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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

Bibhas Roy  
 Sanjay Dutta  
 Samir Dutta  
 Tapan Roy  
 Dibhanda Choudhury  
 Sameer Malik

Sub-Registrar  
 BURDWAN

20 DEC 2018

THIS DEVELOPER AGREEMENT IS MADE AT BURDWAN BETWEEN  
 SRI BIBHAS ROY son of Late Dharmadas Roy, by faith Hindu, by occupation Cultivation & Enjoyment of the usufructs of the property, resident of D. D. Tewari Road, Kotahat, P.O. Nutungari, P.S. Bardhaman Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal - 713102, herein after called the OWNER (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives, assigns, nominee or nominees) of the FIRST PART. (Pan Card No. AEHPR4913A)

AND

DUTTA REALTORS (a Partnership Firm) (Pan Card No. AAOFD0155B) having its Regd. Office at 327, Jagatberh (North), near Bernmore Kali Mandir, P.O.- Sripally, P.S. Bardhaman Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal - 713103.

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Smit Hazra  
 Pal

স্মারক নং ..... ২০১৮ জাঃ ২১-১২-১৮  
জেলার নাম ..... বিষ্ণুপুর জাঃ  
বিভাগ .....  
মুদ্রা .....  
বর্ধমান ১২৭ টেক্সটাইল ইন্ডাস্ট্রি পার্ক জাঃ ২১-১২-১৮

ষ্ট্যাম্প ডেপুটী জুজুর হাজরা,  
জাঃ কোর্ট, বর্ধমান  
ফাইল নং-১/১০৭৪

জজের নাম ..... সুপ্রভা রায়



- Bighas Roy



L.T.I. - 2177  
18/12/18

- Bighas Roy



L.T.I. - 2178  
18/12/18

- Sanjay Saha



L.T.I. - 2179  
19/12/18

- Sammitra Datta



L.T.I. - 2180  
18/12/18

- Tanu Roy



L.T.I. - 2181  
18/12/18

- Bibhendu Choudhury

P.T.O



*[Handwritten signature]*

.....  
BURDWAN

18 DEC 2018

Bibhas Roy

Sanjay Dutta

Soumitra Dutta

Tapan Nayak

Dibhendu Chowdhury

Somenath Mallick

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Represented by its Partners namely -

**(1) SRI SANJAY DUTTA** son of Late Susil Dutta, nationality Indian, by faith Hindu, by occupation Business, residing at 327, Jagatberh (North), near Berhmore Kali Mandir, P.O.- Sripally, P.S. Bardhaman Sadar, Dist.- Burdwan (now Purba Bardhaman), West Bengal - 713103, (Pan Card No. ALCPD8053F)

**(2) SRI SOUMITRA DUTTA** son of Late Susil Dutta, nationality Indian, by faith Hindu, by occupation Business, residing at 327, Jagatberh (North), near Berhmore Kali Mandir, P.O.- Sripally, P.S. Bardhaman Sadar, Dist.- Burdwan (now Purba Bardhaman), West Bengal - 713103, (Pan Card No. AJEPD3289M)

**(3) SRI TAPAN NAYAK** son of Late Kalyen Kumar Nayak, nationality Indian, by faith Hindu, by occupation business, resident of Rani-sayer (North), P.O. Burdwan, P.S. Bardhaman Sadar, Dist.- Burdwan (now Purba Bardhaman), West Bengal - 713101, (Pan Card No. ADOPN7301E)

**(4) SRI DIBHENDU CHOWDHURY** son of Late Bibhuti Bhusan Chowdhury, nationality Indian, by faith Hindu, by occupation business, resident of 23 Ramkrishnapally, Kalna Road, P.O. Burdwan, P.S. Bardhaman Sadar, Dist.- Burdwan (now Purba Bardhaman), West Bengal - 713101, (Pan Card No. AFLPC4228C)

**(5) SRI SOMENATH MALLICK** son of Sri Paresh Nath Mallick, nationality Indian, by faith Hindu, by occupation business, resident of 1 st Lane, Khalaubill Math, P.O. Burdwan, P.S. Bardhaman Sadar, Dist.- Burdwan (now Purba Bardhaman), West Bengal - 713101, (Pan Card No. ADRPM7736P)

herein after called the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the Partners for the time being of the said partnership firm and/or their respective heirs, executors, administrators, legal representatives, successors and assigns) of the **OTHER PART**.

**WHEREAS** the **OWNER** is absolutely seized and possessed of the property described in the "A" Schedule below and have acquired a good and absolute right title interest & possession over the "A" schedule property.

**AND WHEREAS** the "A" schedule property was originally belonged to Krishna Chandra Pal. While he was in possession, he transferred the same in favour of Suresh Chandra Roy & Dharmadas Roy by dint of a registered Deed of Sale being no. 2318 for 1952 of D.S.R. Burdwan.

**AND WHEREAS** after the demised of Suresh Chandra Roy, his share over the property was devolved upon his wife Satubala Roy, three sons namely Bidhan Chandra Roy, Biman Chandra Roy, Bikesh Chandra Roy and daughter Durga Rani Kundu.

S. Chandra Roy



Bibhas Roy

Sanjay Datta

Soumitra Datta

Tulan Nayak

Selinda Chowdhury

Somenath Saha

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**AND WHEREAS** the OWNER and DEVELOPER FIRM represented by its Partners after due discussion over the modus operandi and the terms & conditions of the development & construction of the proposed multi-storied residential building project and they have mutually agreed on condition that the DEVELOPER FIRM would develop the "A" schedule property and would make construction of the multi-storied residential building thereon and with the authority & power to procure intending purchaser/purchasers of flats/units/parking spaces comprising in the proposed multi-storied residential building and would make as an agent for the intending purchaser/purchasers to be secured by the DEVELOPER FIRM 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 also the cost of the proportionate share of interest in the land described in the schedule "A" mentioned hereunder and as would be proportionate to each such flat/unit/parking space and common parts for and on behalf of the OWNER and upon receipt of such payment from the intending purchaser/purchasers the DEVELOPER FIRM shall nominate the intending purchaser/purchasers for purchase of the undivided, proportionate, impartible 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 OWNER who would execute proper sale deed/conveyance deed in respect of the said undivided, impartible and indivisible interest in the land together with flats/units/parking spaces.

**AND WHEREAS** the OWNER has accepted the aforesaid proposal of the DEVELOPER FIRM and he hereby agrees to appoint the DEVELOPER FIRM for developing the property more fully described in the "A" schedule here under written by making construction of the proposed multi-storied residential building comprising several flats/units/parking spaces whom the DEVELOPER FIRM would procure on its own and such intending purchaser/purchasers shall pay consideration money to the DEVELOPER FIRM for the flats/units/car parking spaces as well as undivided proportionate and impartible share of the land out of the land described in the "A" schedule hereunder written, save and except the construction which will be allotted in favour of the OWNER after obtaining sanctioned plan from Burdwan Municipality.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES 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 Viti class of land

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a little more or less 0.070 Acres comprising in R.S. Plot No. 962 (Nine Hundred Sixty Two), L.R. Plot No. 2520 (Two Thousand Five Hundred Twenty), appertaining R. S. Khatian No. 148 (One Hundred Forty Eight), L.R. Khatian No. 18152 (Eighteen Thousand One Hundred Fifty Two), lying and situate at Mouza Burdwan, J.L. No. 30 (Thirty), Ward No. 21 (Twenty One), Holding No. 122, D. D. Tewari Road Mahalia, within the jurisdiction of Burdwan Municipality, A.D.S.R. Office & P.S. Burdwan, Dist. Burdwan (now Purba Bardhaman), in the State of West Bengal.

- 1.2 **OWNER** shall means **SRI BIBHAS ROY** son of Late Dharmadas Roy, by faith Hindu, by occupation Cultivation & Enjoyment of the usufructs of the property, resident of D. D. Tewari Road, Kotahat, P.O. Nutunganj, P.S. Bardhaman Sadar, Dist.- Burdwan (now Purba Bardhaman), West Bengal- 713102, (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives, assigns, nominee or nominees)
- 1.3 **DEVELOPER** shall means **DUTTA REALTORS** (a Partnership Firm) (Pan Card No. AAOFD0155B) having its Regd. Office at 327, Jagatberh (North), near Berhmore Kali Mandir, P.O.- Sripally, P.S. Bardhaman Sadar, Dist.- Burdwan (now Purba Bardhaman), West Bengal - 713103, **Represented by its Partners namely - (1) SRI SANJAY DUTTA** son of Late Susil Dutta, nationality Indian, by faith Hindu, by occupation Business, residing at 327, Jagatberh (North), near Berhmore Kali Mandir, P.O.- Sripally, P.S. Bardhaman Sadar, Dist.- Burdwan (now Purba Bardhaman), West Bengal - 713103, **(2) SRI SOUMITRA DUTTA** son of Late Susil Dutta, nationality Indian, by faith Hindu, by occupation Business, residing at 327, Jagatberh (North), near Berhmore Kali Mandir, P.O.- Sripally, P.S. Bardhaman Sadar, Dist.- Burdwan (now Purba Bardhaman), West Bengal - 713103, **(3) SRI TAPAN NAYAK** son of Late Kalyan Kumar Nayak, nationality Indian, by faith Hindu, by occupation business, resident of Rani-sayer (North), P.O. Burdwan, P.S. Bardhaman Sadar, Dist.- Burdwan (now Purba Bardhaman), West Bengal - 713101, **(4) SRI DIBHENDU CHOWDHURY** son of Late Bibhuti Bhusan Chowdhury, nationality Indian, by faith Hindu, by occupation business, resident of 23 Ramkrishnapally, Kalna Road, P.O. Burdwan, P.S. Bardhaman Sadar, Dist.- Burdwan (now Purba Bardhaman), West Bengal - 713101, **(5) SRI SOMENATH MALLICK** son of Sri Paresh Nath Mallick, nationality Indian, by faith Hindu, by occupation business, resident of 1 st Lane, Khalaubill Math, P.O. Burdwan, P.S. Bardhaman Sadar, Dist.- Burdwan (now Purba

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Sanjay Dutta

Sumanika Dutta

Tapan Nayak

Swikanda Choudhury

Somenath Pallick

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Bardhaman), West Bengal - 713101, (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the Partners for the time being of the said partnership firm and/or their respective heirs, executors, administrators, legal representatives, successors and assigns) of the **OTHER PART**.

- 1.4 **BUILDING** shall mean proposed multi-storied residential building to be constructed over the "A" schedule property with such necessary additional structures in accordance with the plan/plans to be sanctioned by Burdwan Municipality and other authorities for construction of flats/units/car parking spaces over the "A" schedule property.
- 1.5 **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 residential building to be constructed over the "A" schedule.
- 1.6 **BUILDING PLAN** shall mean the plan/drawings of the proposed multi-storied residential building to be prepared by the Architect and submitted (subject to the approval of the Owner) to the competent authorities for construction of the proposed multi-storied residential building 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.
- 1.7 **COMMON FACILITIES/PORTIONS** shall includes paths, passages, lift, roofs, foundations, columns, beams, supports, main wall, corridors, lobbies, entrances & exits, tanks, motors, pump, lift and such other spaces and facilities whatsoever required for the establishment, location, common enjoyment, provision, management and/or maintenance of the buildings as shall be determined by the Developer and the Owner of the building or otherwise required and the Developer shall continue to manage and control all affairs until an Association or Society is formed and take charge of the same.
- 1.8 **CONSTRUCTED SPACE** shall mean the space in the Building available for independent use and the occupation including the space demarcated for common facilities.
- 1.9 **OWNER'S ALLOCATION** shall mean and include undivided 40% of the Flat Area as well as covered Car Parking space on the Ground Floor of the proposed multi-storied residential building to be constructed over the "A" schedule property as per sanctioned building plan issued by Burdwan Municipality over the "A" schedule property TOGETHER WITH undivided proportionate share in land and common parts & facilities with sufficient

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Debdutta Chowdhury

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modern fittings & fixtures. Be it mentioned here that OWNER will get Flat No. A on the FIRST FLOOR, Flat No. B & C on the SECOND FLOOR and Flat No. A on the THIRD FLOOR with Four covered Car Parking spaces on the GROUND FLOOR of the proposed multi-storied residential building and the rest portion of his allocation will be adjusted either by money value or by Flats & Covered Car Parking spaces as specifically determined by executing separate supplementary agreement.

- 1.10 **DEVELOPER'S ALLOCATION** shall mean excepting the Owner's allotted Flats & covered Car Parking spaces, the remaining Flats and covered Car Parking spaces of the proposed multi-storied residential building to be constructed as per sanctioned building plan issued by Burdwan Municipality over the "A" 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. will be allotted to the Developer to the extent of their 60% share of the Flat Area & covered Car Parking spaces of the proposed multi-storied residential building to be constructed over the "A" schedule property as per sanctioned building plan issued by Burdwan Municipality over the "A" schedule property
- 1.11 **SALEABLE SPACE** means, except the Owner's allocation, the space in the building which will be available for independent use and occupation after making due provision for common facilities and the spaces required therefore.
- 1.12 **COVERED AREA** shall mean the plinth 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 plinth 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.
- 1.13 **UNDIVIDED SHARE** shall mean the undivided proportionate share in the land attributable to the each flat/unit/parking space comprised in the said property and the common portions held by and/or here in agreed to be sold to the respective purchaser/s and also wherever the context permits.
- 1.14 **TRANSFEREE** 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.

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Tilak Nagar.

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- 3.4 The Owner will not be liable for any act, deeds and things on the part of the Developer regarding construction & development of the property.
- 3.5 The Developer shall at its own costs and expenses apply and obtain all necessary permission certificate 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 shall at its own costs complete of proposed multi-storied residential building over the schedule property by amalgamating the entire property into one holding.
- 3.7 The Developer acting on behalf of the Owner 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 Owner 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 Owner. Be it mentioned here that the Developer cannot take any loan by mortgaging the "A" schedule property for the purpose of the Construction & Development. But the intending purchaser/purchasers can take loan by mortgaging his/her/their own proposed Flats/units/car 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 paid by the Developer. All other costs and charges and expenses related to the construction of the building shall also be borne and paid by the Developer.
- 3.9 The Owner shall be entitled to periodically supervise the progress of construction of the Buildings over the property.
- 3.10 That the Developer has every right to amalgamate the entire property and 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 proposed multi-storied residential building over the "A" schedule property mentioned hereunder after due discussion of the Owner and if in any case any consent in writing or signature of the Owner is required for

Sanjay Kulkarni  
Arch

Baldev Roy

Sanjay S.P.

Saurin Kumar Datta

Tapan Nayak

Debidutta Choudhury

Somenath Mallik

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- 3.5 The Developer shall at its own costs and expenses apply and obtain all necessary permission certificate 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 shall at its own costs complete of proposed multi-storied residential building over the schedule property by amalgamating the entire property into one holding.
- 3.7 The Developer acting on behalf of the Owner 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 Owner 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 Owner. Be it mentioned here that the Developer cannot take any loan by mortgaging the "A" schedule property for the purpose of the Construction & Development. But the intending purchaser/purchasers can take loan by mortgaging his/her/their own proposed Flats/units/car 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 paid by the Developer. All other costs and charges and expenses related to the construction of the building shall also be borne and paid by the Developer.
- 3.9 The Owner shall be entitled to periodically supervise the progress of construction of the Buildings over the property.
- 3.10 That the Developer has every right to amalgamate the entire property and 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 proposed multi-storied residential building over the "A" schedule property mentioned hereunder after due discussion of the Owner and if in any case any consent in writing or signature of the Owner is required for

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Arch.

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Sanjay Datta

Sumanika Datta

Tapan Nayak

Sibhendu Chowdhury

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the said purpose the Owner shall sign the same and also shall co-operate in all matters in respect of getting supplementary sanction of Building Plan.

#### ARTICLE - IV

##### OCCUPANT

- 4.1 All the areas to be vacated by the Owner in all respect and give permission to the Developer for the purpose of construction within 15 days from the date of sanction of building plan.

#### ARTICLE - V

##### COST OF CONSTRUCTION / COMPLETION

- 5.1 The entire cost of construction of the building or whatsoever nature shall be born by the Developer 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 Owner shall not be required to contribute any amount in that regard.
- 5.2 The Developer shall commence construction by amalgamating the entire property as per sanctioned plan of the authority concerned. Except unavoidable circumstances the Developer shall complete the construction within Twenty Four months from the date of the present Agreement.

#### ARTICLE - VI

##### POSSESSION AND PAYMENT

- 6.1 The Owner shall put the Developer in the exclusive possession to the said property as agreed upon.
- 6.2 That the Developer shall be entitled to collect and realize consideration money for and on behalf of the Owner from the intending purchaser/s for flats/units/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 parts and common areas.
- 6.3 That the Developer 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 his/their allocation.
- 6.4 The Flats will not be considered as complete unless the Developer has given notice to this effect to the flat owners and the said building shall be

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deemed to be completed in all regards on receipt of possession by each owners of the flats/units/car parking spaces.

#### ARTICLE - VII

##### DEVELOPER'S OBLIGATION

- 7.1 The Developer shall complete the proposed multi-storied residential building Twenty Four months from the date of the present Agreement, failing which the Developer shall compensate to the Owner till the completion of such building in all respect and deliver the possession of the allocation complete an all respect.
- 7.2 The Developer shall not make any deviation of sanctioned plan in construction of the said building over the "A" schedule property without consent of the Owner.
- 7.3 That before execution of the Sale Deed/s, the Draft of the same should be approved by the Owner and the Owner should be make party to convey the proportionate land of the respective Flats of the Developer's Allocation.

#### ARTICLE - VIII

##### SPACE ALLOCATION

- 8.1 That the Owner will get undivided **40%** of the Flat Area as well as covered Car Parking space on the Ground Floor of the proposed multi-storied residential building to be constructed over the "A" schedule property as per sanctioned building plan issued by Burdwan Municipality over the "A" schedule property TOGETHER WITH undivided proportionate share in land and common parts & facilities with sufficient modern fittings & fixtures. Be it mentionede here that OWNER will get **Flat No. A** on the **FIRST FLOOR**, **Flat No. B & C** on the **SECOND FLOOR** and **Flat No. A** on the **THIRD FLOOR** with **Four covered Car Parking spaces** on the **GROUND FLOOR** of the proposed multi-storied residential building and the rest portion of his allocation will be adjusted either by money value or by Flats & Covered Car Parking spaces as specifically determined by executing separate supplementary agreement. Be it mentioned here that if any deviation occurs then the same will be mutually adjusted by executing separate supplementary agreement. Save & except the Owner's allocations, the remaining portion will be allotted in favour of the Developer.
- 8.2 The Owner and the Developer 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

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S. V. Hazra  
Asst.



Bilohas Roy  
Sanjay Datta  
Sankar Datta  
Tapan Nayak  
Sudhendu Choudhury  
Somnath Saha

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- 10.3 The Developer 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 Owner wholly indemnified against any claims/demands on this account.

#### ARTICLE-XI

#### INDEMNITY

- 11.1 The Developer shall be fully responsible for any deviation or unauthorized construction or accident or mishap while making any construction and in no event the Owner shall incur any liability in respect thereof. The Developer shall indemnify and keep indemnified the Owner 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's Allocation shall be entirely borne by the Developer 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 Owner's allocation will be borne by the Owner.
- 11.3 That during pendency of the project if any party dies, 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.
- 11.4 The Owner shall not be liable to pay any Tax in respect of the Developer's Allocation and likewise the Developer shall not be liable to pay any Tax in respect of the Owner's Allocation.
- 11.5 The Owner 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 Owner commits any breach of terms & conditions of the agreement, the Owner shall be bound to pay compensation & interest as per banking rate.
- 11.6 The Owner shall personally bear all costs relating to the ownership of his property and if any dispute arises regarding their ownership of the property at that time the Owner will bear all costs of the suit/case/proceeding. If the

Sudhendu Choudhury  
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Taran Roy

Sudhendu Chowdhury

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- 12.3 That after completing the entire building project in all respect and also after the Owner's Allocation is delivered, the Developer will form an Association with the Land Owner and Flat Owners & Occupants of the various flats and form such Rules & Regulations as the Developer shall think fit and proper for the maintenance of the said building and the Owner 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 shall continue to remain responsible for the maintenance and rendition of the common services subject however to the Owner making payment of the proportionate share of the maintenance charges and all other outgoing payable in respect thereof.

#### ARTICLE - XIII

##### OBLIGATIONS OF THE OWNER

- 13.1 The Owner shall grant a Power of Attorney in favour of the Developer 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 applications & 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 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 Owner 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 or its nominee title to the Developer's Allocation over the schedule property and for completing the construction work of the building.
- 13.3 The Owner shall also execute Power of Attorney to empower the Developer to negotiate for sale of the proposed flats/units/car parking space and other units at the best price available allotted in favour of the Developer and to enter into an agreement for sale with the intending purchasers in

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Sanjay Dutt

Laxmika Datta

Tilak Nagar

Siddhendu Choudhury

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(Page : 17)

the prescribed form and to execute the sale deed except the Owner's allocation in favour of the prospective purchasers and to receive consideration from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the Owner and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority.

- 13.4 The Owner shall also execute Power of Attorney to empower the Developer to get a co-operative housing society/Association of the flat purchasers in the said new building registered under the Co-operative Societies Act or 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 and 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 and execution of documents required to be executed and to pay their fees.
- 13.5 That the Owner shall sign all papers and execute necessary documents for the purpose of completion of the proposed project.
- 13.6 The Owner shall execute Supplementary Agreement with the Developer for any further amendments, alternations or modifications, which are not possible to be stated at present.
- 13.7 The Owner 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.
- 13.8 The Owner hereby further agree and undertake not do any act, deed, thing whereby the Developer may be prevented from constructing the proposed building and completing the same.
- 13.9 The Owner 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 Owner commits any breach, the Owner 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 building, the ratio of the allocation of the Owner and the Developer will be same as on this day and the Owner will only be entitled

Contd. next page

Sd/- H. H. H. H. H.

Bibhas Roy

Sanjay S. S.

Srinivasa D. S.

Talwar Nayar.

Siddhendu Choudhury

Somenath Saha

(Page : 18)

- to get his share 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.
- 13.11 The Owner will personally bear all costs relating to the ownership of his property and if any dispute arises relating his ownership regarding the schedule property at that time the Owner will bear all costs of the suit/ case.
- 13.12 The Owner may advise the Developer regarding the qualitative perfection of the construction work. In the event the Owner has any allegations, complaints about the quality of the construction he will immediately lodged 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 Owner shall have any right to direct for stopping the construction or interfering into the construction work in any manner. If the Owner has no complaint at the time of construction it will be presumed that all construction up to such have been done satisfactorily and the Owner shall have no right to complain regarding construction at a subsequent stage. The Owner shall also be bound to certify the Developer for having made construction at per the declared quality. If any construction work is hampered due to intervention of Owner, such intervention shall be deemed to be motivated and malafide and the Owner shall be liable to compensate the Developer with interest for all the loss and damages.
- 13.13 The Developer shall have right to construct Office Room, Security Room, Generator Room (If necessary) etc. on the open space in the Ground Floor left beside the Owner's allocation. Such space/room may also be used personally by the Developer for any other purpose as and when necessity arises. The Owner shall not interfere or raise any objection or make any claim over such left over space or any construction made thereon by the Developer.

#### ARTICLE - XIV

#### BREACH AND CONSEQUENCE

- 14.1 In the event of either party to this agreement committing breach of any of his/their obligations under this Agreement, the aggrieved party shall have a right to file suit/complain before the competent authorities and also to recover damages, compensation from the party committing the breach.
- 14.2 If the Developer fails to commence the proposed construction within the stipulated period, the time may be extended for another twelve months

Contd. next page

S. K. Hoque  
for

Bibhus Roy  
Sanjay Dutta  
Sumanika Dutta  
Tapan Roy  
Sellen Choudhury  
Somnath Mallik

(Page : 19)

- subject to payment of Rs. 20,000/- per month to the Owner as damages.
- 14.3 If the Developer 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 Owner shall be entitled to presume that the Developer is unwilling/unable to implement the construction project and shall be entitled to terminate this Agreement by a written notice to the Developer and to engage any other agency for completion of the project. The Developer shall also be liable to compensate the Owner any loss that may result to the Owner on account of such abandonment of the project work by the Developer.

#### 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 "A" SCHEDULE ABOVE REFERRED TO

**ALL THAT** piece and parcel of the Viti class of land a little more or less 0.070 Acres comprising in R.S. Plot No. 962 (Nine Hundred Sixty Two), L.R. Plot No. 2520 (Two Thousand Five Hundred Twenty), appertaining R. S. Khatian No. 148 (One Hundred Forty Eight), L.R. Khatian No. 18152 (Eighteen Thousand One Hundred Fifty Two), lying and situate at Mouza Burdwan, J.L. No. 30 (Thirty), Ward No. 21 (Twenty One), Holding No. 122, D. D. Tewari Road Mahalla, within the jurisdiction of Burdwan Municipality, A.D.S.R. Office & P.S. Burdwan, Dist. Burdwan (now Purba Bardhaman), in the State of West Bengal.

#### Butted and bounded by :

- In the North : 24 Ft. D. D. Tewari Road (Municipal Road)  
In the East : House of Alok Mukherjee & Gopal Mukherjee  
In the South : Excess Land of Owner  
In the West : House of Sankar Dutta

#### **(COMMON INSTALLATIONS FOR WHICH THE PROPORTIONATE ADDITIONAL SEPARATE COSTS ARE TO BE PAID BY THE OWNER)**

Electrical installations relating to meter, transformer for receiving electricity from the Electricity Authority. Other facilities or installations, if any provided for the common use of the Unit/Flat of the premises and not covered by Section A hereinabove.

Contd. next page

Sd/- Hagar  
Jaha

Bikas Roy

Sanjay Datta

Saumika Datta

Tilam Roy

Subendu Choudhury

Somenath Mishra

(Page : 20)

### THE SPECIFICATION OF CONSTRUCTION OF THE FLAT

1. Foundation : R.C.C. Foundation.
2. Floor : Vitrified finish.
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 cooking Slab, 2 ft. High glaze tiles above Black stone, Sink (Black stone), One exhaust fan hole.
6. Toilet : Vitrified-tiles furnished flooring. Glazed tiles up to 5// height from Floor. 2 bib cock, One Shower.
7. Window : Aluminum channel glass fitting window.
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 R.C.C. 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. If it is instructed by WBSEDCL for installing a transformer separately instead of direct connection with WBSEDCL, a lump-sum cost of amounting Rs. 40,000/- (forty thousand only) shall have to be paid by each owner of the flat.
11. Interior Wall : Wall Putty.
12. Balcony : Vitrified-tiles furnished 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/Tiles finished.

S. S. D. Roy

Bibhas Roy  
Sanjay D.T.  
Saimika Dutta  
Tapan Roy  
Sibendu Chowdhury  
Somnath Mallik

(Page : 21)

The present deed has been prepared upon the stamp valued at Rs. 1,000/- (Rupees One Thousand Only) and the rest amount of stamp value upon the assessed market value is hereby made through e-payment.

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

IN WITNESS WHEREOF the parties have put their respective hands on the 18<sup>th</sup> day of December 2018.

WITNESSES :

Bibhas Roy  
SIGNATURE OF THE OWNER

1. Anup Kumar Ghosh  
7a Hareha Ghosh  
Chhotanilpore Ambajay  
Sripally Burdwan-713103

DUTTA REALTORS

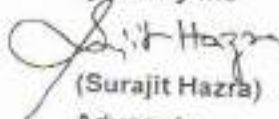
Represented by Partners -

2. Anindita Mukherjee  
Go-Ram Mukherjee  
Parbhata, Sripally  
Burdwan 713103

- 1) Sanjay D.T.
- 2) Saimika Dutta
- 3) Tapan Roy
- 4) Sibendu Chowdhury
- 5) Somnath Mallik

Drafted and Computerised

typed by me

  
(Surajit Hazra)

Advocate

Dist. Judges Court, Burdwan

Regd. No. WB 1260 OF 2001

SIGNATURE OF THE DEVELOPER

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



SIGNATURE

Babhas Roy

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



Sanjay Datta

SIGNATURE

Sanjay Datta

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



Saanika Datta

SIGNATURE

Saanika Datta

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



SIGNATURE Talaw naryan.

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



SIGNATURE Sibhendu Chowdhury

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



SIGNATURE Somenath Mallick











Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue







OFFICE OF THE A.D.S.R. BURDWAN, District Name :Burdwan

Signature / LTI Sheet of Query No/Year 02031000320640/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	BIBHAS ROY D D TEWARI ROAD , KOTALHAT, P.O.- SRIPALLY, P.S.- Bardhaman Sadar, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713102	Land Lord			<i>Bibhas Roy</i> 18.12.18
2	SANJAY DUTTA 327 , JAGATBERH NORTH , NEAR BERH MORE KALI MANDIR, P.O.- SRIPALLY, P.S.- Bardhaman Sadar, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713103	Represent ative of Developer [DUTTA REALTOR S]			<i>Sanjay Dutta</i> 18/12/2018
3	SOUMITRA DUTTA 327 , JAGATBERH NORTH , NEAR BERH MORE KALI MANDIR, P.O.- SRIPALLY, P.S.- Bardhaman Sadar, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713103	Represent ative of Developer [DUTTA REALTOR S]			<i>Soumitra Dutta</i> 18/12/18

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	TAPAN NAYEK RANI SAYER NORTH, P.O:- BURDWAN, P.S:- Bardhaman Sadar, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713101	Represent ative of Developer (DUTTA REALTOR S)			<i>Tapan Nayek Rani</i> 18/12/2018
5	DIBHENDU CHOWDHURY RAMKRISHNAPALLY, KALNA ROAD, P.O:- BURDWAN, P.S:- Bardhaman Sadar, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713101	Represent ative of Developer (DUTTA REALTOR S)			<i>Dibendu Chowdhury</i> 18/12/2018
6	SOMENATH MALLICK 1 ST LANE, KHALAUBILL MATH, P.O:- BURDWAN, P.S:- Bardhaman Sadar, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713101	Represent ative of Developer (DUTTA REALTOR S)			<i>Somenath Mallik</i> 18.12.18

Sl No.	Name and Address of Identifier	Identifier of	Signature with date
1	ANUP KUMAR GHOSH Son of HARADHAN GHOSH CHOTONILPUR AMBAGAN, P.O:- SRIPALLY, P.S:- Bardhaman Sadar, Burdwan, District-Burdwan, West Bengal, India, PIN - 713103	BIBHAS ROY, SANJAY DUTTA, SCUMITRA DUTTA, TAPAN NAYEK, DIBHENDU CHOWDHURY, SOMENATH MALLICK	Anup Kumar Ghosh 18/12/2018

(Kaushik Bhattacharya)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
BURDWAN  
Burdwan, West Bengal

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201819-031866580-1 Payment Mode Online Payment  
GRN Date: 18/12/2018 12:16:52 Bank: State Bank of India  
BRN: IK00VWLDD2 BRN Date: 18/12/2018 12:17:51

DEPOSITOR'S DETAILS

Id No. : 02031000320640/5/2018  
(Query No./Query Year)

Name : Anup Kumar Ghosh  
Contact No. : Mobile No. : +91 9800114551  
E-mail :  
Address : Burdwan  
Applicant Name : Mr SURAJIT HAZRA  
Office Name :  
Office Address :  
Status of Depositor : Others  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	02031000320640/5/2018	Property Registration-Stamp duty	0030-02-103-003-02	6020
2	02031000320640/5/2018	Property Registration-Registration Fee	0030-03-104-001-16	21

In Words : Rupees Six Thousand Forty One only

Total 6041

### Major Information of the Deed

Deed No :	I-0203-09863/2018	Date of Registration	20/12/2018
Query No / Year	0203-1000320640/2018	Office where deed is registered	
Query Date	13/12/2018 5:15:18 PM	A.D.S.R. BURDWAN, District: Burdwan	
Applicant Name, Address & Other Details	SURAJIT HAZRA BURDWAN DISTRICT JUDGES COURT, BURDWAN, Thana: Bardhaman Sadar, District: Burdwan, WEST BENGAL, PIN - 713101, Mobile No. : 9600114551, Status : Advocate.		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction, agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 33,93,936/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:4B(i))	Rs. 21/- (Article:E, E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

#### Land Details :

District: Burdwan, P.S:- Barddhaman, Municipality: BURDWAN, Road: D.D.Tewari Road, Mouza: Burdwan, Ward No: 21, Holding No:122, D D TEWARI ROAD Pin Code : 713102

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-2520	LK-18152	Bhiti	Bhti	0.07 Acre	1/-	33,93,936/-	Width of Approach Road: 24 Ft, Adjacent to Metel Road,
<b>Grand Total :</b>					<b>7Dec</b>	<b>1/-</b>	<b>33,93,936 /-</b>	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>BIBHAS ROY (Presentant)</b> Son of Late DHARMADAS ROY D D TEWARI ROAD, KOTALHAT, P.O:- SRIPALLY, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713102 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of India, PAN No.: AEHPR4913A, Status : Individual, Executed by: Self, Date of Execution: 18/12/2018 . Admitted by: Self, Date of Admission: 19/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/12/2018 . Admitted by: Self, Date of Admission: 18/12/2018 ,Place : Pvt. Residence

Major Information of the Deed :- I-0203-09863/2018-20/12/2018

03/01/2019 Query No:-02031000320640 / 2018 Deed No :- I-020309863 / 2018, Document is digitally signed.

Page 06 of 40

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>DUTTA REALTORS</b> 327, JAGATBERH NORTH, NEAR BERH MORE KALI MANDIR, P.O:- SRIPALLY, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103, PAN No.:- AAOFD0155B, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SANJAY DUTTA</b> Son of Late SUSIL DUTTA 327, JAGATBERH NORTH, NEAR BERH MORE KALI MANDIR, P.O:- SRIPALLY, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- ALCPD8053F Status : Representative, Representative of : DUTTA REALTORS (as PARTNER)
2	<b>SOUMITRA DUTTA</b> Son of Late SUSIL DUTTA 327, JAGATBERH NORTH, NEAR BERH MORE KALI MANDIR, P.O:- SRIPALLY, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- AJEOD3289M Status : Representative, Representative of : DUTTA REALTORS (as PARTNER)
3	<b>TAPAN NAYEK</b> Son of Late KALYAN KUMAR NAYEK RANI SAYER NORTH, P.O:- BURDWAN, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- ADOPT7301E Status : Representative, Representative of : DUTTA REALTORS (as PARTNER)
4	<b>DIBHENDU CHOWDHURY</b> Son of Late BIBHUTI BHUSAN CHOWDHURY RAMKRISHNAPALLY, KALNA ROAD, P.O:- BURDWAN, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- AFLPC422BC Status : Representative, Representative of : DUTTA REALTORS (as PARTNER)
5	<b>SOMENATH MALLICK</b> Son of PARESH NATH MALLICK 1 ST LANE, KHALAUBILL MATH, P.O:- BURDWAN, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- ADRPM7736P Status : Representative, Representative of : DUTTA REALTORS (as PARTNER)

**Identifier Details :**

Name & address
ANUP KUMAR GHOSH Son of HARADHAN GHOSH CHOTONILPUR AMBAGAN, P.O:- SRIPALLY, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of BIBHAS ROY: SANJAY DUTTA, SOUMITRA DUTTA, TAPAN NAYEK, DIBHENDU CHOWDHURY, SOMENATH MALLICK

Major Information of the Deed :- I-0203-09863/2018-20/12/2018

03/01/2019 Query No:-02031006320840 / 2019 Deed No :- 020309863 / 2018, Document is digitally signed.

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	BIBHAS ROY	DUTTA REALTORS-7 Dec

**Land Details as per Land Record**

District: Burdwan, P.S.- Bardhaman, Municipality: BURDWAN, Road: D.D.Tewari Road, Mouza: Burdwan, Ward No: 21, Holding No:122, D D TEWARI ROAD Pin Code : 713102


Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2520(Corresponding RS Plot No:- 962), LR Khatian No:- 18152	Owner:बिहास राय , Gurdian:धर्मदास रा, Address:बिहास , Classification:कृषि, Area:0.07000000 Acre,	BIBHAS ROY

**Endorsement For Deed Number : I - 020309863 / 2018**

On 14-12-2018

**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- 33,93,936/-

  
**Kaushik Bhattacharya**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BURDWAN**  
**Burdwan, West Bengal**

On 18-12-2018

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

Presented for registration at 18:00 hrs on 18-12-2018, at the Private residence by BIBHAS ROY ,Executive

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

Execution is admitted on 18/12/2018 by BIBHAS ROY, Son of Late DHARMADAS ROY, D D TEWARI ROAD, KOTALHAT, P.O: SRIPALLY, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713102, by caste Hindu, by Profession Cultivation

Indefied by ANUP KUMAR GHOSH, . . Son of HARADHAN GHOSH, CHOTONILPUR AMBAGAN, P.O: SRIPALLY, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Others

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

Execution is admitted on 18-12-2018 by SANJAY DUTTA, PARTNER, DUTTA REALTORS (Partnership Firm), 337, JAGATBERH NORTH, NEAR BERH MORE KALI MANDIR, P.O:- SRIPALLY, P.S:- Bardhaman Sadar, Burdwan, District-Burdwan, West Bengal, India, PIN - 713103

Major Information of the Deed :- I-0203-09863/2018-20/12/2018

Identified by ANUP KUMAR GHOSH, . . Son of HARADHAN GHOSH, CHOTONILPUR AMBAGAN, P.O: SRIPALLY, Thana: Bardhaman Sadar, . City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Others

Execution is admitted on 18-12-2018 by SOUMITRA DUTTA, PARTNER, DUTTA REALTORS (Partnership Firm), 327, JAGATBERH NORTH, NEAR BERH MORE KALI MANDIR, P.O:- SRIPALLY, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103

Identified by ANUP KUMAR GHOSH, . . Son of HARADHAN GHOSH, CHOTONILPUR AMBAGAN, P.O: SRIPALLY, Thana: Bardhaman Sadar, . City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Others

Execution is admitted on 18-12-2018 by TAPAN NAYEK, PARTNER, DUTTA REALTORS (Partnership Firm), 327, JAGATBERH NORTH, NEAR BERH MORE KALI MANDIR, P.O:- SRIPALLY, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103


Identified by ANUP KUMAR GHOSH, . . Son of HARADHAN GHOSH, CHOTONILPUR AMBAGAN, P.O: SRIPALLY, Thana: Bardhaman Sadar, . City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Others

Execution is admitted on 18-12-2018 by DIBHENDU CHOWHURY, PARTNER, DUTTA REALTORS (Partnership Firm), 327, JAGATBERH NORTH, NEAR BERH MORE KALI MANDIR, P.O:- SRIPALLY, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103

Identified by ANUP KUMAR GHOSH, . . Son of HARADHAN GHOSH, CHOTONILPUR AMBAGAN, P.O: SRIPALLY, Thana: Bardhaman Sadar, . City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Others

Execution is admitted on 18-12-2018 by SOMENATH MALLICK, PARTNER, DUTTA REALTORS (Partnership Firm), 327, JAGATBERH NORTH, NEAR BERH MORE KALI MANDIR, P.O:- SRIPALLY, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103

Identified by ANUP KUMAR GHOSH, . . Son of HARADHAN GHOSH, CHOTONILPUR AMBAGAN, P.O: SRIPALLY, Thana: Bardhaman Sadar, . City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Others

  
Kaushik Bhattacharya  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BURDWAN  
Burdwan, West Bengal.

On 19-12-2018

**Payment of Fees**

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/12/2018 12:17PM with Govt. Ref. No: 192018190318665801 on 18-12-2018, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00VWLD02 on 18-12-2018, Head of Account 0030-03-104-001-18


Major Information of the Deed :- I-0203-09863/2018-20/12/2018



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by by online = (Rs. 6,000/-)

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/12/2018 12:17PM with Govt. Ref. No: 192018190318665801 on 18-12-2018, Amount Rs: 6,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00VWLDD2 on 18-12-2018, Head of Account 0030-02-103-003-02

  
Kaushik Bhattacharya  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BURDWAN  
Burdwan, West Bengal

On 20-12-2018


**Certificate of Admissibility (Rule 41, W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 74B (g) of Indian Stamp Act 1899.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 1,000/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 3090, Amount: Rs.1,000/-, Date of Purchase: 17/12/2018, Vendor name: S Hazra

  
Kaushik Bhattacharya  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BURDWAN  
Burdwan, West Bengal

Major information of the Deed :- I-0203-09863/2018-20/12/2018

03/01/2019 Query No-02031000320640 / 2018.Deed No 1 - 020309863 / 2018, Document is digitally signed.

Certificate of Registration under section 60 and Rule 69,  
Registered in Book - I  
Volume number 0203-2019, Page from 4896 to 4935  
being No 020309863 for the year 2018.



Digitally signed by KAUSHIK  
BHATTACHARYA  
Date: 2019.01.03 14:35:57 +05:30  
Reason: Digital Signing of Deed

(Kaushik Bhattacharya) 1/3/2019 2:35:45 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BURDWAN  
West Bengal.



(This document is digitally signed.)