Schedule Property by way of the aforesaid Registered Deed of Gift and their name have been duly recorded in LR Record of Rights under LR Khatian no 21024 & 21025., which has been duly framed and published under relevant provision of law and binding upon all the person.

WHEREAS CS & RS Plot no 5519, LR Plot no 4442 measuring an area 3484 sqft or more or less 8 decimals of mouza Burdwan, J.L No 30 specifically mentioned in First Schedule B, originally belonged to one Madhusudhan Chowdhury Son of Late Satya Kinkor Chowdhury who purchased the same by a Registered Deed of sale being no 3714 for the year 1965, registered at District Sub Registrar Burdwan. That subsequently during the enjoyment of the above referred property, Madhusudhan Chowdhury transferred the above referred property in favour of Tanmoy Chowdhury and Tamal Chowdhury by a Registered Deed of Gift being no 7645 for the year 2010, Registered at ADSR Burdwan, which was recorded in Book-I, CD Volume no 23, Page 1017 to 1027. That subsequently during enjoyment of the above referred property, Tamal Chowdhury transferred 1013 sqft of the above referred property in favour of Tanmoy Chowdhury by a Registered Deed of Gift being no 020201747 for the Year 2018, Registered at DSR-II Burdwan, which was recorded in Book-I, Volume no 0202-2018, Page 37198 to 37213. That subsequently during the enjoyment of the above referred property, Tamal Chowdhury transferred his rest portion the above referred property measuring an area more or less 730 sqft in favour of Nupur Kundu by a Registered Deed of Sale 020203903 for the year 2018, Registered at DSR-II Burdwan, which was Registered at ADSR Burdwan, which was recorded in Book-I, Volume no 0202-2018, Page 76668 to 76683.

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That during the enjoyment of the above referred property Tanmoy Chowdhury transferred the above referred property measuring an area 730 sqft in favour of Sima Chowdhury by a Registered Deed of Gift being no 020203904 for the Year 2018, Registered at DSR-II Burdwan, which was recorded in Book-I, Volume no 0202-2018, Page 76684 to 76698. That subsequently during the enjoyment of the above referred property, Sima Chowdhury transferred the above referred property measuring an area 730 sqft in favour of Nupur Kundu by a Registered Deed of Gift being no 020204844 for the Year 2019 registered at DSR-II Burdwan, which was recorded in Book-I, Volume no 0202-2019, Page 90976 to 90990. As such Tanmoy Chowdhury own and possess more or less 2024 sqft or more or less 4.73 decimals and Nupur Kundu own and possess more or less 1460 sqft or more or less 3.27 decimal i.e Tanmoy Chowdhury and Nupur Kundu own and possess 8 decimals of the above referred property and their name has been duly recorded in LR Record of Rights under LR khatian no 18980 & 20674

AND WHEREAS the party of the first parts no 1 & 2 herein is the owners and occupiers, seized and possessed at and/or otherwise well and sufficiently entitled to all that the piece and parcel of Bastu Class land measuring an area more or less 11.50 decimal or more or less 5010 sq.ft. Comprising CS Plot no 5518, RS Plot no 5518/5772, LR Plot no 4461 of mouza Burdwan, J.L No 30 Mahalla – Sahachetan, ward no 20 Holding no 34 P.S. - Burdwan Sadar, under Burdwan Municipality along with easement rights upon all common passages which is more fully and particularly described in “First” A Schedule hereunder written hereinafter called and referred to as the said schedule property within the jurisdiction at the office of the Additional District Sub-Registrar, Burdwan which is more fully written and hereinafter referred to as “said property”.

AND WHEREAS the party of the first parts no 2 & 3 herein is the owners and occupiers, seized and possessed at and/or otherwise well and sufficiently entitled to all that the piece and parcel of Bastu Class land measuring an area

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more or less 08 decimal or more or less 3484 sq.ft. Comprising CS & RS Plot no 5519, LR Plot no 4442 Mahalla - Pirbaharam, ward no 20 Holding no 1 P.S. - Burdwan Sadar, under Burdwan Municipality along with easement rights upon all common passages which is more fully and particularly described in "First" B Schedule hereunder written hereinafter called and referred to as the said schedule property within the jurisdiction at the office of the Additional District Sub-Registrar, Burdwan which is more fully written and hereinafter referred to as "said property".

Accordingly First Part jointly own and possess CS Plot no 5518, RS Plot no 5518/5772, LR Plot no 4461 measuring an area 11.50 decimals-or more or less 5010 sqft & CS & RS Plot no 5519, LR Plot no 4442 measuring an area more or less 08 decimal or more or less 3484 sq.ft. i.e total area 19.50 decimals or more or less 8494 sqft of mouza Burdwan, J.L No 30 respectively.

AND WHEREAS the owners being desirous of developing the said properties into a multi storied residential building over the land with structure were in a look out to appoint a real estate developer for the same and approached the Developer and represented to the Developer as follows :

- a) The owners have the full absolute ownership right of the "First" A & B schedule property and in their peaceful possession thereof.
- b) The said properties are free from all encumbrances, charge, liens, lispendens, mortgage, attachments and have no acquisitions or requisitions and/or any civil, criminal proceedings is/are not pending before any Learned Court under its Jurisdiction, claims and demands subject to bank liability.

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D. S.
Advocate

c) The owners have not entered into any agreement or contract with any person or persons / company or companies in connection with the said properties or any part thereof or its development / transfer prior to the execution of this agreement.

AND WHEREAS the owners are now intending to develop the said property and having no sufficient fund for deferring the cost of the development and also to meet other lawfully expenditure decided to develop the said property.

AND WHEREAS the owners have been in search of person/persons competent to take over the charge of Development of the said property and construct a Multi-Storied Residential Building.

AND WHEREAS due to various reasons, shortage of fund and of experience in the matter the land owner approached to Developer here in to construct make of a building unto and maximum height, permissible by the Burdwan Municipality and/or permitted in accordance with law.

AND WHEREAS the Developer has assured the owners that he has adequate funds, know how, expertise and all means to undertake development of the building in the manner agreed hereunder.

AND WHEREAS upon discussion and negotiations it was agreed between the parties that the owners would contribute their said properties for development and the Developer would develop the said properties at his own costs and expenses and the parties would be entitled to specific identified allocations in the building so developed by the Developer at the said properties on certain terms and conditions.

AND WHEREAS the parties do hereby record into written the terms and conditions agreed by and between them in connection with the development of the said properties of their respective allocations in the building and their

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respective rights and obligations in respect of the same as hereinafter contained.

AND WHEREAS the Developer Firm "Dishari Group of Companies" (a Partnership Firm under Indian Partnership Act), (PAN AAJFD3447P) office at Dishari Complex, JB Hazra Road, Rasikpur More, Post Office & Police Station Burdwan, District Purba Bardhaman, Pin- 713101, West Bengal represented by its Partners namely **AZAD RAHAMAN** (PAN : APOPR8109Q), Son of Late Abdur Rahaman, by Nationality : Indian, by Caste : Muslim, by Profession Business, resident of Dishari Complex, JB Hazra Road, Rasikpur More, Post Office & Police Station Burdwan, District Purba Bardhaman, Pin- 713101, West Bengal and **ATAUR RAHAMAN** (PAN : AFOPR8027H), Son of Late Abdur Rahaman, by Nationality : Indian, by Caste : Muslim, by Profession Business, resident of Dishari Complex, JB Hazra Road, Rasikpur More, Post Office & Police Station Burdwan, District Purba Bardhaman, Pin- 713101, West Bengal construct a Multi - Storied Residential Building on the said property as per the sanction plan sanctioned by the Burdwan Municipality in consideration of and / or the term and conditions here in after appearing.

AND WHEREAS the land owners of the said property has accepted the proposal of the Developer subject to the terms and conditions herein after explicitly described.

AND WHEREAS the Land Owners and the Developer after details discussion over modus-operandi and all the terms and conditions in regard to construct a multi-storied residential building on the said property and the Owner having agreed to hand over the possession of the FIRST A & B schedule mention property to the Developer Firm for development of the property under the terms and condition.

AND WHEREAS the Developer have submitted a scheme for construction of multi storied building consisting of several flat / units / parking spaces on the basis of sanctioned building plan. Sanctioned by Municipality on

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Dr. S.
Advocate

the terms that the Developer would make development the First schedule property and to construct the proposed multi-storied building and with the authority and power to procure intending purchasers of Flats / Units / Parking Spaces comprising in the proposed building and would make as an agent for the intending purchasers to be secured by the Developer and would also realize the cost of construction of the Flats / Units / Parking Spaces and common parts from the intending purchaser / purchasers directly for self and the cost of the proportionate share of interest in the land described in the First schedule mentioned herein under and as would be proportionate to each such flat / unit / parking spaces and common parts for and on behalf of the Land Owner and upon receipt of such payment from the intending purchasers the Developer shall nominate the intending purchasers for purchase of the undivided proportionate importable and indivisible share or interest in the said land as would be proportionate to each such flat / unit / parking spaces agreed to be acquired by the intending purchaser / purchasers to the said owners who would execute proper sale deed / conveyance deed in respect of the said undivided importable and indivisible interest in the land together with flat / unit / parking spaces.

AND WHEREAS the aforesaid Owner have accepted the said proposal of the developer and hereby agreed to appoint the Developer for developing the property described in the First schedule hereunder written by making construction of the proposed multi-storied residential building comprising several flat / unit / car parking spaces whom the Developer would procure on his / its own and such intending Purchaser / Purchasers shall pay consideration money to the Developer for the flat / unit / car parking spaces on the Developer Allocation as well as undivided proportionate and importable share of the land out of the land described in the schedule hereunder written.

AND WHEREAS thus the said owners and the Developer entered into this agreement in order to develop the property more fully and particularly

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mentioned and described in the First schedule hereunder written and hereinafter referred to.

AND WHEREAS newly construction of flat / unit / parking space shall be made over the Schedule A property upon demolishing the existing old residential building / structure measuring an area about area 19.50 decimals or more or less 8494 sqft (more or less) after getting approval by the developer from the authority concern and consent to that effect shall be given / accorded by the owners whenever required and owners shall bound to vacate the possession of the said residential building for successful implementation of newly residential flat upon getting sanctioned and approved multistoried building / flat.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE ARTIES AS FOLLOWS :-

ARTICLE-I

Definitions Unless in these presents there is something in the subject of context inconsistent with

1.1 **PREMISES** shall mean **ALL THAT** piece and parcel of the Bastu class of land a little more or less 11.50 decimal or more or less 5010 sq.ft. Comprising CS Plot no 5518, RS Plot no 5518/5772, LR Plot no 4461 L.R.Khatian Nos. 21024 & 21025 and piece and parcel of the Bastu class of land a little more or less measuring an area more or less 08 decimal or more or less 3484 sq.ft. CS & RS Plot no 5519, LR Plot no 4442 i.e total measuring an area 19.50 decimals more or less 8494 sqft lying and situate at mouza Burdwan, J.L No 30 within the jurisdiction of Burdwan Municipality, A.D.S.R. Office, Burdwan P.S: Burdwan Sadar, Dist. Purba Bardhaman in the State of West Bengal.

2.OWNERS shall means 1. **SANCHITA DUTTA** (PAN : BJSPD7916C),

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Wife of Swapan Dutta, by Nationality : Indian, by Caste : Hindu, by Profession : House Hold work, resident of Mayurmahal, P.O. Natunganj, PS. Bardhaman Sadar, District : Purba Bardhaman, West Bengal, PIN - 713102, West Bengal 2. **SAMPA HALDER** (PAN : ADPPH4020F), wife of Debuprasad Halder, by Nationality : Indian, by Caste : Hindu, by Profession : House Hold work, resident of Malanchapara, P.O. & PS. Bishnupur, District : Bankura, West Bengal, PIN - 722122, West Bengal

3. **TONMAY CHOWDHURY** (PAN : ADAPC4889L), Son of Madhusudan Chowdhury, by Nationality : Indian, by Caste : Hindu, by Profession : Business, resident of Mayurmahal, P.O. Natunganj, PS. Bardhaman Sadar, District : Purba Bardhaman, West Bengal, PIN - 713102, West Bengal 4. **NUPUR KUNDU** (PAN : AZAPK0160A), Wife of Siddheshwar kundu, by Nationality : Indian, by Caste : Hindu, by Profession : House Hold work, resident of Kaithan Kundu Para, P.O. Kaithan, PS. Katwa, District : Purba Bardhaman, West Bengal, PIN - 713143, West Bengal (which term of expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/their heirs, executors, administrators, legal representatives, assigns, nominee or nominees)

DEVELOPERS shall mean "Dishari Group of Companies" (a Partnership Firm under Indian Partnership Act), (PAN AAJFD3447P) office at Dishari Complex, JB Hazra Road, Rasikpur More, Post Office & Police Station Burdwan, District Purba Bardhaman, Pin- 713101, West Bengal represented by its Partners 1) **AZAD RAHAMAN** (PAN : APOPR8109Q), Son of Late Abdur Rahaman, by Nationality : Indian, by Caste : Muslim, by Profession Business, resident of Dishari Complex, JB Hazra Road, Rasikpur More, Post Office & Police Station Burdwan, District Purba Bardhaman, Pin- 713101, West Bengal and **ATAUR RAHAMAN**

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(PAN : AFOPR8027II), Son of Late Abdur Rahaman, by Nationality : Indian, by Caste : Muslim, by Profession Business, resident of Dishari Complex, JB Hazra Road. Rasikpur More, Post Office & Police Station Burdwan, District Purba Bardhaman, Pin- 713101, West Bengal (which term of expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/their heirs, executors, administrators, legal representatives, assigns, nominee or nominees)

- 1.2 **BUILDING** shall mean multi-storied building project to be constructed over the "First" schedule property with such necessary additional structures in accordance with the plan/plans sanctioned by Burdwan Municipality and other Competent Authorities and other authorities for construction of Flats/Units/ Parking spaces over the "First" schedule property
- 1.3 **ARCHITECT** shall mean any technically experienced qualified person/persons of the firm to be appointed by the Developer as Architect for construction of multi-storied building to be constructed over the "First" schedule.
- 1.4 **BUILDING PLAN** shall mean the plan/drawings of the multistoried building project plan prepared by the Architect and submitted (subject to the approval of the Owners) to the Burdwan Municipality and other Competent Authorities for construction of the multi-storied building project over the "A" schedule property with such variation or modification and/or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned.
- 1.5 **COMMON FACILITIES/PORTIONS** shall include parths, passages, lift roofs, foundations, columns, beams, supports, main wall, corridors, lobbies, entrances & exits, tanks, motors, pump and such other spaces and facilities whatsoever required for the establishment location, common enjoyment,

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Advocate

provision, management and/or maintenance of the buildings as shall be determined by the Developer Firm and the Owners of the building or otherwise required and the Developer Firm shall continue to manage and control all affairs until an Association or society is formed and take charge of the same.

1.6 **CONSTRUCTED SPACE** shall mean the space in the Building available for independent use and the occupation including the space demarcated for common facilities

1.7 **OWNER'S ALLOCATION** shall mean and include undivided 35% of Flat/Unit/ Area as well as the parking space on the ground Floor of the proposed multi-storied project of as per sanctioned building plan issued by Burdwan Municipality and other Competent Authorities for construction of the multi-storied building project over the "First" schedule property subject to sanction of total F.A.R. and Be it mentioned here that Owner and Developer will be mutually adjusted Owner's and Developer Agreement by executing separate supplementary agreement.

1.10 **DEVELOPER'S ALLOCATION** shall mean excepting the Owners' area the remaining 65% of the Flat/Unit/ Area as well as the parking space on the Ground Floor of the multi-storied building project to be constructed over the "First" schedule property as per sanctioned building plan issued by Burdwan Municipality and other Competent Authorities over the "First" schedule property TOGETHER WITH undivided proportionate share in the common parts and facilities and the same shall be constructed with sufficient modern fittings and fixtures subject to sanction of total F.A.R.

1.11 **SALEABLE SPACE** means, except the Owners' allocation, the space in the building due provision for common facilities and the spaces required therefore.

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Advocate*

- 1.12 **COVEREDAREA** shall mean the plinth area of the said Flats/Units/Parking space including the bathrooms and balconies and also thickness of the walls and pillars which includes proportionate share of the plinth area of the common portions .
- 1.13 **UNDIVIDED SHARE** shall mean the undivided proportionate share in the land attributable to the each Flats/Units/Parking spaces comprised in the said property and the common portions held by and/or Floor of the proposed multi-stories project as per sanctioned building plan issued by the Burdwan Municipality and other Competent Authorities over the "First" schedule property subject to sanction of total F A R
- 1.14 **TRANSFREE** shall mean the person to whom any may space in the building has been transferred or is proposed to be transferred.
- 1.15 **TRANSFER** with its grammatical variations shall mean and include transfer by possession and by other means adopted for effecting what is understood as a transfer of space in multi-storied building to purchaser/s thereof and will include the meaning of the said terms as defined in the income Tax Act. 1961 and the Transfer of Property Act.
- 1.16 **CO - OWNER** shall according to its context mean and include all persons who acquire or agree to acquire Flats/Units/Parking Spaces in the Building including the Developer Firm for the Flats/Units/Parking Spaces not alienated or agreed to be alienated.
- 1.17 **COMMON EXPENSES** shall include all expenses to be incurred by the co-owners for the maintenance, management and upkeep of the building over the schedule property for common purposes.
- 1.18 **COMMON FACILITIES AND AMENITIES** shall mean the Corridors, Ways, Stair, Stair Passage Ways, Drive Ways, Lift, Roof, Pump, Underground Reservoir Overhead Tank, Meter Space, Septic

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Tank, Boundary Wall and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment, maintenance and/or management of the Building in common.

- 1.19 COMMON PURPOSES shall mean the purpose of managing and maintaining the building over the schedule property and in particular the common portions collection and disbursement of common expenses for common portion and dealing with the matter of common interest of the co-owners relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective units exclusively and the common perorations in common.
- 1.20 SUPER BUILT-UP AREA shall mean in context to a Unit/Flat as the area of a Unit/Flat computed by adding an agreed fixed percentage of 25% (twenty Five Percent) of the built-up and/or the covered area of the Unit/Flat.
- 1.21 UNIT/FLAT/SHOP shall according to the context mean all Purchaser/ Purchasers and/or intending Purchaser/s of different Unit/s/Flats in the Building and shall also include the Developer Firm herein and the Owners herein in respect of such Unit/s/Flat/s which are retained and/or not alienated and/or not agreed to be alienated of the time being.

ARTICLE - II

THE OWNERS HAVE REPRESENTED TO THE DEVELOPER FIRM AS FOLLOWS :-

- 2.1 That the Owners are the absolute owners of the said property and lawfully entitled to the same and no dispute or proceedings is pending in respect thereof any part or portion thereof.
- 2.2 That there is no arrear of taxes and/or other levies of impositions of the said property due and payable to any statutory authority.

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- 2.3 That no proceeding for acquisition of the said property or any portion thereof is pending nor has any notice been received in respect thereof.
- 2.4 That the said land is not a Debottor or Pirottor property or Vested to the State of West Bengal.
- 2.5 That no proceeding of Income Tax Act, Wealth Tax Act or any other enactment or law in any way concerning or relating to the said property or any portion thereof is pending nor any notice has been received under the Public Demand Recovery Act.
- 2.6 That there is absolutely no impediment or bar in matter of this agreement/undertaking or sale of the said property as contemplated in these present.
- 2.7 That the said property hereunder given for development does not in any way attract the mischief of the Urban Land (Ceiling and Regulation) Act. However, in case of necessity the Owner undertake to procure and produce proper permission or No-Objection from the competent authority under the said Act.
- 2.8 The Owners shall supply all original documentary evidences in respect of the property to the Developer Firm.
- 2.9 The Owners shall extend all co-operation and take all steps lawfully & reasonably necessary for speedy construction of the multi-storied residential building project and pay all arrears of taxes and/or enhancement including penalty, interest etc. on the said property till the date of proper documentary evidence.
- 2.10 The Owners shall vacate the said property/premises on the date of execution of the present agreement.

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ARTICLE - III

THE DEVELOPER FIRM ASSURANCE, REPRESENTS AND CONFIRM AS FOLLOWS :-

- 3.1 The Developer Firm has vast experience relating to construction and sufficient fund and enough competence to complete the building as per terms of this agreement within the stipulated period.
- 3.2 The Developer Firm on good faith is satisfied with regard to the Owners' title over the schedule property according to the oral assurance and representations made by the Owners.
- 3.3 In case there is any damage to the building or unforeseen situation happens to any workmen, laborer's in course of construction, the Development Firm will personally liable for the same and shall indemnify the Owners from all costs, consequences and damages arising thereof.
- 3.4 The Owners will not be liable for any act, deeds and things on the part of the Developer Firm regarding construction & development of the property.
- 3.5 The Developer Firm shall at its own costs & expenses apply and obtain all necessary permission certificates from all appropriate authority or authorities as may be required for the purpose of completion of the said building in the said premises.
- 3.6 The Developer Firm shall at his own costs completer the multi-storied building project over the schedule property by amalgamating the entire property into one holding.

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- 3.7 The Developer Firm acting on behalf of the Owners as Attorney and shall from time to time submit all further plans and/or applications and other documents and papers with the consent of the Architect and the Owners 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 expeditiously and without delay.
- 3.8 The applications, plans and other papers and documents referred to hereinabove shall be submitted by or in the name of the Owners.
- 3.9 That the Developer Firm can take any loan by mortgaging the "First" schedule property for the purpose of the Construction & Development. The intending purchaser/purchasers can also take loan by mortgaging his/her/their agreed proposed Flats/Units/ Parking Spaces. All fees and other expenses incurred and/or to be incurred relating to the preparation of the plans by the Architect. Sanction fee charged or to be charged by the competent authority and supervision in the course of construction of the Building by the Architect shall be borne and said by the Developer Firm. All other costs and Charges and expenses related by the construction of the building shall also be borne and paid by the Developer Firm.
- 3.10 That the Developer Firm has every right to amalgamate and/or to modify and/or to alter the building plan and also have right to submit supplementary Building Plan for the purpose of completion of construction of the proposed multi-storied residential building project over the "First" schedule property mentioned hereunder without discussion of the Owners 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.

Contd....P/19

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Advocate*

ARTICLE – IV

OCCUPANT

- 4.1 All the areas to be vacated by the Owners in all respect and give permission to the Developer Firm for the purpose of construction of multi-storied building as per sanction of building plan issued by Burdwan Municipality and other Competent Authorities.

ARTICLE – V

COST OF CONSTRUCTION / COMPLETION

- 5.1 The entire cost of construction of the building or whatsoever nature shall be borne by the Developer Firm and such costs shall include the cost of all service amenities, fittings and fixtures, all over heads regarding construction, price rise in the cost of materials used for construction, fee payable to the Architect and Engineers in respect of the construction costs for the purpose of obtaining all other permissions and approvals. The Owners shall not be required to contribute any amount in that regard.
- 5.2 The developer Firm shall commence construction by amalgamating the entire property as per sanctioned plan of the authority concerned. Except un-avoiding circumstances the Developer shall complete the construction within **4 Years** from the date of execution of the present Agreement.

ARTICLE – VI

POSSESSION AND PAYMENT

- 6.1 The Owners shall put the Developer Firm in the exclusive possession to the said property as agreed upon.

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- 6.2 That the Developer Firm shall be entitled to collect and realize consideration money for and on behalf of the Owners from the intending purchaser/s for Units/Flats/Parking Spaces, price of the undivided proportionate and impartible share and interest in the land as would be proportionate to the Developer's allocation of the constructed area with common part and common areas.
- 6.3 That the Developer Firm shall be entitled to collect the price of the undivided proportionate and impartible share or interest in the said land and cost of construction so far it relates to its allocation.
- 6.4 The Flats/Units will not be considered as complete unless the Developer Firm has given notice to this effect to the flat owners and the said building shall be deemed to be completed in all regards on receipt of possession by each owners of the flats/units/shops/car parking spaces.

ARTICLE – VII

DEVELOPER FIRM'S OBLIGATION

- 7.1 The Developer Firm shall complete the multi storied building project **4 (Four) Year** from the date of execution of the present Agreement, failing which the Developer Firm shall compensate to the Owners till the completion of such building in all respect and deliver the possession of the allocation complete in all respect.
- 7.2 Developer Firm shall not make any deviation of sanction plan in construction of the said building over the "First" schedule property without consent of the Owners.
- 7.3 That before execution of the Sale Deeds, the Draft of the same should be approved by the Owners and the Owners should be make party to convey the proportionate land of the respective Flats of the Developer Firm's Allocation.

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ARTICLE – VIII

SPACE ALLOCATION

- 8.1 That the Owners will get undivided **35%** of the **Flat/Unit Area** as well as the **open/covered car parking space/Two Wheeler parking** space on the Ground Floor of the proposed multistoried building project as per sanctioned building plan issued by Burdwan Municipality and other competent Authorities over the "A" schedule property subject to sanction of total F.A.R. and Save & except the Owners allocations, the remaining portion will be allotted in favour of the Developer Firm . Be it mentioned here that if any deviation occur then the same will be mutually adjusted by executing separate supplementary agreement.
- 8.2 The Owners and the Developer Firm shall be entitled to deal with sale, transfer, grant lease and/or in any way dispose of their respective allotments, and to receive, realize and collect all sale proceeds, rents, issues and profits arising there from and for which no further consent of the other party shall be required.
- 8.3 That during pendency of the work if and when the local authority permits to extend any further floor over the existing multi-storied building project, the ratio of the allocation of the Owners and the Developer Firm will be same as on this day and the Owners will only be entitled to get her/his/their share either by Flat/Unit/Shop area of the extended portion over the existing building or by the then market valuation for his/her/their allocation by executing separate supplementary Agreement.

ARTICLE – IX

DELIVERY OF POSSESSION

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- 9.1 The Developer Firm hereby agrees to give possession of the Owners' Allocation after completing the multi-storied building project in all respect within project **4 (Four) Year** from the date of execution of the present Agreement. The Developer Firm shall not incur any liability for any delay in the delivery of possession by reason of civil commotion or for any Act of God or due to any injunction or Prohibitory of any Court or any matter relating to construction of the Building project . In any of the aforesaid event, the Developer Firm shall be entitled to corresponding extension of further time of 12 months from the date of withdrawal of restriction order for delivery of the said Owners' Allocation or as the case may be.
- 9.2 That the Owners shall execute deed/deeds in respect of the undivided share of interest on the land of such part or parts as shall be required by the Developer Firm in favour of the Developer Firm or its prospective Buyer/s as nominated by the Developer Firm.

ARTICLE - X

ARCHITECTS, ENGINEERS ETC.

- 10.1 That for the purpose of the Development of the schedule property, the Developer Firm shall be alone responsible to appoint Architect for the proposed building and the certificate given by the Architect regarding the materials to be used for construction, erection and completion of the 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.
- 10.2 The decision of the Architect regarding the quality of the materials and also the specifications fo the purpose of construction will be final, conclusive and binding on the parties.

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D. S.
Advocate

- 10.3 The Developer Firm shall be solely liable for ensuring safety and strength of the structural, masonry, fittings & fixtures used in the construction of the building and the consequences of any deviation/breach/default in complying with any statutory/engineering requirements shall be to their account and they shall keep the Owners wholly indemnified against any claims/demands on this account.

ARTICLE – XI

INDEMNITY

- 9.1 The Developer Firm shall be fully responsible for any deviation or unauthorized construction or accident or mishap while making any construction and in no event the Owners shall incur any liability in respect thereof. The Developer Firm shall indemnify and keep indemnified the Owners against all losses, liabilities, costs or claims, actions or proceedings thus arising.
- 11.2 The Stamp Duty, Registration Charges and other expenses in connection with the preparation and execution of the Deeds of Conveyance and/or other documents relating to Developer Firm's Allocation shall be entirely borne by the Developer Firm or its nominee or nominees. Likewise the Stamp duty registration charges and expenses in connection with the execution of the deed of conveyance and other documents relating to Owners' allocation will be borne by the Owners.
- 11.3 That during pendency of the project if any party dies, her/his/their legal heirs/successors/administrators will be bound to obey the terms & conditions of the present agreement and will be bound to execute supplementary agreement with the other party.

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- 11.4 The Owners shall not be liable to pay any Tax in respect of the Developer Firm's Allocation and likewise the Developer Firm shall not be liable to pay any Tax in respect of the Owners' Allocation.
- 11.5 The Owners agrees and undertakes not to cause any interference or hindrances in the work of construction of the building over the schedule property and shall vacate the possession free from all sorts of encumbrances. If the Owners commit any breach of terms & conditions of the agreement the Owners shall be bound to pay compensation & interest as per banking rate.
- 11.6 The Owners shall personally bear all costs relating to the ownership of their property and if any dispute arises regarding their ownership of the property of at that time the Owners will bear all costs of the suit/case/proceeding. If the Owners fail to conduct the said suit/case/proceeding at that time the Developer Firm as Attorney will conduct the same and the costs of the suit/case along with related expenses will be deducted from the share of the Owners.
- 11.7 That the Owners will get undivided 35% of the Flat/Unit Area as well as the Parking Space on the Ground Floor of the proposed multi-storied building project as per sanctioned building plan issued by Burdwan Municipality and other competent Authorities over the "A" schedule property subject to sanction of total F.A.R. Save & except the Owners' allocation, the remaining portion will be allotted in favour of the Developer Firm be it further mentioned here that if any deviation occurs then the same will be mutually adjusted by executing separate supplementary agreement. That if and when the local authority permits to extend any further floor over the existing multi-storied building project, the ratio of the allocation of the Owners and the Developer Firm will be same as on this day and the Owners will only be entitled get their share

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either by Flat area of the extended portion over the existing building or by the then market value for his allocation by executing separate supplementary Agreement.

ARTICLE – XII

MAINTENANCE

- 9.1 The Developer Firm shall be liable to pay and bear all current taxes rates and other outgoing payable in respect of the property from the date of handing over possession by the Owners till the Owners' Allocation handed over after completing the building in all respect.
- 12.2 The Owners and the Developer Firm from the date of delivery of possession of the Owners' Allocation, maintain their portion at their own costs in good condition and shall not do or suffer to be done anything in or to the said property and/or common areas and passages of the said building which may be against law or which will cause obstruction or interference to the user of such common areas.
- 12.3 That after the said building is completed and the Owners' Allocation is delivered the Developer Firm will form an Association with the owners & occupants of the various flats/units/shops and form such Rules & Regulations as the Developer Firm shall think fit and proper for the maintenance of the said building and the Owners shall be liable to make payment of proportionate share of the maintenance charges payable in respect thereof.
- 12.4 That until such Association is formed, the Developer Firm shall continue to remain responsible for the maintenance and rendition of the common services subject however to the Owners making payment of the proportionate share of the maintenance charges and all other outgoing payable in respect thereof.

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ARTICLE - XIII**OBLIGATIONS OF THE OWNERS**

- 13.1 The Owners shall grant Power of Attorney in favour of the Developer Firm for applying to the competent authority for grant of permission to develop the said property and to construct proposed building in its place as per sanctioned plan and to make & sign all necessary application & papers before any competent authority regarding development & amalgamation of the property, sanction of building plan, permission for water supply, electricity supply, laying down drainage and for other amenities before the Burdwan Municipality and other competent Authorities and all other statutory authorities and to appoint Architects, Contractors, Structural Engineers, Surveyors, Advocate, Agent or any other professionals as may be required for proposed the project and to enter into make, sign, seal, execute, deliver, acknowledge, perform all engagements, contracts, agreements, deeds, declarations, bonds, assurances and other documents, papers, writings and things that may be necessary.
- 13.2 The Owners shall sign and execute necessary applications, papers, deeds documents and do all acts, deeds and things as may be required in order to legally and effectively devolve to the Developer Firm or its nominee title to the Developer Firm's Allocation over the schedule property and for completing the construction work of the building.
- 13.3 The owners shall also execute Power of Attorney to empower the Developer Firm to negotiate for sale of the proposed Flats/Units/Parking space of Developer's allocation and other units at the best price available allotted in favour of the Developer Firm and to enter into an agreement for sale with the intending purchasers in the prescribed form and to execute the sale deed in favour of the prospective purchasers and to receive consideration from them and to present for registration all such documents as

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may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the Owners and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority of Developer's allocation.

- 13.4 The Owners shall also execute Power of Attorney to empower the Developer Firm to get a Housing society/Association of the flat purchasers in the said new building registered under the Societies Act of Societies Registration Act or any other acts and for that purpose to get necessary forms, applications signed by all the purchasers of flats and other premises and to file the same with the Registrar and to do all other acts & things necessary for registration of the society and to obtain registration certificate and to engage any advocate or solicitor for the purpose of taking advice and for preparation & execution of documents required to be executed and to pay their fees.
- 13.5 That the Owners shall sign all papers and execute necessary documents for the purpose of completion of the proposed project.
- 13.6 The Owners shall execute Supplementary Agreement with the Developer Firm for any further amendments, alterations or modifications, and specific identification of Owner's and Developer's allocation which are not possible to be stated at present.
- 13.7 The Owners hereby agree and undertake not to let out, grant lease, part with possession, mortgage and/or charge the said property or any portion thereof at any time hereafter during the continuance of this agreement without the written consent of the Developer Firm.
- 13.8 The Owners hereby further agree and undertake not do any act, deed thing whereby the Developer Firm may be prevented from constructing the proposed building and completing the same.

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- 13.9 The Owners hereby further agree and undertake not to cause any interference or hindrances in the work of construction of the building over the schedule property and shall vacate the possession free from all sorts of encumbrances. If the Owners commit any breach, the Owners shall be bound to pay compensation & interest as per banking rate.
- 13.10 That if and when the local authority permits to extend any further floor over the existing multi-storied building project, the ratio of the allocation of the Owners and the Developer Firm will be same as on this day and the Owners will only be entitled to get their share of the extended portion over the existing building money for their allocation by executing separate supplementary Agreement.
- 13.11 The Owners will personally bear all costs relating to the ownership of their property and if any dispute arises relating their ownership regarding the schedule property at that time the Owners will bear all costs of the suit/case.
- 13.12 The Owners may advise the Developer Firm regarding the qualitative perfection of the construction work. In the event the Owners have any allegations, complaints about the quality of the construction they will immediately lodge such complaint in writing before the Arbitrator nominated on consent of both the parties whose shall be final and binding upon both the parties. At no stage the Owners shall have any right to direct for stopping the construction or interfering into the construction work in any manner. If the Owners have no complaint at the time of construction it will be presumed that all construction up to such has been done satisfactorily and the Owners shall have no right to complain regarding construction at a subsequent stage. The Owners shall also be bound to certify the developer for having made construction as per declared quality. If any construction work is hampered due to intervention of owners, such intervention shall be

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D. S. Advocate

deemed to be motivated and mal fide and the Owners shall be liable to compensate the developer with interest for all the loss and damages.

- 13.13 The Developer Firm shall have right to construct Guest Room, Common Room, Association's Office Room, Security Room, Generator Room (if necessary) etc. on the open space in the Ground Floor left beside the Owners' allocation. Such space/room may also be used by the Developer/Flat Owners for any other purpose as and when necessity arises. The Owners shall not interfere or raise any objection or make any claim over such left over space or any construction made thereon by the Developer Firm.

ARTICLE - XIV

BREACH AND CONSEQUENCE

- 14.1 In the event of either party to this agreement committing breach of any of their obligations under this Agreement the aggrieved party shall be entitled to Specific performance and also to recover damages, compensation from the party committing the breach. On the other hand, if the Owners fail to remove the encumbrances regarding the schedule property, the Owners will solely be responsible & liable for all financial loss & injury of the Developer Firm.
- 14.2 If the Developer Firm fails to commence the proposed construction within the stipulated period, the time may be extended for another twelve months.
- 14.3 If the Developer Firm fails to carry-on the proposed work within the stipulated period, except by reason of civil commotion or for any Act of God or due to any injunction or Prohibitory of any Court or any matter relating to construction of the building, the Owners

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shall be entitled to presume that the Developer Firm is unwilling/unable to implement the construction project and shall be entitled to terminate this Agreement by a written notice and to engage any other agency for completion of the project. The Developer Firm shall also be liable to compensate the Owners any loss that may result to the Owners on account of such abandonment of the project work by the Developer Firm.

ARTICLE – XV
JURISDICTION

15.1 Court at Burdwan shall have the jurisdiction to try and entertain all actions, suits and proceedings arising out of this agreement.

THE SPECIFICATION OF CONSTRUCTION OF THE FLATS

1. Foundation : R.C.C. Foundation
2. Floor : Marble / Vitrified
3. Walls : 10 Outside Wall, 5 Flat to flat Partition, 3. Internal partition, Stair Case wall 5
4. Doors : All doors will be Flush doors excluding toilet And.kitchen which will be PVC door
5. Kitchen : One Kitchen with Black stone marble cooking Slab, 2 ft. High glaze tiles above Black stone. Marble Sink (Black stone), One exhaust fan-hole.
6. Toilet : Marble finished flooring, Glazed tiles upto 5' Height from floor 2 bib cock, one shower.
7. Window : Alluminium channel glass fitting window.

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8. Plumbing : Outside pipe P.V.C., Conceal pipe P.V.C. (Water connection pipe) P.V.C. Shower (Bathroom) , Deep tube well connected to overhead water tank (for water supply to each flat) .S.W. Line with P.V.C. man hole, Septic Tank RCC. Casting.
9. Sanitary : 1 Pan / commode in each toilet.
10. Electricity : Total Conceal wiring P.V.C. Electricity Board With Switch D.P. Box (one P.V.C. main with indicators) Ground one iron main switch.
11. Interior Wall: Wall Putty
12. Balcony : Vitrified-tiles or KG finished flooring
13. Electricity point 20 Electric point in each flat
14. External Boundary wall with Gate
Boundary wall will cover a total area with one gate.
15. Stair : Marble finished

THE SPECIFICATION OF CONSTRUCTION OF SHOP ROOM

1. Structure : Reinforced cement concrete
2. Caress Wall and : Out-side 5" inches and In side 5"/3" inches.
3. Flooring : Vitrified/Floor Tiles
4. Plastering : In General

Contd....P/32

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5. Gate : Sutter
6. Window : Aluminium channel with necessary fittings.
7. Painting : All the internal wall surfaces and the ceiling will be finished with white putti. The external wall surfaces will be finished with snowcem or equivalent cement based paint.
8. Electrical Works : All the electrical lines will be concealed with copper wires. With PVC conduits and modular Swatch.

9. Common Toilet & Common Water supply.

**THE "FIRST" SCHEDULE ABOVE REFERRED TO
SCHEDULE A**

(Owner First Part No 1 & 2 namely Sanchita Dutta & Sampa Halder

ALL THAT piece and parcel of the Bastu class of land a little more or less 11.50 decimals or more or less 5010 sqft comprising in CS Plot no 5518, R.S. Plot no 5518/5772 L.R. Plot No. 4461 appertaining to L.R. Khatian No. 21024 & 21025 lying and situate a Mouza Burdwan, J.L. No. 30, within the Jurisdiction of Burdwan Municipality Ward No 20 Holding No 34, A.D.S.R. Office Burdwan, P.S.-Burdwan Sadar, Dist.-Purba Bardhaman, in the State of West Bengal.

SCHEDULE B

(Owner First Part No 3 & 4 namely Tonmay Chowdhury & Nupur Kundu

ALL THAT piece and parcel of the Bastu class of land a little more or less 08 decimals or more or less 3484 sqft out of which Tonmoy Chowdhury 4.73 decimals and Nupur Kundu 3.27 Decimals comprising

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P/33

in CS & R.S. Plot no 5519 L.R. Plot No.4442 appertaining to L.R. Khatian No. 20674 & 18980 lying and situate a Mouza Burdwan, J.L. No. 30, within the Jurisdiction of Burdwan Municipality Ward No 20 Holding No 1. A.D.S.R. Office Burdwan, P.S.-Burdwan Sadar, Dist.-Purba Bardhaman, in the State of West Bengal.

Butted & Bounded by -

In the North : 26 ft Saha Chatan Road

In the South : landed Property of Swarup Dutta and Building of Falguni Barman

In the East : 26 ft Saha Chatan Road

In the West : Building of Parul Mallick

That the stamp duty of Rs.5000/-- (Rupees Thousand only) is paid and the deficit stamp duty and Regd. Fees have been paid through e-payment.

The photos finger prints, signatures of the parties are annex herewith in separate sheets which will treated as the part of this deed.

IN WITNESS WHEREOF the parties have put their respective hands on the day month and year as written above.

SIGNED SEALED AND DELIVERED

Witness :-

1) Ashok Kumar Ghosh
S/o Lt. S. P. Ghosh
Law Clerk
Burdwan Judge's
Court, Burdwan

1) Sanchita Dutta.

2) Sampa Halder

3) Tommoj Choudhuri

4) Nubur Kundu

Signature of the OWNERS
i.e. the FIRST PART

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Advocate

2. Sukumar Khera Pal
Plot Anil Khera Pal P/34
Vill+AO+P.S - Galsi
Dist. Purba Bardhaman
Pin - 713406

DISHARI GROUP OF COMPANIES

1. Arad Rahman
2. Ataur Rahman

Partner

Signature of the DEVELOPER
i.e. the SECOND PART

Drafted by me &
Typed in my office

Tafazzal Singh
Advocate

F/2379/2017











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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Sanahita Dulla

SIGNATURE *Sanahita Dulla*



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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Samya Hababero

SIGNATURE *Samya Hababero*



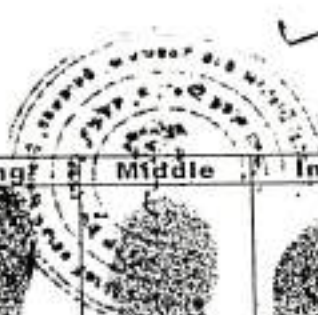
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Right Hand	Impression	Thumb	Index	Middle	Ring	Little



Tommy











SIGNATURE *Tommy Chishu*

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Right Hand	Impression	Thumb	Index	Middle	Ring	Little



Nubup Kuridu











SIGNATURE *Nubup Kuridu*

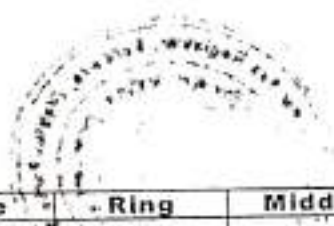
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Right Hand	Impression	Thumb	Index	Middle	Ring	Little
						



SIGNATURE *Atad Rahaman*



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Right Hand	Impression	Thumb	Index	Middle	Ring	Little
						



SIGNATURE *Atad Rahaman*





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



130420232001569709

GRIPS Payment Detail

GRIPS Payment ID:	130420232001569709	Payment Init. Date:	13/04/2023 09:53:42
Total Amount:	15024	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0144943579423	BRN Date:	13/04/2023 09:54:16
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr TAPAS SINGHA
Mobile: 9832256134

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240015697108	Directorate of Registration & Stamp Revenue	15024
Total			15024

IN WORDS: FIFTEEN THOUSAND TWENTY FOUR ONLY.

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



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



192023240015697108

GRN Details

GRN:	192023240015697108	Payment Mode:	SBI Epay
GRN Date:	13/04/2023 09:53:42	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0144943579423	BRN Date:	13/04/2023 09:54:16
Gateway Ref ID:	IGAPKZSUK4	Method:	State Bank of India NB
GRIPS Payment ID:	130420232001569709	Payment Init. Date:	13/04/2023 09:53:42
Payment Status:	Successful	Payment Ref. No:	2000951178/2/2023

[Query No**Query Year]

Depositor Details

Depositor's Name:	Mr TAPAS SINGHA
Address:	BURDWAN COURT
Mobile:	9832256134
Period From (dd/mm/yyyy):	13/04/2023
Period To (dd/mm/yyyy):	13/04/2023
Payment Ref ID:	2000951178/2/2023
Dept Ref ID/DRN:	2000951178/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000951178/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	15010
2	2000951178/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	15024

IN WORDS: FIFTEEN THOUSAND TWENTY FOUR ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



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Mobile: 9832256134

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Total			15024

IN WORDS: FIFTEEN THOUSAND TWENTY FOUR ONLY.

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

Major Information of the Deed

Deed No :	I-0203-02726/2023	Date of Registration	13/04/2023
Query No / Year	0203-2000951178/2023	Office where deed is registered	
Query Date	12/04/2023 4:14:26 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	TAPAS SINHA Burdwan, Thana : Bardhaman District : Purba Bardhaman, WEST BENGAL, Mobile No. : 9064781650. Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction	[4305] Other than Immovable Property. Declaration [No of Declaration : 1]
Set Forth value		Market Value	Rs. 1,00,51,358/-
Stampduty Paid(SD)	Rs. 20,010/- (Article:48(g))	Registration Fee Paid	Rs. 14/- (Article: E, E)
Remarks	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: Sahachetan Road, Mouza: Burdwan.
Ward No: 20 Ji No: 30, Pin Code : 713102



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-4442 (RS :-)	LR-20674	Bastu	Bastu	3.27 Dec		16,85,535/-	Width of Approach Road: 26 Ft. Adjacent to Metal Road.
L2	LR-4442 (RS :-)	LR-18980	Bastu	Bastu	4.73 Dec		24,38,099/-	Width of Approach Road: 26 Ft. Adjacent to Metal Road.
L4	LR-4461 (RS :-)	LR-21025	Bastu	Bastu	5.75 Dec		29,63,862/-	Width of Approach Road: 26 Ft. Adjacent to Metal Road.
TOTAL :					13.75Dec	0 /-	70,87,496 /-	

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Sahachetan Road, Mouza: Burdwan.
Ward No: 20 Ji No: 30, 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
L3	LR-4461 (RS :-)	LR-21024	Bastu	Bastu	5.75 Dec		29,63,862/-	Width of Approach Road: 26 Ft. Adjacent to Metal Road.
Grand Total :					19.5Dec	0 /-	100,51,358 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<p>Mrs SANCHITA DUTTA (Presentant) Wife of Mr SWAPAN DUTTA Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office</p>	 <p>13/04/2023</p>	 <p>LTI 13/04/2023</p>	<p><i>Sanchita Dutta</i></p> <p>13/04/2023</p>
<p>MAYUREEMOHAL, City:- Burdwan, P.O:- NATUNGANJ, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BJxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office</p>				
2	<p>Mrs SAMPA HALDER Wife of Mr DEBU PRASAD HALDER Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office</p>	 <p>13/04/2023</p>	 <p>LTI 13/04/2023</p>	<p><i>Sampa Halder</i></p> <p>13/04/2023</p>
<p>MALANCHAPARA, City:- , P.O:- MALANCHAPARA, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office</p>				
3	<p>Mr TONMOY CHOWDHURI Son of Mr MADHUSUDAN CHOWDHURY Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office</p>	 <p>13/04/2023</p>	 <p>LTI 13/04/2023</p>	<p><i>Tonmoy Chowdhuri</i></p> <p>13/04/2023</p>
<p>MAYUREEMOHAL, City:- Burdwan, P.O:- NATUNGANJ, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office</p>				













Name	Photo	Finger Print	Signature
Mrs NUPUR KUNDU Wife of Mr SIDDESWAR KUNDU Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office			<i>Nupur Kundu</i>
13/04/2023	13/04/2023	LTI	13/04/2023

KAITHAN KUNDU PARA, City:- , P.O:- KATWA, P.S:-Katwa, District:-Purba Bardhaman, West Bengal, India, PIN:- 713102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AZxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/04/2023
 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office



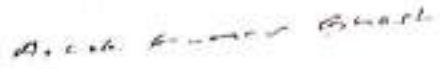
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DISHARI GROUP OF COMPANIES J B HAZRA ROAD RASHIK PUR, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 , PAN No.:: AAxxxxxx7P,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 AZAD RAHAMAN Son of Late ABDUR RAHAMAN Date of Execution - 13/04/2023 , , Admitted by: Self, Date of Admission: 13/04/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td><i>Azad Rahaman</i></td> </tr> <tr> <td>Apr 13 2023 12:42PM</td> <td>13/04/2023</td> <td>LTI</td> <td>13/04/2023</td> </tr> </tbody> </table> <p>J B HAZAR ROAD RASHIKPUR MORE, 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.:: APxxxxxx9Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DISHARI GROUP OF COMPANIES (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Mr AZAD RAHAMAN Son of Late ABDUR RAHAMAN Date of Execution - 13/04/2023 , , Admitted by: Self, Date of Admission: 13/04/2023, Place of Admission of Execution: Office			<i>Azad Rahaman</i>	Apr 13 2023 12:42PM	13/04/2023	LTI	13/04/2023
Name	Photo	Finger Print	Signature										
Mr AZAD RAHAMAN Son of Late ABDUR RAHAMAN Date of Execution - 13/04/2023 , , Admitted by: Self, Date of Admission: 13/04/2023, Place of Admission of Execution: Office			<i>Azad Rahaman</i>										
Apr 13 2023 12:42PM	13/04/2023	LTI	13/04/2023										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ATAUR RAHAMAN Son of Late ABDUR RAHAMAN Date of Execution - 13/04/2023 , , Admitted by: Self, Date of Admission: 13/04/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td><i>Ataur Rahaman</i></td> </tr> <tr> <td>Apr 13 2023 12:43PM</td> <td>13/04/2023</td> <td>LTI</td> <td>13/04/2023</td> </tr> </tbody> </table> <p>J B HAZRA ROAD RASHIKPUR, 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.:: AFxxxxxx7H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DISHARI GROUP OF COMPANIES (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Mr ATAUR RAHAMAN Son of Late ABDUR RAHAMAN Date of Execution - 13/04/2023 , , Admitted by: Self, Date of Admission: 13/04/2023, Place of Admission of Execution: Office			<i>Ataur Rahaman</i>	Apr 13 2023 12:43PM	13/04/2023	LTI	13/04/2023
Name	Photo	Finger Print	Signature										
Mr ATAUR RAHAMAN Son of Late ABDUR RAHAMAN Date of Execution - 13/04/2023 , , Admitted by: Self, Date of Admission: 13/04/2023, Place of Admission of Execution: Office			<i>Ataur Rahaman</i>										
Apr 13 2023 12:43PM	13/04/2023	LTI	13/04/2023										

Identifier Details :

Name	Photo	Finger-Print	Signature
Mr ASHOK GHOSH Son of Late SANKAR PRASAD GHOSH COURT BURDWAN. City:- Burdwan, P.O. BURDWAN, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713101			
	13/04/2023	13/04/2023	13/04/2023

Identifier Of Mrs SANCHITA DUTTA, Mrs SAMPA HALDER, Mr TONMOY CHOWDHURI, Mrs NUPUR KUNDU, Mr AZAD RAHAMAN, Mr ATAUR RAHAMAN

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs NUPUR KUNDU	DISHARI GROUP OF COMPANIES-3.27 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr TONMOY CHOWDHURI	DISHARI GROUP OF COMPANIES-4.73 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs SANCHITA DUTTA	DISHARI GROUP OF COMPANIES-5.75 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mrs SAMPA HALDER	DISHARI GROUP OF COMPANIES-5.75 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Sahachetan Road, Mouza: Burdwan.
 Ward No: 20 JI No: 30, Pin Code : 713102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4442, LR Khatian No:- 20674	Owner: নুপুর কুন্ডু, Gurdian: সিন্ধুধর কুন্ডু, Address: নিজ, Classification: বাস, Area: 0.03270000 Acre,	Mrs NUPUR KUNDU
L2	LR Plot No:- 4442, LR Khatian No:- 18980	Owner: তন্ময় চৌধুরী, Gurdian: মধুসূদন চৌধুরী, Address: নিজ, Classification: বাস, Area: 0.04730000 Acre,	Mr TONMOY CHOWDHURI
L4	LR Plot No:- 4461, LR Khatian No:- 21025	Owner: সন্ধ্যা হালদার, Gurdian: দেবু প্রসাদ হালদার, Address: নিজ, Classification: বাস, Area: 0.05750000 Acre,	Mrs SAMPA HALDER

District: Purba Bardhaman, P.S.- Barddhaman, Municipality: BURDWAN, Road: Sahachetan Road, Mouza: Burdwan
Ward No: 20 JI No: 30, Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
13	LR Plot No.- 4461, LR Khatian No.- 21024	Owner: सञ्चिता दत्त, Gurdian: स्वपन कुमार दत्त, Address: निज , Classification: बाग, Area: 0.05750000 Acre,	Mrs SANCHITA DUTTA

Endorsement For Deed Number : I - 020302726 / 2023

On 13-04-2023

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

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

Presented for registration at 12:15 hrs on 13-04-2023, at the Office of the A.D.S.R. Bardhaman by Mrs SANCHITA DUTTA, 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 1,00,51,358/-

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

Execution is admitted on 13/04/2023 by 1. Mrs SANCHITA DUTTA, Wife of Mr SWAPAN DUTTA, MAYUREEMOHAL P.O. NATUNGANJ, Thana: Bardhaman

City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Hindu, by Profession House wife, 2. Mrs SAMPA HALDER, Wife of Mr DEBU PRASAD HALDER, MALANCHAPARA, P.O. MALANCHAPARA, Thana: Bishnupur, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession House wife, 3. Mr TONMOY CHOWDHURI, Son of Mr MADHUSUDAN CHOWDHURY, MAYUREEMOHAL, P.O. NATUNGANJ, Thana: Bardhaman

City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Hindu, by Profession Others, 4. Mrs NUPUR KUNDU, Wife of Mr SIDDESWAR KUNDU, KAITHAN KUNDU PARA, P.O. KATWA, Thana: Katwa, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Hindu, by Profession House wife

Indetified by Mr ASHOK GHOSH, . . Son of Late SANKAR PRASAD GHOSH, COURT BURDWAN, P.O. BURDWAN Thana: Bardhaman

City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 13-04-2023 by Mr AZAD RAHAMAN, PARTNER, DISHARI GROUP OF COMPANIES (Others), J B HAZRA ROAD RASHIK PUR, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Mr ASHOK GHOSH, . . Son of Late SANKAR PRASAD GHOSH, COURT BURDWAN, P.O. BURDWAN Thana: Bardhaman

City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Law Clerk

Execution is admitted on 13-04-2023 by Mr ATAUR RAHAMAN, PARTNER, DISHARI GROUP OF COMPANIES (Others), J B HAZRA ROAD RASHIK PUR, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Mr ASHOK GHOSH, . . Son of Late SANKAR PRASAD GHOSH, COURT BURDWAN, P.O. BURDWAN Thana: Bardhaman

City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/04/2023 9:54AM with Govt. Ref. No: 192023240015697108 on 13-04-2023, Amount Rs: 14/-, Bank: SB EPay (SBlePay), Ref. No. 0144943579423 on 13-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

* Certified that required Stamp Duty payable for this document is Rs. 20,010/- and Stamp Duty paid by Stamp Rs 5,000 00/-, by online = Rs 15,010/-

Description of Stamp

1 Stamp Type: Impressed, Serial no 255, Amount: Rs.5,000.00/-, Date of Purchase: 10/04/2023, Vendor name: Asim Kumar Goswami

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/04/2023 9:54AM with Govt. Ref. No: 192023240015697108 on 13-04-2023, Amount Rs: 15,010/-, Bank SBI EPay (SBIEPay), Ref. No. 0144943579423 on 13-04-2023, Head of Account 0030-02-103-003-02

Sanjit

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2023, Page from 73327 to 73389
being No 020302726 for the year 2023.



Digitally signed by SANJIT SARDAR
Date: 2023.04.13 15:10:03 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 2023/04/13 03:10:03 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.

(This document is digitally signed.)